WELLOW PARISH
Design Code

to support the Wellow Parish Neighbourhood Plan

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Wellow Parish Design Code

Contents

1.0 Introduction

Why Do we Need a Design Code?

The National Planning Policy Framework (NPPF) sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

The Government has published a series of guidance documents, highlighting how well-designed places should be beautiful, healthy, greener, enduring and successful can be achieved in practice.

The main objective of this document is to provide a local response to the national guidance, and produce a Design Code for the Wellow Neighbourhood Plan Area.

Given that the area has significant environmental constraints (being within and adjacent to the New Forest National Park), it is not envisaged that large-scale, major development will be permitted in the Parish.

Where there is reference to major development, this refers to the definition within the National Planning Policy Framework, which refers to 10 dwellings or more, 1,000 square metres or more of non-residential floorspace, or development on land of over 1 hectare (over 0.5 hectares for an outline application).

Any reference to major development sites or similar within this document, does not mean that large scale development, significantly in excess of 10 dwellings is supported. Please see Neighbourhood Plan for results of the community consultation exercises.

What is a Design Code?

"A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area."
National Model Design Code 2021 (see page 5)

Character Appraisal and Neighbourhood Plan

It is intended that this document will be appended to the Neighbourhood Plan and follows on from the Character Appraisal work previously published. It will form the criteria for the design based policies and used as a reference for any minor or major housing or mixed use allocation or planning applications in the future.

How do we use a Design Code?

Who Will Use it?

The Code will set out a clear framework for everyone, as set out in the diagram below.

Prior to Application

Applicants and / or landowners (and their agents) -

to understand what is required prior to making a planning application.

They will be able to enter into pre-application discussions with the Local Planning Authority (LPA) in a meaningful manner as required.

When Making an Application

Applicants and / or landowners (and their agents) -

will submit applications with the appropriate level of detail and have a better understanding of what is considered acceptable in the parish.

The LPA and statutory consultees - will have locally specific details by which they can examine the application.

During the Application Process

The Parish Council -

will be able to use the document to ensure that proposals are Design Code compliant and will be able highlight to the LPA where there are issues.

The community -

will also be able to easily provide the LPA with well informed comments relating to material design issues.

Officers and Planning Committee members -

can use the document to determine whether the proposal meets the requirements of the Code.

Following Permission

The Parish Council and the LPA -

can see how well the Code is working and whether or not further changes need to be made in the future.

The community -

can report any issues based on the Code.

Enforcement Officers -

Where there are potential planning enforcement concerns, the Code will make these matters easy to identify and remedy.

How does the Code Work?

National Level -

National Design Guide and Model Design Code
elements of the code are based on national guidance

County Level -

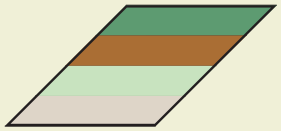
County Design Guide
There is presently no county wide guidance

Local Level -

District / Borough Design Code
There is presently no Test Valley Design Code, although the New Forest National Park Authority does have a design code for land within their area.
This Neighbourhood Plan Design Code is locally specific to Wellow Parish as a whole and its different character areas

Parish Level -

Development Sites
Parts of the code can relate specifically to minor or major development sites within a parish where the code may be guided by masterplans.



Individual Level -

Specific Plots
Parts of the code can be used to guide individual building plots, for example relating to a single house, apartments, new commercial building or conversions in any character area.

2.0 Putting the Code into Practise

Coding Process

There are a number of steps in the coding process, which are broken up as shown below. These are expanded upon in the subsequent pages.

ANALYSIS

Coverage:

The geographical area to be covered by the code and the policy areas relates to the entire Wellow Parish.

It covers individual properties, small scale development of less than 10 dwellings

Major development of 10 or more dwellings

Mixed use proposals

Content:

It contains those matters set out in the ten headings of the National Design Guide as shown overleaf.

It is based on a detailed contextual analysis as set out in the Character Appraisal, in addition to the evidence base documents supporting the Neighbourhood Plan.

A specific Design Code Table is listed on page x, which shows all of the codes and to which type of development they relate.

VISION

Design Vision:

The National Model Design Code (as set out overleaf), states:

"Design codes need to be based on a vision for how a place will develop in the future.... This vision needs to be developed with the local community and is likely to be an important part of the community engagement process."

In this regard, the Neighbourhood Plan process has included extensive community involvement with a variety of different methods including walking workshops, visual preference surveys, online questionnaires, sustainability assessments and other technical work. The vision and objectives are derived as a result of this process.

The vision relates to an analysis of the existing area, its natural biodiversity and green spaces / infrastructure, topographical, historical and heritage features. Its character and appearance, alongside mix of uses, services and facilities. Traffic and parking issue, public transport, walking and cycling.

Coding Plan:

The coding plan which identifies area types is set out on page 13.

Master Planning:

As no major sites are currently proposed for the Parish in the Local Plan, a masterplan has not been prepared as part of the design coding exercise. For any major sites, developers should establish their own masterplan based on the Design Code.

CODE

Guidance for Area Types and for Individual Sites:

Each of the area types is highlighted adjacent to each Code, so that it is easy to identify, which codes relate to each area.

There are general Parish wide codes, as well as those which may relate to the development of small scale development and major development sites, should an application be submitted to Test Valley Borough Council or the New Forest National Park Authority (as appropriate), in the future.

These cover those elements set out in the National Design Guide overleaf.

National Design Guide and Model Design Code

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

The National Model Design Code (NMDC) was published in June 2021, with its purpose to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the 10 principles as shown along the bottom of the page, to create well-designed places. These principles work together to create the physical character, contribute to a sense of community and respond to environmental issues affecting climate.

These principles are for creating well-designed places irrespective of location.

This document will draw on the principle of the National Design Guidance to help inform the recommendations.

New Forest National Park Authority have produced design guidance which is more specific to the wider area. More information on this can be found both in the Character Appraisal and overleaf. Where applicable, direct reference is made within Design Codes.

The intention of this document is to draw upon national and area specific design guidance, in addition to the local character analysis and community aspirations. This will result in Codes that are locally relevant to Wellow, which will ensure that new development will become as successful as the original planned development.

CONTEXT	MOVEMENT	NATURE	PUBLIC SPACES	IDENTITY	BUILT FORM	USES	HOMES & BUILDINGS	RESOURCES	LIFESPAN
Enhances the Surroundings	Accessible & Easy to Move Around	Enhanced & Optimised	Safe,Social & Inclusive	Attractive & Distinctive	A Coherent Pattern of Development	Mixed & Integrated	Functional, Healthy & Sustainable	Efficient & Resilient	Made to Last

The New Forest National Park Design Guide

Where appropriate, the New Forest National Park Design Guide recommendations have been set out within the body of this document although many matters relate to the National Park as a whole, rather than being locally specific.

Detailed technical guidance for road design, drainage and lighting are matters for the overarching Hampshire County Council.

The aim of the New Forest National Park Design Guide is:

"to inspire all applicants, their agents, architects and designers, to have regard to those features and rural characteristics that make the New Forest such a special place. It can also be used as a good practice guide for development that does not need planning permission."

The aim of this document, is not just as a guide, but to have more weight as part of Development Plan Policy, referencing a design code which is locally specific to Wellow. However the reader should be aware of the overall themes and design details in the New Forest National Park design guide, which should work in tandem with this Code and be followed in any new development within the National Park element of Wellow Parish.

Overall, the approach here is to:

- Promote sustainable development by encouraging new development that is environmentally friendly, energy-efficient, and well-connected to public transportation.
- Create attractive and liveable places by designing lanes, streets, buildings, and open spaces that are safe, comfortable, and inviting.
- Respect the character of existing communities by ensuring that new development fits in with the local context and does not harm the character of historic settlements.
- Provide for a variety of housing types and tenures to meet the needs of a diverse population.
- Encourage active lifestyles by creating walkable communities with a network of safe and accessible walking and cycling routes.
- Improve the quality of life for all residents by designing places that are vibrant, healthy, and inclusive.

For more information visit the New Forest National Park design guide website

https://www.newforestnpa.gov.uk/planning/design-guide/

Wellow Neighbourhood Design Code Vision and Objectives

Community Consultation Results & Character Appraisal Findings

The community raised the following issues within the current urban area as a whole:

1 **Insufficient space and organisation of car parking causes problems outside of the shops in West Wellow.**

The area around the shops requires improvement with regard to its appearance and greater accessibility.

The community would like to see greater use of off-street parking in overlooked locations. These should be more attractive parking solutions than those which currently exist and integrate well into the 'traditional English village' fabric.

An alternative solution would be to increase accessibility to local services and facilities, to be less reliant on vehicles.

2 **The character of the original pre 1950s housing stock is cherished by the residents, but new developments have not been based on an understanding of the area. The result is generic estates, with no local character.**

There have been many 'Estate' developments since the 1960s which have used poor quality materials and designs which are poorly connected for pedestrians, not in keeping with the local vernacular, and could be found anywhere in the country .

Other issues include:

- The removal of vegetation and open frontage gardens,
- Erection of close board fences along the public realm.
- Large areas of car parking dominating the street scene
- Residents would like to halt the erosion of the character and seek to readdress these issues
- Alteration or removal of original architectural features.
- Replacement of windows with that of a different style, design or material (including timber to UPVC)
- Replacement of external doors with that of a different style, design or material
- Cladding to the exterior of the building

3 **A number of character areas in the Parish are considered to warrant further protection due to their unique or special characteristics, which could be adversely impacted upon by inappropriate development either on a large scale or cumulatively by smaller piecemeal development.**

The community have expressed a desire to maintain the low key, rural nature of these areas, which can be protected through Neighbourhood Plan policies and Design Codes to protect the characteristic elements.

4 **The Parish contains a number of historic farms which are still in use or the former buildings retain many agricultural elements. There are some redundant farm buildings however, and there is concern that such building are lost without proper recording or converted, such that the original layout, design and features are lost.**

Wellow Neighbourhood Design Code Vision and Objectives

This is often a difficult issue to resolve. Many buildings are often converted under permitted development (where appropriate), it is essential that the key features of the building should be retained in any development proposal. Where appropriate, Design Codes can be used to protect such elements.

5 **The land between settlements contains limited pockets of built form. These are usually relating to farm buildings and cottages, which are considered appropriate to the rural context.**

Large scale or intensive developments in these locations can cause significant harm to the wider landscape. A Design Code highlighting how to design and integrate such buildings would be appropriate.

6 **Many of the character areas are marred by the impact of the A36, which creates a visual intrusion in addition to noise and traffic congestion. The road itself also creates a physical barrier to parts of village and its facilities and amenities.**

Equally to the north, the A27 presents a problem for Shootash residents in the same regard.

Both areas would benefit from more appropriately designed pedestrian crossing points and measures to make the routes more encouraging for pedestrians, cyclists and horse riders.

7 **Modern development on the edge of the built up areas of the settlements has not been well landscaped. Whilst glimpsed views may be appropriate a harsh, urban edge is not in keeping with the wider character of the area, and ultimately harms the setting of the National Park.**

Important rural views over of the wider landscape must be maintained through policies, with careful consideration given to planting and landscaping.

8 **There are several green spaces which are treasured by the local community , the community would like these to continue to be well maintained and to add further similar spaces in future development**

The protection, maintenance and enhancement of such green spaces are paramount. This can be achieved the Neighbourhood Plan designation as Local Green Spaces as appropriate.

The community would like to see these areas maintained and in some instances, the installation of seating for those with public access.

Future development must incorporate similar spaces with appropriate future management and maintenance.

9 **The community would like to see a non-vehicular link between the different settlement areas. In particular a link from East to West Wellow.**

A permissive route across Ham Down Woods, would

be the preferred option.

Wellow Neighbourhood Design Code Vision and Objectives

10

The existing Parish as a whole is not well connected for pedestrians. New development has been based around the needs of the car, to the detriment of walkers and cyclists. There is a demand to prioritise pedestrian connectivity & legibility and enable and enhance safe cycling routes

Ensure new development follows the route hierarchy approach in the Design Code, to give pedestrians priority.

11

Replacement dwellings - There has been numerous instances of small 2 bedroom dwellings in large plots being replaced by 'Executive' style and sized homes of 5+ bedrooms.

This has not only reduced the amount of small housing stock in the Parish, but also had a marked impact on the character of the area.

Low key buildings set in native landscaping, have been replaced by large, dominant buildings set in ornamental planting, often with urban boundary treatments, such as high fences, solid wooden entrance gates hung from imposing brick pillars.

Buildings should be designed in response to the local context, by following the Codes in this document and other local guidance.

12

The area is set among wooded routes, mature trees and a generally sylvan setting. Where new development has taken place, this characteristic has not been respected and the character is being eroded.

New development should be based on a considered approach looking at how new development incorporates existing trees and native planting.

New development should be landscape led, with the inclusion of street trees and planting.

3.0 Parish Wide Design Codes

Local Context

The National Design Guide states that "*an understanding of the context, history and character of an area must influence the siting and design of new development.*

This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. This includes:

C.1: An understanding of how the scheme relates to the site and its local and wider context.

C.2: The value of the environment, heritage, history and culture."

The character area appraisal describes the individual areas within Wellow.

Although the areas have a number of differences, there are common factors shared across them. Many of which are also specific to the wider area and can also be spotted throughout this part of Hampshire. In particular, the historic colour palette and type of materials.

The understanding of such factors is key to successful new development.

Throughout Wellow each element is put together to create a place that is visually attractive and is highly regarded by the community.

The aim for any new development is to avoid generic house types and standard layouts, which can be found in any village or town across England. Instead, the focus is upon a locally specific response.

Character Areas for Coding

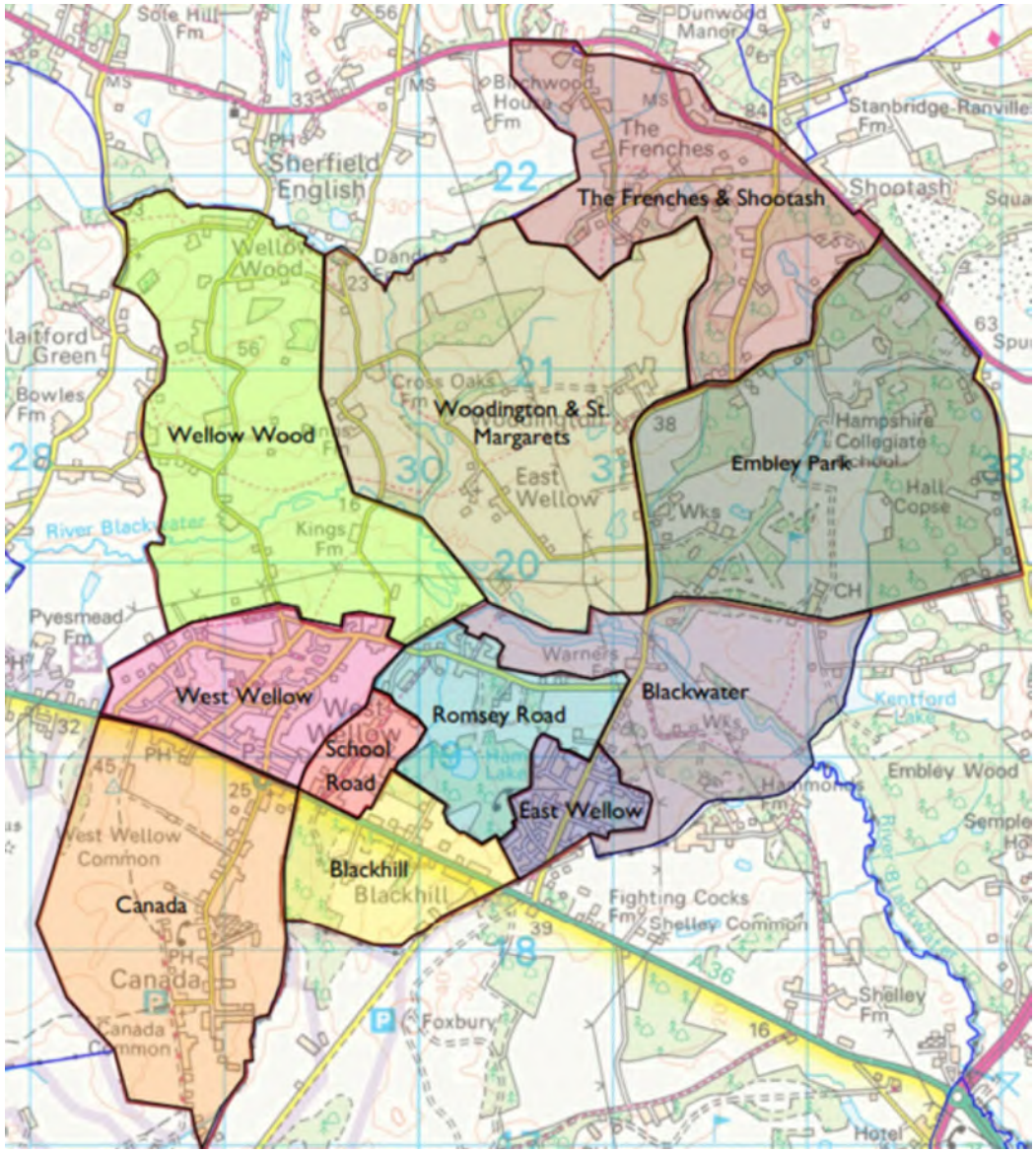
The Parish has been broken down into character areas as highlighted within the Character Appraisal. The document refers to both area types and their character in the creation of Design Codes.

Applicants should assess the Codes and criteria within. By following this process, the applicant will be more likely to secure a well designed scheme, which is in keeping with the character of the surrounding area.

The guidelines in this document focus largely on residential development. However, many of these principles are relevant to all new development.

Considerations of design and layout must be informed by the wider context considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

1- West Wellow
2- Canada
3- School Road
4- Romsey Road
5- Blackhill
6- East Wellow / Whinwhistle Road
7- Blackwater
8- Embley Park
9- The Frenches & Shootash
10 &11 - Woodington / St. Margaret's & Wellow Wood



Each area will be shown in the following format and corresponding with the table adjacent.

This includes minor and major development as defined overleaf.

Context - Design Codes

Each of the Design Codes in this context section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

In the instance below, each of the Design Codes applies to all Character Areas, with the exception of those blanked out.

Analysis & General Principles

CODE CO1 - Contextual Analysis and Expectations

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE CO2 - Design and Access Statement

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Heritage

CODE CO3 - Listed Buildings

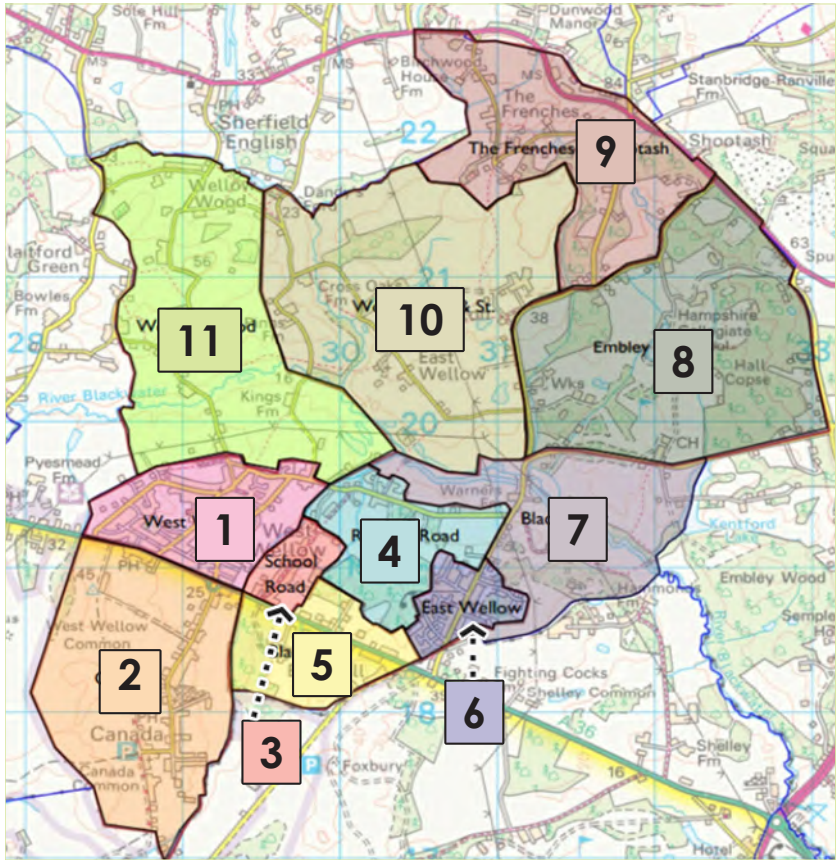
Major	Minor	1	2					7	8	9	10	11

CODE CO4 - Non Designated Heritage Assets

Major	Minor	1	2		4						10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	**Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more**



Character Areas for Reference

Contextual Analysis & General Principles

A thorough contextual analysis is essential for all proposals to highlight how the design has taken into account the characteristics of the site and its surroundings.

CODE NB1 - *Contextual Analysis*

Proposals for new development, redevelopment, infill development and replacement dwellings need to be based on an understanding of Wellow Parish.

All new development should be based on a full and detailed contextual analysis of the specific site and the wider area, with justification for the proposal and how it has been designed to integrate with the wider community.

The degree of information provided will be proportionate to the scale and nature of a development proposal. -

There are a number of general key principles and objectives which should be considered in any development proposal. These include:

CODE NB2 - *General Principles*

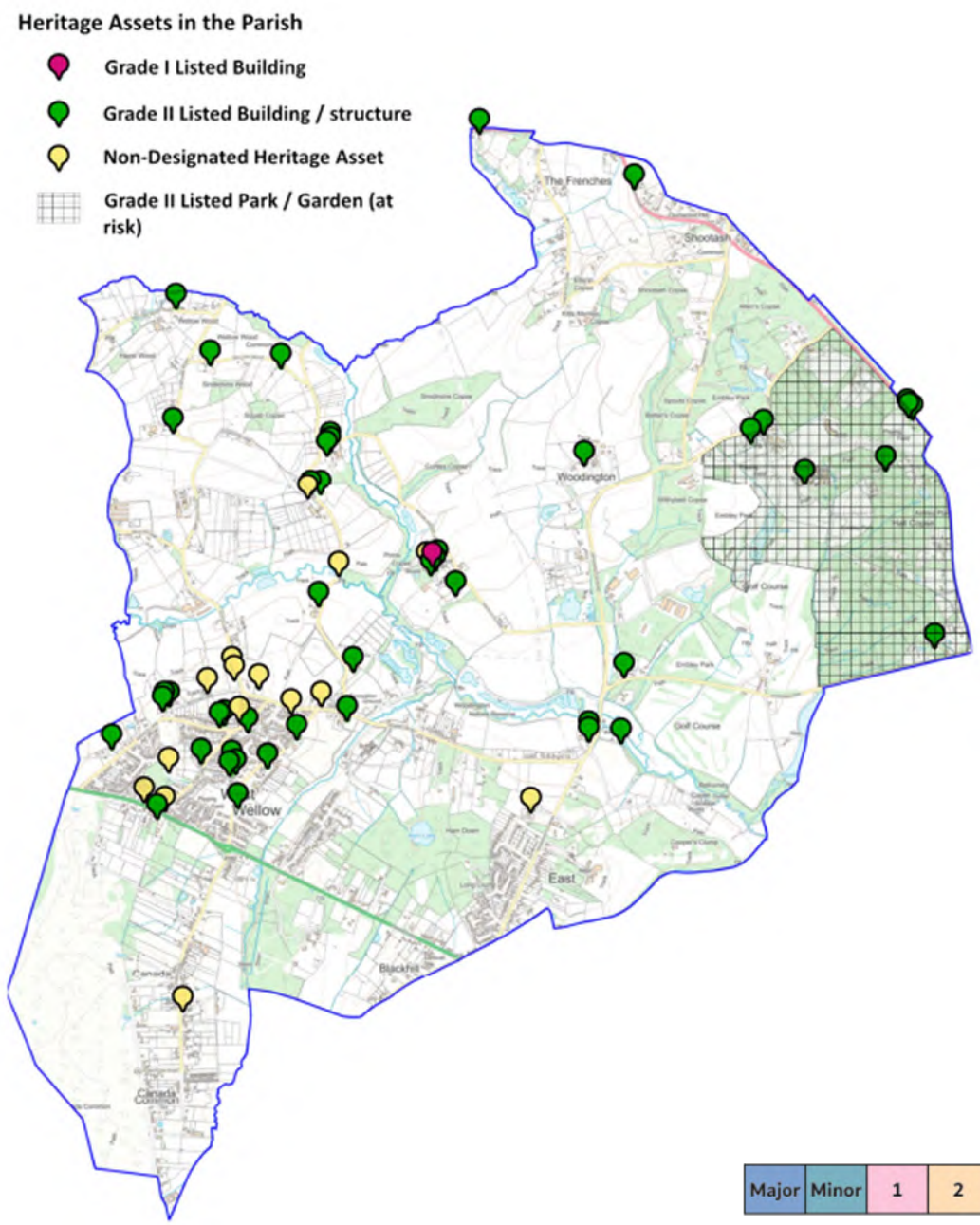
1. **Settlement Pattern - respect the existing form of development, particularly within or adjacent to the National Park in order to preserve the highly regarded character;**
2. **Streets and Public Spaces - preserve or enhance the established well landscaped character. Ensure that biodiversity opportunities are maximised;**
3. **Layout- Ensure all components e.g. buildings, parking, planting and open space are well related to each other. These should respect the existing layout and be designed to accommodate climate change;**
4. **Built Form - respect the existing settlement in terms of physical form, layout and architecture. Utilise high quality locally specific materials, which are sustainable;**
5. **Scale, Height, Form and Massing - respect the locally specific building forms;**
6. **Materials, Appearance and Details- adopt a contextually appropriate palette of materials and colours. This should cover not only the buildings, but also hard landscaping;**
7. **Infrastructure- design all utilities and drainage infrastructure from outset to be integrated without causing unacceptable harm to retained features.**

Heritage

The history of the Parish, and the location of heritage assets are set out in more detail in the Character Appraisal and highlighted on the adjacent map.

Many historical buildings have been obscured by modern development which have adversely impacted upon their setting.

New development should consider the setting and views around designated heritage assets/ buildings of local importance as identified.



CODE IH01.1 - *Listed Buildings*

New development within the setting of listed buildings must preserve and enhance the significance of the asset. Proposals must maintain the integrity of the original building and its setting. This can include maintaining views into and out of the site.

Schemes should maintain the character and balance historical design and material choices with the creation of a modern response with the appropriate use of contemporary and complementary materials, finishes and architectural features.

Landscaping can be used to frame key aspects of the listed building itself through view cones or increase the aesthetics of the setting.

Heritage






Listed Buildings in the Parish

Other designated heritage assets include but are not limited to scheduled monuments, registered Parks, Gardens and Battlefields and archaeological sites.

There are many identified assets, as shown on the above plan.

Non-designated heritage assets have a degree of heritage significance but do not meet the requirements for designated heritage assets. Non-designated heritage assets can include buildings, monuments, sites, places or landscapes.

There are several such buildings with special architectural and aesthetic interest, it is recommended that the Neighbourhood Plan considers these to be formally identified as such or noted as Locally Important Buildings. These are mapped above.

Further information on such assets is found on the Historic England website

https://historicengland.org.uk/listing/the-list/non-listed-sites/

CODE IH01.3 -

Other Designated and Non Designated Heritage Assets

Any new development on undeveloped land may have potential for archaeology. Applicants should be aware of this and where relevant an archaeological assessment and or survey should be undertaken as appropriate.

Any proposals which affect the Locally Important Building /non-designated heritage asset and their setting should justify how the proposed scheme sustains and enhances the significance of the asset.

Major	Minor	1	2		4						10	11

Identity - Introduction

The National Design Guide states that "*The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*"

This can be achieved through:

I1 Responding to existing local character and identity

I2 Providing well-designed, high quality and attractive places and buildings

I3 Creating character and identity

The character area appraisal describes the individual areas within Wellow and their specific identity. These are summarised in the display overleaf.

The following section provides a brief summary all of those elements highlighted in the character appraisal, and which are considered particularly successful in regard to adding local identity in the Parish. Relevant Codes ensure new development adds to that unique design and sense of place, which is so well loved by its residents and visitors alike.

Identity - Design Codes

Each of the Design Codes in this Identity section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

In the instance below, each of the Design Codes applies to all Character Areas.

Character and Local Identity

Code I.01 - Local Character and Identity

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code I.02 - Special Character Areas

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code I.03 - Materials & Colour Palette

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code I.04 - Windows and Doors

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code I.05- Doors, Gates and Porches

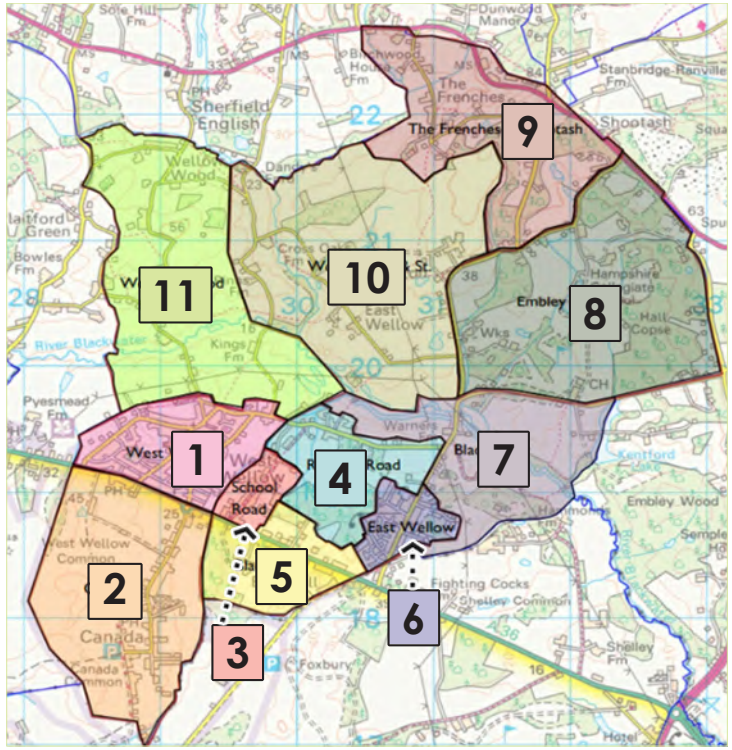
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code I.06 - Locally Specific Architectural Details and Design Features

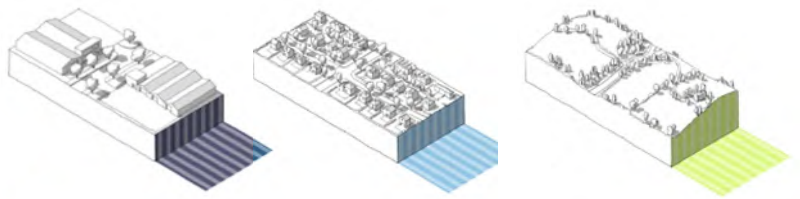
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	**Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more**



Character Areas for Reference



Industrial and Small Scale Commercial

Low key industrial, commercial and storage uses. Often found in converted farm buildings and pre-fabricated units

Lower Density Urban Village

Residential areas with lower housing densities.

More semi-detached and some detached properties

Rural

Areas of scattered development with older pre 1950s properties and farm buildings

Local character and identity are important in design codes because they help to create places that are unique and distinctive.

The National Design Guide states that well-designed places, buildings and spaces should:

- *"have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;*
- *have a character that suits the context, its history, how we live today and how we are likely to live in the future; and*
- *are visually attractive, to delight their occupants and other users. "*

It is key that new development provides a unique sense of place with characteristics that make it different to a neighbouring village or town.

These qualities are those things, which give its residents a degree of attachment and enable a place to become a home, with surroundings which are important to maintain and a sense of community.

All efforts to maintain and enhance current local character should be sought, especially within the National Park and its setting.

Minor and major developments are likely to have significant impact and present opportunities to enhance the local character. Such schemes must include buildings and spaces which respond and successfully integrate to enhance place identity.

CODE I01 - *Local Character and Identity*

Proposals must be based upon an understanding of the local context. They will need to be accompanied by sufficient information to highlight that the development has a positive and cohesive identity. Such development must integrate with existing wider area.

Development schemes should not copy their surroundings or create a pastiche. Each major scheme should have its own identity or character. This should be based on landscape character, urban grain, patterns of built form and the local vernacular, which when combined together create a cohesive scheme.

This is particularly important for development adjacent to or within the setting of the National Park, where proposals should reinforce the New Forest character of the area.

Equally, smaller development proposals should not undermine the character of the area either in a piecemeal or cumulative approach. Original features should be retained or replaced with appropriate quality equivalents.

Main Settlement Character Areas

Character Area 1: West Wellow

Main Characteristics

- **DESIGN / APPEARANCE**- A historic base of medieval and Victorian cottages with 20th Century infill and small scale modern estate development.
- **USES**- Mixed commercial and residential- contains village centre
- **LAYOUT**- No one predominant layout-dependent on age of properties. Older dwellings on a historic linear layout, with mid 20th Century onwards in depth estates
- **HEIGHT/ SCALE**- Largely 2 storey
- **DENSITY**- ranging from less than 5 DPH to 29 DPH
- **TYPOLOGY**- Principally detached or semi-detached with generous gaps between properties
- **VEGETATION AND PLANTING**- High levels of frontage vegetation and areas of roadside trees with high amenity value including areas of TPOs (tree preservation orders)
- **FEATURES / ISSUES**- Contains 'Wellow Green Lung' important east-west open space
- Village centre could be better organised
- **DESIGNATIONS**- Partly within the National Park 400m Buffer Zone where no greenfield housing will be supported. Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Character Area 2: Canada

Main Characteristics

- **DESIGN / APPEARANCE**-Mix of properties predominantly cottages and Victorian villas within the New Forest National Park. Largely red brick / rendered properties with plain clay tile and slate roofs
- **LAYOUT** - Loose knit layout, with little in-depth residential development
- Quiet rural lanes with no footways or street lighting
- **HEIGHT/ SCALE**- Predominantly two storey
- **DENSITY** - Low density ranging from less than 3 DPH to 14 DPH (for permanent dwellings)
- **TYPOLOGY** - larger detached dwellings in good to
- substantial sized plots
- Some former horticultural areas which have become dilapidated or unused, but remain low key in terms of visibility from the public realm
- Distinct parcels of agricultural / horticultural land which reflect the history of the area
- **VEGETATION AND PLANTING**- Smaller pockets of
- woodland planting, largely dominated by more open heathland.
- Properties enclosed by hedges, boundary walls and post and rail fencing
- **DESIGNATIONS** - within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Partially within SAC, SPA, RAMSAR, SSSI

Character Area 3: School Road

Main Characteristics

- **DESIGN / APPEARANCE**- Mid to late 20th Century housing
- **LAYOUT**- Linear settlement / to the east of School Road set in larger landscaped plots / at the northern end, properties often set in compact culs de sac particularly
- Clear building lines along School Road. Properties to the east are well set back in their plots
- **HEIGHT/ SCALE**- 1to 1.5 storey dwellings with limited 2 storey dwellings
- **DENSITY**-Density ranging from 14 DPH on the western side of School Road to 7 DPH on the eastern side.
- **TYPOLOGY**- predominantly detached bungalows (often with converted roof spaces) and chalets
- **VEGETATION AND PLANTING**- Significant tree lined frontage with mature trees set in and around rear gardens, providing amenity value
- Front boundaries predominantly planted, with close board fencing an uncommon unwelcome feature
- **FEATURES / ISSUES**- Access issues on to the A36
- **DESIGNATIONS**- Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Main Settlement Character Areas



Character Area 4: Romsey Road

Main Characteristics

- **DESIGN / APPEARANCE**- historic route to Romsey
- with the village school, farms and scattered of older
- cottages interspersed with mid 20th Century housing.
- **LAYOUT**- Pockets of linear ribbon development distinctly separate and based on the location of historic properties. In depth development usually related to agriculture / former outbuildings
- **HEIGHT/ SCALE**- 1and 1.5 storey
- **DENSITY**- An average density of less than 10 DPH
- **TYPOLOGY**- Detached, family homes set in good sized plots. Mix of dwelling types, largely of their time
- **VEGETATION AND PLANTING**- Contained by extensive planting within the wooded areas to the west
- **FEATURES / ISSUES** - Open to views across to Hamdown Farm in the east
- Busy route as alternative to A36
- Older smaller properties subject to significantly larger replacement homes and large scale redevelopment, which could lead to sprawl in the countryside.
- **DESIGNATIONS**-Largely within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 5: Blackhill Also known as Crawley Hill/ Crawley and Blackhills

Main Characteristics

- **DESIGN / APPEARANCE**- a distinct tree lined route along the A36 with glimpsed housing beyond. The Blackhill Road is within the National Park and is more open to heathland beyond. Buildings date from early to late 20th Century, with some older Victorian properties remaining
- **USES**- Housing, Farms and Business Uses
- **LAYOUT**- Substantial gaps between buildings. Properties along the A36 are set well back behind extensive tree cover. Properties along Black Hill Road are set back in their plots and open fronted with views over The New Forest
- **HEIGHT/ SCALE**- two storeys in height
- **DENSITY**- Set in generous plots with an average density of less than 5DPH
- **TYPOLOGY**- Predominantly large, detached dwellings (except Chatmohr Estate- containing main dwelling and small business park)
- **VEGETATION AND PLANTING**- contained by the landscape and planting
- **FEATURES / ISSUES**- The majority of buildings have been extensively extended or replaced over time
- More visible suburban frontage boundary fencing (less so toward the junction with Blackhill Rd) to counteract noise issues
- **DESIGNATIONS**- within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Adjacent to SAC, SPA, RAMSAR, SSSI



Character Area 6: East Wellow / Whinwhistle Road

Main Characteristics

- **DESIGN / APPEARANCE**- the main Whinwhistle Road has a character of glimpsed built form, which is well screened by vegetation. To the west there has been modern, in-depth estate development, which is more suburban with less planting. No dominant style or appearance- dating from 1960s onwards (with a small number of pre- and immediate post war), unified by the substantial levels of landscape screening
- **USES**- Housing and Business Uses
- **LAYOUT**- Whinwhistle Road- linear route. Modern culs-de-sac: Hamdown Crescent, Lodge Vale, Fielders Way areas.
- **HEIGHT/ SCALE**- Whinwhistle Road- 2 storey.
- Hamdown Crescent area-1storey. Lodge Vale/ Fielders Way- mix of 1, 1.5 and also some 2 storey
- **DENSITY**- Density ranging from 12-24 DPH on the western side of Whinwhistle Road to 4 dph on the eastern side.
- **TYPOLOGY**- Whinwhistle Road- large, detached dwellings. Modern culs-de-sac- Hamdown Crescent area prevalence of single storey dwellings set in smaller plots. Lodge Vale/ Fielders Way smaller detached / link-detached and semi-detached
- **VEGETATION AND PLANTING**-Wooded setting. Tree lined roads providing distinct character
- **FEATURES / ISSUES**- Some remaining extensive plot sizes, with smaller homes often backing onto open land or woodland. Risk of in-depth development in the open countryside to the east.
- Rural aspect and far reaching views to the north
- **DESIGNATIONS**-Partly within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Main Settlement Character Areas

Character Area 7: Blackwater

Main Characteristics

- **DESCRIPTION**- Land surrounding the River Blackwater and its tributaries,
- **USES**- Predominantly individual farmsteads and associated cottages, Commercial fisheries and lakes associated. Contains part of Wellow Golf Course
- **VEGETATION AND PLANTING**- Trees line roads / lanes leading onto extensive woodlands
- **FEATURES / ISSUES**- Rural roads and lanes with few urban features
- Poor quality agricultural land
- Large areas are prone to flood
- Adverse impact arising from neighbouring uses into the river and its tributaries
- Poor management of the river and banks
- **DESIGNATIONS**- River Blackwater flows into the River Test SSSI and on to the Solent area SPA/ SAC/ Ramsar sites. Also in the Mottisfont Bats SAC

Character Area 8: Embley Park

Main Characteristics

- **DESCRIPTION**- Registered Park and Garden (at Risk) with numerous listed buildings and structures.
- Scattered properties and larger scale business uses which are well contained by woodland.
- **USES**- Embley School, Golf Course, business uses and housing / Gypsy and Traveller's pitches
- **TYPOLOGY**-Typical estate style cottages and housing, predominantly 2 storey housing individual detached plots.
- **LAYOUT**- Small pockets of development, very low density centred around Embley House and farmsteads
- **VEGETATION AND PLANTING**- Mature, parkland landscape
- **FEATURES / ISSUES** - Golf course in central area, creating an obvious man-made landscape
- Commercial development to the west- completely screened by trees, but could become prominent if tree screen reduced
- Gypsy and Traveller's pitches to the east of the Listed Parkland which have resulted in the significant loss of trees, with no replanting or landscape mitigation.
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Character Area 9: The Frenches / Shootash

Main Characteristics

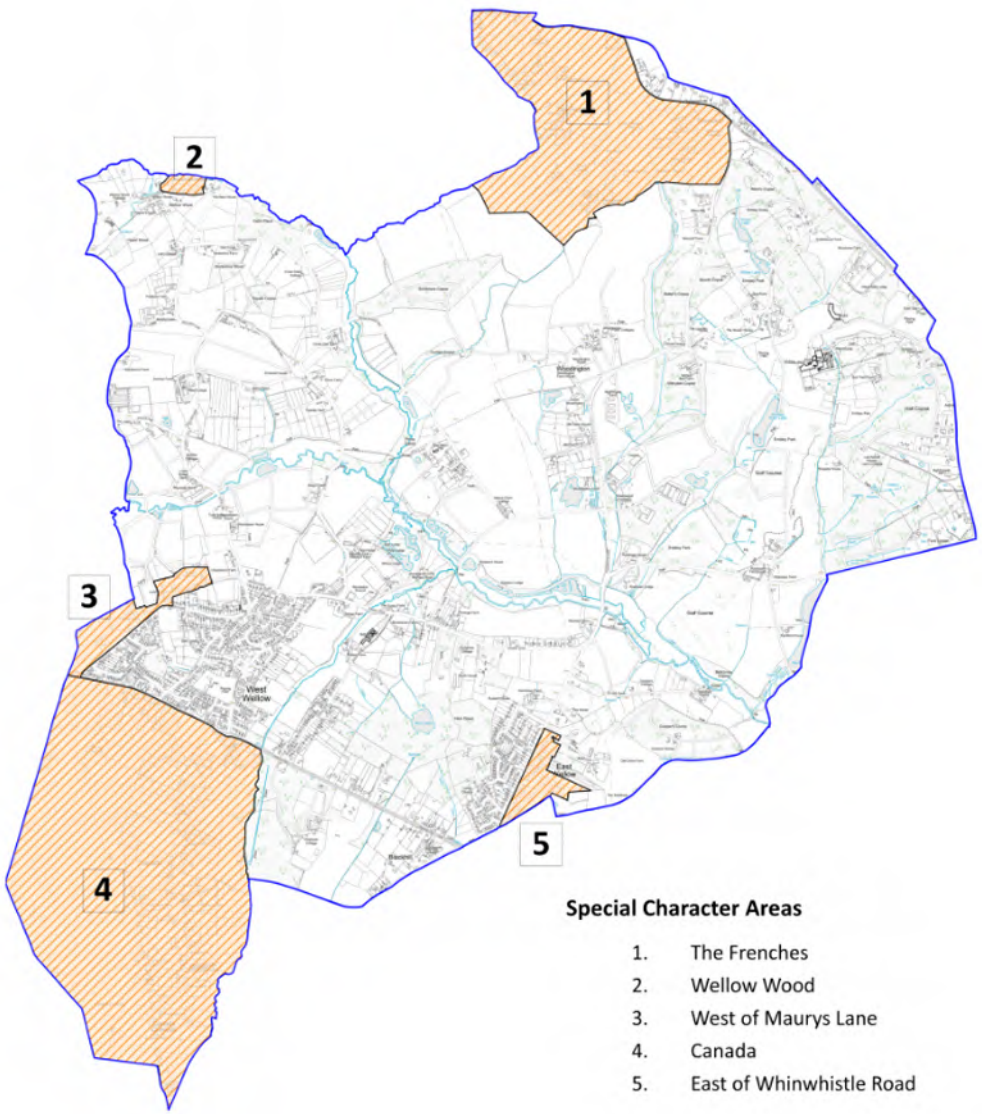
- **DESIGN / APPEARANCE**- Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening, set in the open countryside with rolling landform and views.
- **LAYOUT**- Small pockets of development,centred around farmsteads and rural winding lanes
- **DENSITY**- Significant scale dwellings set in large plots less than 5 DPH
- **VEGETATION AND PLANTING**- Plots contained by woods and farmland.
- **FEATURES / ISSUES**- Numerous Agricultural Barns, some converted to commercial use
- Views into the character area are of glimpsed built form, well screened by vegetation
- Rural roads and lanes with few urban features
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Character Area 10 & 11: Woodington & St Margarets / Wellow Wood

Main Characteristics

- **DESIGN / APPEARANCE**- Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening. A largely agricultural landscape with clusters of buildings and dwellings usually relating to agriculture.
- **USES**-Extensive equestrian uses, extensive solar farm, extensive polytunnels, St. Margaret's Church and rural dwellings
- **LAYOUT**- Small pockets of development, centred around farmsteads and rural winding lanes
- **FEATURES / ISSUES** - St. Margaret's Church and the grave and memorial to Florence Nightingale
- Potential adverse landscape impact from visually intrusive uses and structures.
- **DESIGNATIONS**- within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained

Special Character Areas



Special Character Areas

1. The Frenches
2. Wellow Wood
3. West of Maurys Lane
4. Canada
5. East of Whinwhistle Road

Special Character Area 1 – The Frenches

The area contains the highest point in the Parish with the topography sloping steeply to the west. This gives for some excellent view points across the valley and to the extensive woodland beyond (as highlighted by Important View 1 & 2).

It is a rare, quiet, rural landscape outside of the National Park with limited development, which is well contained by mature woodland.

The area is at risk from:

- large replacement dwellings, which often have no reference to local context
- intrusive larger scale redevelopment
- Tall industrial and commercial buildings
- Development requiring removal of mature planting and a lack of new and replacement appropriate native planting.

Special Character Area 2 – Wellow Wood

A small pocket of countryside development set in distinct rural landscape, which contains a number of buildings of Local Importance (proposed Non-Designated Heritage Assets) as well as the Grade II listed Wellow Wood Cottage.

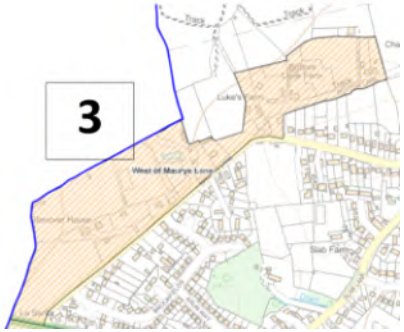
The area is at risk of being urbanised, as it is coming under pressure from inappropriate substantial redevelopment, open storage and large scale agricultural and equestrian development, replacement dwellings and extensions which cumulatively reduce native planting and space between dwellings resulting in sprawl in the open countryside.

Much of the area has already been lost in this way and further protection is required to ensure future development is sensitive to the rural character.

Special Character Areas

Special Character Area 3 – West of Maurys Lane

The rural edge of West Wellow as approached from the West. The area contains four Grade II Listed buildings and one locally important building. Important Views 6 & 7 are visible from this area and it also lies immediately adjacent to the Site of Special Scientific Interest at Plaitford (outside the plan area).



It is a low key, informal rural landscape with a number of historic farms. Inappropriate development here would cause an adverse impact not only to the setting of these designated heritage assets, but also would infill the gap between settlements and could introduce a harsh urban form in this area.

The area is a wildlife corridor between the Wellow 'Green Lung' and the New Forest SSSI at Plaitford and the SAC, SPA and RAMSAR to the south.

Special Character Area 4 – Canada

Located within the New Forest National Park, where although stricter development policies apply, there are concerns that this area has already been subject to a number of inappropriate and discordant replacement dwellings and redevelopment schemes in recent years.

The area comprises two main routes with linear development consisting of predominantly detached cottages, Victorian villas and small bungalows.

These are interspersed with limited commercial uses, farm buildings and places of worship. Any indepth development largely relates to agriculture or horticultural uses. The latter in particular is often in decline.

Special Character Area 5 – East of Whinwhistle Road

This area is just outside of the National Park boundary. It is a well wooded area, with trees and hedgerows lining the road.

It is an area of very low density housing set in large, in depth plots (sites where the building is sited a considerable distance from the road frontage), backed by woodland. There are also commercial properties, which again are well hidden from the public realm.

There is a marked contrast between the eastern side of the road, which is situated backing onto open countryside and the western side, which is much higher density and contains post 1960s housing estates. It is clear that the area to the east of Whinwhistle Road is substantially different and worthy of special consideration.

There is a real concern that this very low density area, will be redeveloped and urbanised, as has happened with many of the surrounding areas. It is critical that any new development retains the native tree planting and well landscaped plots.

Key Concerns

The key concerns relating to all of the above areas, is that the large scale replacement dwellings and sub-division of original large gardens into much smaller plots, leads to pressure on existing trees and other native and important vegetation.

In this regard, trees may be removed to provide sufficient space for the new dwellings, parking and driveways as well as garage buildings.

Over time, further trees may need to be felled in order to give more light to the new dwellings and gardens.

Where currently front hedges provide a strong unifying element along the lanes and streets, these are often removed for new access provision and visibility splays.

Enclosed front gardens are commonly replaced by suburban drives and hard-standings.

CODE I02 - Special Character Areas

The following are considered to be Special Character Areas, with distinctive qualities and sense of place:

- **Area 1 – The Frenches**
- **Area 2 – Wellow Wood**
- **Area 3 – West of Maurys Lane**
- **Area 4 – Canada**
- **Area 5 – East of Whinwhistle Road**

Within these areas, the density, layout and plot sizes of development, including gaps between buildings, landscape views and buildings of identified historic interest and their setting must be respected.

Where native trees, hedgerows and other mature planting are a key characteristic in creating a rural, sylvan character, this aspect should be maintained.

Increasing demand for housing has made such low-density areas vulnerable to inappropriate change as detailed in the key concerns. Although redevelopment and development is permissible in such areas, it must respects those features and characteristics as identified above, which are important for retaining the quality of the area.

CODE I.03 - *Materials & Colour Palette*

Applicants must demonstrate how they have complied with the materials palette as set out below and as befits their site and its circumstances. Greater attention should be paid to the use of local materials within the National Park and Special Character Areas.

There are a number of locally appropriate materials:

- Plain clay tiles (for roofing and some limited hanging tiles)
- Natural Welsh slate roofing
- Thatch (combed wheat)
- Hampshire orange/red brick, ranging to some use of plum red
- Timber framing and exposed joinery
- Timber cladding
- Metal roofing - corrugated on outbuildings and farm buildings
- Lead details
- Painted casement or sash windows

The New Forest Design Guide states:

"Modern man-made cement boarding and plastic based products are not sustainable and will tire, date and age quickly and therefore should be avoided, particularly in sensitive or Open Forest locations".

It is recommended that such products are also avoided outside of the National Park and particularly in the Special Character Areas, where there is a slow erosion of the traditional rural character.

Simple farm and Commoner's cottages generally have less detailing, whereas cottages linked to wealthier farms and estates, as well as farmhouses and other important buildings have a range of brick and or timber detailing.

Most cottages have simple facades, although there is evidence of projecting string courses and plinths, dentilation and other brick details.

The majority of roofs are finished either with plain clay tiles or slate.

Where there is a thatched roof present, combed wheat reed is preferable and a soft rounded flush ridge can be created. Water reed is not a traditional material in the area, particularly the National Park and is not supported.

Where dormer windows are present, these are to be finished as per the main roof covering.

Traditional dwellings in Wellow have chimneys, they are generally ornate and have a positive contribution to the roofscape.

Materials & Colour Palette Appropriate to the

Hampshire Brick

Hanging Tile

Contrasting Buff Brick

Black stained

Natural Waney Edge

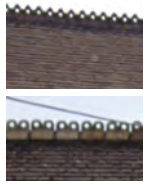
Painted / Stained Timber

Cream

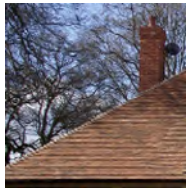
White

Painted Cob

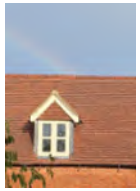
Timber Detailing on



Decorative clay tiles / Ridge Tiles



Plain clay



Welsh Slate

Thatch

Thatch - Ridge Detail

CODE I.04 - *Windows & Dormer Windows*

To achieve visually pleasing fenestration windows should be composed asymmetrically and use regular pane sizes. A variation in the pattern may be used to accentuate particular areas of the elevation and add character.

In the National Park and Special Character Areas:

Timber sash or casement windows should be used unless part of a contemporary scheme. The lights should be well proportioned such that the top and bottom lights are of similar sizes, the window panes should be asymmetrical.

The casement of the windows should be painted timber (most commonly white) for softwood, or naturally stained for durable timber, or constructed of a material of similar quality. Muntin and mullions should be slim profiled.

Vertical brick lintels with segmental arches above the windows are encouraged.

Contrasting buff brick quoins around the window frame are also supported.

Bay windows are commonplace, but should not comprise a flat roof.

Dormer windows must not dominate the roofscape, they should be no wider than the width of the window. They should be pitched or hipped with a roof material matching the main roof.

Flat roof dormers should be avoided.

Outside of the National Park:

It is preferable to use timber windows where possible.

Where UPVC is used, these should be of a slim profile design.

Flat roof dormer windows are supported where they are part of a contemporary scheme and designed from the outset rather than a later addition.

The variety of sliding sash and casement windows

Before

After

Highlighting the difference made by changing modern windows to traditional sliding sash

CODE I.05 - *Doors, Gates and Porches*

In the National Park:

Doors should be solid timber rather than composite construction, with preferably four glazed planes and solid (rather than composite), single lower plane or of a stable door design (as highlighted in the photos).

Modern UPVC, composite or similar doors of a different style should be avoided.

Where a porch is required either a canopy porch or segmental arches. Doors which are set back into the building must be highlighted by a segmental arch.

Canopy porches should be pitched supported by a timber frame with an open or closed gable, flat roof canopies with white timber corbels are less preferable.

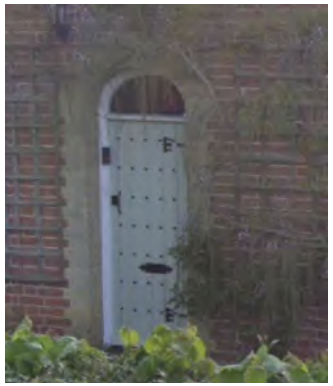
Closed porches are less preferable but should be pitched to the building or gabled and should reflect the pitch and material of the main roof.

Gates and Garage doors should be timber and stained / painted black, white or neutral colours.

Outside of the National Park:

Doors should be in keeping with the original style of the property, with attention being paid to the proportions of any original glazing design.

Where UPVC or other composite materials are used, these should be high quality with slim profiles.



CODE I.06 - *Locally Specific Architectural Details and Design Features*

The architectural detailing of both new buildings, extensions or renovations to existing properties should be informed by analysis of the local context. Further details can be found below.

Extensions to existing buildings should include the key architectural detailing of the main dwelling as appropriate.

Where contrasting extensions are proposed, these will need to be adequately justified in supporting information.

Detailing should be used to highlight parts of the building adding interest and variety.












Natural Assets & Biodiversity

The National Design Guide states that "*Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water*"

This can be achieved through:

N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play

N2 Improve and enhance water management

N3 Support rich and varied biodiversity

Natural assets & Biodiversity play a major role in place making and creating attractive environments people want to spend time in.

Many studies have suggested that people are drawn to nature through our ancestral need to be in resource-rich environment, which has developed an innate tendency for people to seek out nature, particularly in busy and urban environments.

A connection to nature reduces stress, boosts moral and improves productivity, improving mental health. It also contributes to improving physical health through the provision of attractive spaces encouraging active movement.

Natural assets and increased biodiversity also offer ecosystem benefits which contribute to human well-being. These services among other benefits provide, food, pollination, water treatment, local climate and air quality and recreational uses.

This section sets out the design parameters for conserving and enhancing the existing natural assets in Wellow.

Well-designed places should integrate existing natural spaces, and incorporate new features into a wider multi-functional network. Consideration must be given not only to biodiversity, but also to water management, and addresses how good design can work with climate change mitigation and resilience.

We must prioritise nature in new development, so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity.

Although there are a number of high quality open spaces at present in the Parish, the community would like to see additional attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

Nature - Design Codes

Each of the Design Codes in this nature section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

In the instance below, each of the Design Codes applies to all Character Areas.

Natural Assets and Biodiversity

Code NB.01.1 - Biodiversity

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.01.2 - Network of Green Spaces & Green Infrastructure

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.01.3 - Trees

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.01.4 - Hedgerows

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.02.1 - Watercourses & Bodies of Water

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.02.2 - SuDS & Flood Resilience

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.03.1 - River Blackwater & Other Designations

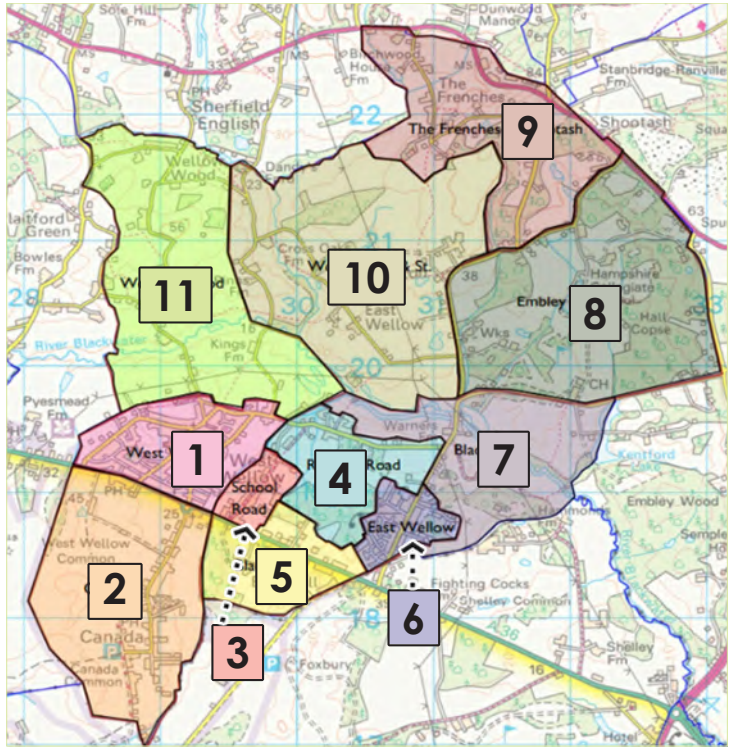
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code NB.04.1 - Green Roof & Walls

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	**Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more**



Character Areas for Reference

The Parish comprises a network of various green spaces, water bodies, biodiversity habitats and other natural elements as set out in the Character Appraisal and Neighbourhood Plan. The parish has an active group of volunteers, but these places need to be continually well maintained to ensure they continue to meet the needs of the local people.

Wellow has a distinct landscape being either within or on the edge of the National Park. It contains the many international, national and local designations (as set out in the NP) as well as the River Blackwater in the centre of the parish. This area is also much valued by the community, with an active group of volunteers.

New developments must avoid the loss of mature and veteran trees of good quality and other important vegetation, such as hedgerows, and must maintain local habitats and wildlife corridors.

Site design must seek to connect existing ecological zones and enhance biodiversity through the planting of local tree and plant species, the creation of habitats, and the incorporation of SuDS and rain gardens.

CODE NB01.1 - *Biodiversity*

All developments, including new builds, extensions, and conversions, should provide a minimum net gain of 10% increase in biodiversity.

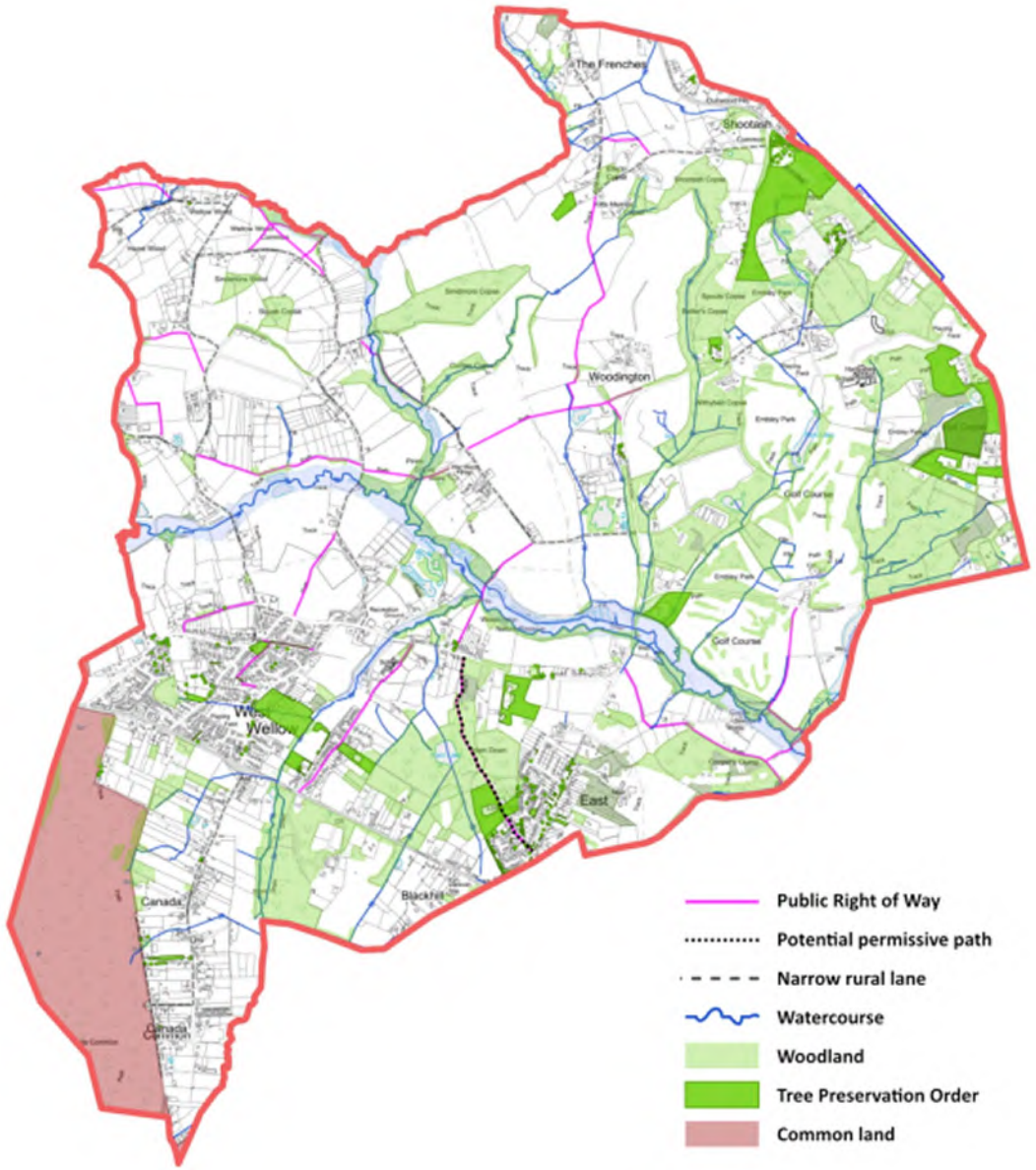
Any development should enhance biodiversity and the natural landscape. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required.

Development schemes should seek to restore and increasing the total area of natural habitats and landscape features provided as appropriate to the scale proposed.

The provision of owl, bird, and bat boxes will be be sought as appropriate on all new developments.

Bat friendly lighting should be installed to maintain foraging routes

Major	Minor	1	2	3	4	5	6	7	8	9	10	11



The more modern settlement areas of Wellow were designed around the existing extensive network of green spaces and paths, as highlighted above.

Linking green spaces, wildlife corridors, bodies of water etc, should be an early design consideration. It is also key to determine whether such spaces should be publicly accessible.

The network should combine the needs of people and nature and incorporate multi-functional spaces and different types of spaces.

It is vital for mental health reasons, to be connected and close to nature. In this regard, the built environment should be intertwined with natural and green spaces.

CODE NB01.2 -

Network of Green Spaces & Green Infrastructure

New development should be designed around existing green infrastructure and where possible enhance and intensify biodiversity assets.

Developers must demonstrate how their proposals consider the green infrastructure around them (as appropriate to the size of the development).

Information should be proportionate to the proposal. On major and minor schemes, detailed consideration must be given to connecting to the existing green space and ecological areas nearby.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE NB01.3 - *Trees*

Applicants must demonstrate how they have complied with the tree guidance (as set out below), for their individual site and its circumstances.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Wellow is set in mature landscaping and has made the most of its natural environment setting.

Trees have an important role to play in the natural and man made environment. They provide shelter and contribute to reducing carbon emissions and cleaning the air.

The ecological benefits and connections should be maximised. Tree planting and maintenance of existing trees can increase biodiversity. Consideration should also be given to planting the correct trees in right location, to ensure that any placement does not result in a loss of biodiversity units

Specific tree species can be used as a landmarks and increasing planting density can guide a user, and act as a signpost to a location. For example avenues of trees leading to a destination, such as towards green spaces or as a focal feature for the purposes of legibility.

Trees can play a role in screening and noise reduction and should be utilised to reduce noise or visual impacts where necessary.

When choosing a species, designers must consider the following:

- **Use potential** - park, paved area, compatible with drainage, garden size, compatible with road type
- **Mature size** - small <10m up to extra large >25m - As well as height, think about root protection areas and to avoid issues with utilities and services
- **Crown form** - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?
- **Crown Density** - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable
- **Natural habitat & Environmental tolerance** - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.
- **Aesthetic and Ornamental Qualities** - Does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?
- A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.

New development must be designed around existing trees wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.

CODE NB01.4 - *Hedgerows*

Existing hedges, particularly where of native species should be maintained and enhanced wherever possible.

Minor and major development sites which abut the open countryside and rural lanes must incorporate native hedgerows and vegetation.

Native boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.

Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and native vegetation as a boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.

New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants, particularly within the New Forest.

Appropriate species include Hawthorn, blackthorn, field maple (neutral soils), hazel, holly, guelder rose (neutral soils), hornbeam (damp soils), beech, wild service tree, field rose, dogwood (damp soils), dog rose and spindle (neutral soils).

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

List of Native Trees

- Acer campestre - Field Maple - *(M) (D) (C, L, S)*
- Alnus glutinosa - Alder - *(M) (D) (C, L, S)*
- Betula pendula - Silver Birch - *(L) (D) (C, L, S)*
- Betula pubescens - Downy or White birch - *(M) (D) (C,L,S)*
- Carpinus betulus - Hornbeam - *(L) (D) (L, S)*
- Corylus avellana - Hazel - *(S) (D) (Loam, Sandy)*
- Crataegus laevigata - Hawthorn (Midland) - *(S) (D) (L, S)*
- Crataegus monogyna - Hawthorn (common) - *(S) (D) (C,L,S)*
- Fagus sylvatica - Beech (common) - *(L) (D) (L, S)*
- Ilex aquifolium - Holly - *(S) (D) (Loam, Sandy)*
- Juniperus communis - Juniper (common) - *(S) (C) (C, L, S)*
- Malus sylvestris - Crab Apple - *(S) (D) (L, S)*
- Pinus sylvestris - Scots Pine - *(L) (D) (C, L, S)*
- Populus nigra - Black Poplar - *(L) (D) (C, L, S)*
- Populus tremula - Aspen - *(L) (D) (C, L, S)*
- Prunus avium - Sweet Cherry *(M) (D) (C, L, S)*
- Prunus padus - Bird Cherry *(M) (D) (C, L, S)*
- Quercus petraea - Sessile Oak - *(L) (D) (C, L, S)*
- Quercus robur - English Oak - *(L) (D) (C, L, S)*
- Salix caprea - Goat Willow - *(S) (D) (C, L, S)*
- Salix pentandra - Bay Willow - *(S) (D) (C, L, S)*
- Sorbus aria - Whitebeam - *(M) (D) (C, L, S)*
- Sorbus aucuparia - Rowan - *(S) (D) (L, S)*
- Sorbus torminalis - Wild Service Tree - *(M) (D) (C, L, S)*
- Taxus baccata - English Yew - *(M) (C) (C, L, S)*
- Tilia cordata - Lime, small-leaved - *(L) (D) (C, L, S)*
- Tilia platyphyllos - Lime, large-leaved - *(L) (D) (C, L, S)*
- Tilia x europaea - Lime, common - *(L) (D) (C, L, S)*

(L) - Large >25m
(M) - Large >25m
(S) - small <10m
(D) - Deciduous
(C) - Coniferous
(C-Clay, L-Loam, S-Sandy) - Soil type

Native hedgerows make a significant contribution to the character of Wellow. The retention of a good degree of hedgerows in the character areas makes for a verdant feel in a medium to high density area.

Native hedgerows are commonly used around Wellow to define property boundaries and more so along road frontages. This should be continued in any new development to maintain the level of vegetation that contributes to the character of the parish and help create habitats for small species. Non-native and ornamental planting should be avoided.

High levels of vegetation should be incorporated into new development and especially in areas within and adjacent to the New Forest.

Laurel hedges (left) and rhododendron, offer little biodiversity benefit and are invasive, particularly within the National Park.

CODE NB02.1 - *Watercourses & Bodies of Water*

Proposals should (as proportionate to their scale), maximise opportunities to create ponds, watercourses and other water bodies to connect biodiversity with leisure.

Buildings should be designed to incorporate views of existing or new water courses or bodies.

Buildings should be sited to leave a sufficient buffer zone for bank maintenance and allow for appropriate flood works where necessary.

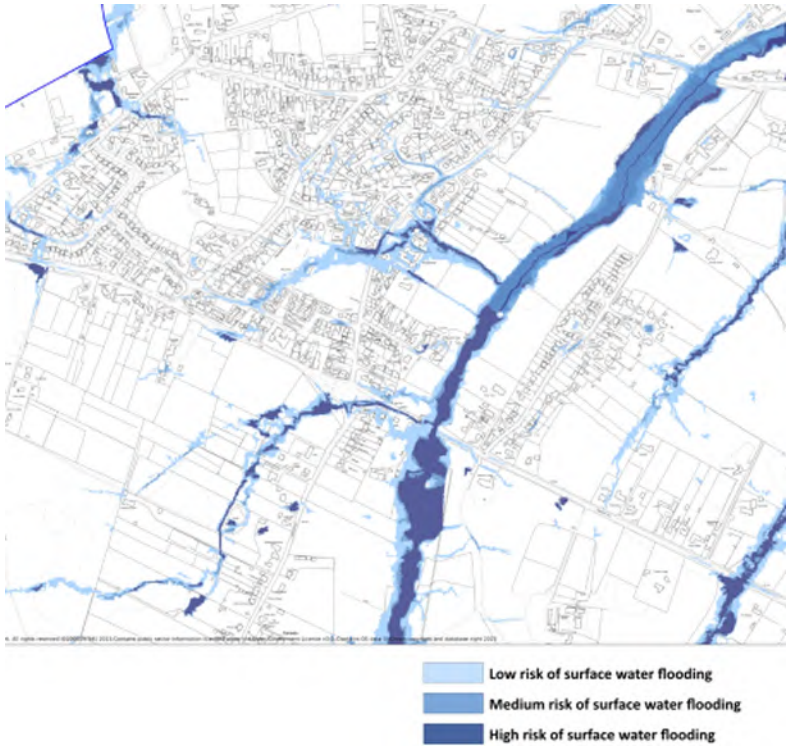
Opportunities could be explored to create walking and cycling paths along / around these water features.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Sites must manage water in order to respond well to nature. The parish has a number of ponds throughout and the River Blackwater runs through the centre of the parish from east to west.

New development adjacent to these features has an important role to play in enhancing their value as public realm, habitat, ecological corridors and natural assets.

SUDS & Flood Resilience



The fluvial (and surface water flood map for the Parish (see NP), highlights that flooding is a key issue for many parts of the area. An inset map of West Wellow, is shown above for surface water flooding. With the darker blue colours highlighting areas which have the most severe risk.

New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of functional floodplain. In this regard, the Sequential and Exception Tests should be referred to, and development sited as prescribed in the NPPF.

Proposals should not result in an increase to flood risk to either a development site or to surrounding properties.

Sustainable drainage is designed to reduce the rainwater run-off rate. This reduces the risk of flooding and increases the biodiversity, water quality and amenity.

CODE NB02.2 - *SUDS & Flood Resilience*

New development, especially major development schemes, should seek to capture rainwater for use on site. This can be used for irrigation and non-potable uses.

If capturing is not possible, schemes should aim for water to infiltrate into the ground or gradually release into a body of water. This can be done through:

- Green roofs
- Permeable surfacing
- Swales
- Planting and rain gardens

Drainage should be considered early in the development planning and design process, particularly where surface water and fluvial flood risk is identified. The drainage scheme should be designed along with other key considerations.

Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.

Adoption of permeable paving solutions instead of tarmac is supported. Gravel is a widely used surface in the Parish, but suitable containment strips or materials should be used to ensure that there is limited spillage onto the highway.

Permeable pavements reduce flood risk by allowing water to filter through. They should:

- **Respect the material palette;**
- **Help to frame the building;**
- **Be easy to navigate by people with mobility aids;**
- **Be in harmony with the landscape treatment of the property; and**
- **Help define the property boundary.**

Gardens and soft landscaping and the use appropriate planting should be maximised to reduce the overall area of impermeable hard surfacing. The introduction of non-porous hard surfaces is likely to increase surface water volumes and increase local flood risk.

Green space can be incorporated for natural flood protection e.g. permeable landscaping, swales etc.

The collection of water within new development is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development. This can take the form of a water butt on an individual property, to a large scale water tank on larger sites with rainwater and grey water stored and reused to reduce the demand on mains supply.

Where flood water currently adversely affects a property, any new proposals to reduce the impact or to improve matters, would be supported, subject to design and effect on biodiversity.

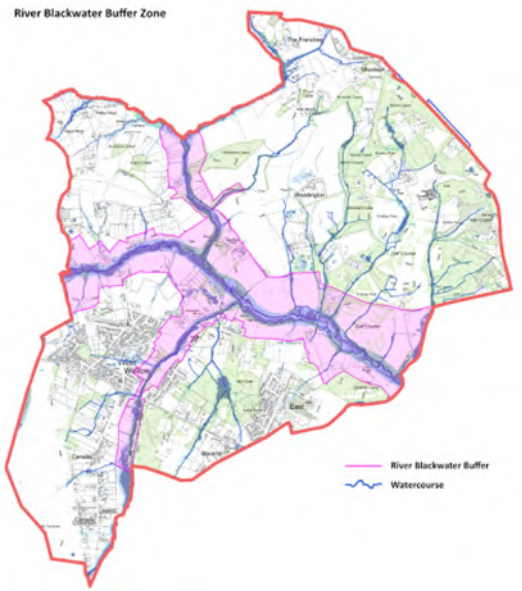
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE NB03.1 - River Blackwater

The River Blackwater is considered to be a highly regarded 'green oasis' by residents. There is an active group of volunteers working to improve the area, from various public and permissive access points.

Development proposals which will cause harm to the current or future operation of the river will not be supported.

Supporting, creating and linking wildlife corridors is key in such important natural environments. New opportunities should be sought to link the River Blackwater to the National Park to ensure that there is free movement out of the Park into the surrounding areas.



New development should where appropriate contribute towards enhancing the River Blackwater and offer (where possible) to increase ecological connectivity through wildlife buffers and corridors, with appropriately designed SuDs schemes.

Development should not lead to any form of pollution or contamination which would adversely impact the River.

Any development within close proximity of the River Blackwater should include a sufficient buffer to prevent adverse impact upon the area and species therein.

A wildlife corridor must be provided through any new adjacent development from the National Park to open countryside beyond.

A construction management plan should be sought for all new development within close proximity to the site, which will set out how harm will be avoided.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE NB04.1 - Green Roof & Walls

Green roofs or walls should be considered on new development. Existing buildings could also be retrofitted where appropriate. This approach can enhance the effectiveness of wildlife corridors and development edges which borders open countryside or open space.

New structures such as bus shelters could seek to include sedum roofs or other types of green roofs.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Green roofs and walls can create habitats for smaller animals and insects. They offer the opportunity for pollinator plants to be included in the designs.

They should be incorporated wherever possible in new developments. This will aid in the enhancement of biodiversity, the creation of wildlife corridors, and the improvement of air quality.

Green roofs also offer additional benefits to drainage systems by reducing water run-off.

Movement - Introduction

The National Design Guide states that *"A well-designed and connected network gives people the maximum choice in how to make their journeys. This includes by rail, other public transport, walking, cycling and by car."*

This can be achieved through:

M1 Providing a connected network of routes for all modes of transport

M2 Promoting Active travel

M3 Creating well-considered parking, servicing and utilities infrastructure for all users

A movement network is a system of streets, paths, and other transport links that allow people and goods to move around an area.

There are many different types of movement networks, but they all share some common characteristics. They should be:

- **Efficient**: The network should allow people and goods to move around quickly and easily.
- **Safe**: The network should be safe for all users, including pedestrians, cyclists, and motorists.
- **Inclusive**: The network should be accessible to everyone, regardless of their age, ability, or means of transportation.
- **Sustainable**: The network should be designed to reduce car dependency and promote active travel.

Movement networks are often designed to achieve specific objectives, such as:

- Reducing traffic congestion
- Improving air quality
- Promoting economic development
- Creating a more liveable and sustainable environment

The following are considered key elements of a movement network:

Streets: Streets are the main arteries of the movement network. They should be designed to accommodate a variety of traffic modes, including pedestrians, cyclists, and motorists.

Paths: Paths provide a safe and convenient way for pedestrians and cyclists to move around. They should be connected to the street network and should be well-maintained.

Public transport: Public transport is an important part of the movement network, especially in urban areas. It should be accessible, affordable, and reliable.

Parking: Parking is an important consideration in the design of movement networks. It should be provided in a way that does not encourage car or vehicle dependency.

The following section focus on these aspects and how they should be considered in new development.

Each of the Design Codes in this Movement section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

Movement

CODE MS.01 - Route Hierarchy

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.02.1 - Village Streets and Lanes

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.02.2 - Courtyards and Small Cul de Sacs

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.02.3 - Private Drives and Settlement Edge

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.03 - Public Transport

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.04 - Walking & Cycling

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.05.1 - Parking - Cycles

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.05.2 - Parking - Vehicles (layout)

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.05.3 - Car Parking

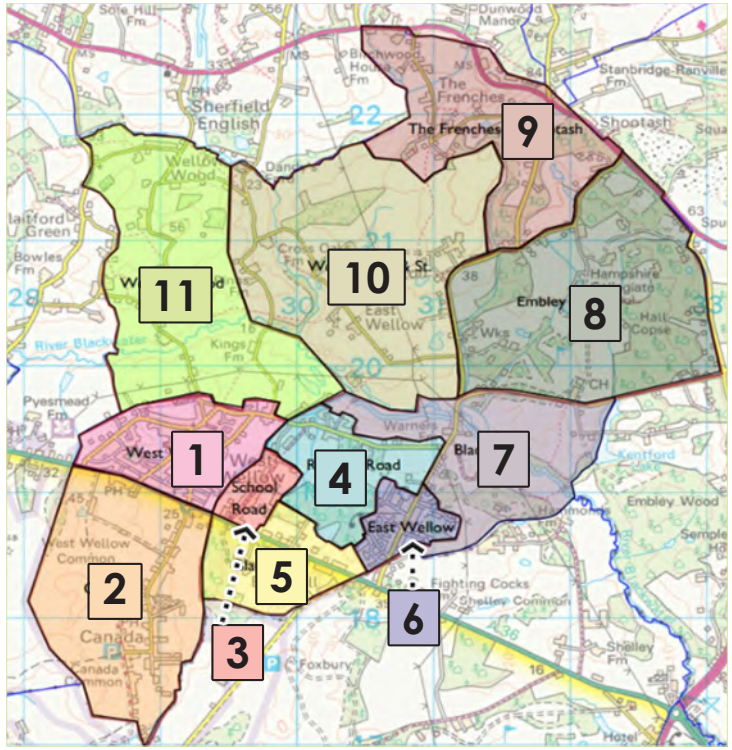
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.06 - Services & Utilities

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more



Character Areas for Reference

Movement & Services

Any new development should be well connected to the existing network of streets and routes and where possible enhance existing connections.

The movement network should enhance the mobility of non-vehicular journeys and prioritise pedestrians and cyclists (active travel).

The street design should relate to its status in the hierarchy and function for the proposed used. The street hierarchy is set out adjacent.

The aim is to discourage the use of the car for local trips with a higher connectivity level for pedestrians and cyclists to reduce travel time.

It is vital that the new streets are well connected to existing routes and are designed around the existing route hierarchy.

It is essential that the rural character of the area is maintained through the design of streets and that further suburban development does not erode the Parish.

The following Design Codes overleaf contain general guidance for new development and should be read alongside the Manual for Streets found at https://www.gov.uk/government/publications/manual-for-streets

In any new development, the larger primary and secondary roads are unlikely to be implemented in this location due to the environmental constraints in the Parish.

It is likely that new 'Village Streets' will be proposed along with ' Courtyards and Private Drives'. The focus of the next section is primarily on these routes.

CODE MS.01 - *Route Hierarchy*

Developers must (as proportionate to the scheme proposed), provide a route hierarchy which maximises opportunities for pedestrians and cyclists. It should focus upon providing an attractive public realm, which draws influence from the landscape led setting of Wellow.

New streets and paths should be designed specifically to accommodate the type of traffic flow, that is set out in the route hierarchy.

Sites should be accessed via sensitively designed junctions as appropriate to the scale of the development and traffic volume.

Paths

Pedestrian and cycle movements are critical to the successful integration of any new development. Any scheme should start with how these users are to move within the site and connect to existing developed areas.

Primary Streets & Routes

The arterial through routes which should be multi-functional and be mixed-use

Secondary Streets

The connectors to the primary streets and are often predominately residential in nature

Village & Local Streets / Lanes

Village Streets service a smaller number of homes and as such have much lower traffic flows. Shared street spaces or Home Zones are designed to focus on creating space for people with priority over vehicle movements

Courtyards and Private Drives

Specifically designed to serve a small number of homes, usually between 3 - 15, depending on the type. These areas create quiet and neighbourly spaces.

CODE MS.02.1 - Village Streets & Lanes

Village streets should be low speed, less than 20mph zones.

Traffic calming should be designed into the scheme through careful landscaping and building layout, not engineered measures.

The street should be able to accommodate cyclists as well as vehicles, or a shared cycle path and footway can be included.

Shared Surfaces and Lanes, should respect the rural nature of the area should be specifically designed to deter unnecessary traffic by using features and measures which prioritise pedestrian use.

All street types must include native tree, and hedge / shrub planting as appropriate .

A shared surface street or lane must be clearly identified with a 'gateway' feature such as a change in surface pattern or rural access gate feature.

It must be surfaced in the same material throughout, with the exception for areas which may be marked out for parking, play or seating. In which case this may be undertaken through a carefully chosen palette of materials, rather than road markings.

It is important that public and private land is clearly identifiable.

Major | Minor

Village Streets

Village streets are usually access roads, which give direct access to dwellings. They should accommodate two way traffic either with or without on-street parking. With appropriate design, traffic speeds should be low without the need for engineered traffic calming measures such as humps, cushions and chicanes.

If the street is designed to be a cul de sac (which is not preferable), it is technically not recommended to exceed 100 dwellings*. A proposed route which has more than one access, may serve more units however.

*It is unlikely that in such an environmentally constrained location as Wellow, such a major development would be appropriate.

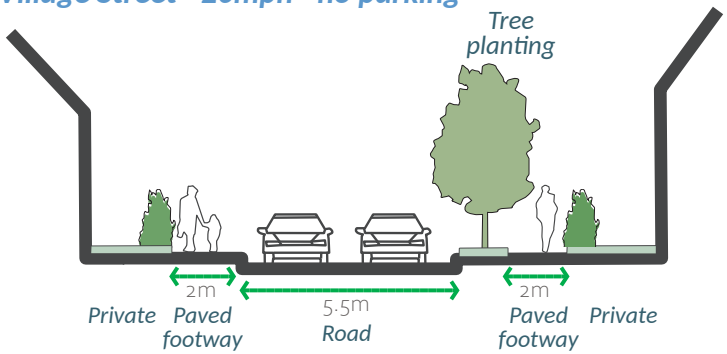
Shared Streets and Lanes

A shared street or lane (larger than a small courtyard overleaf), but usually lower than 25 dwellings.

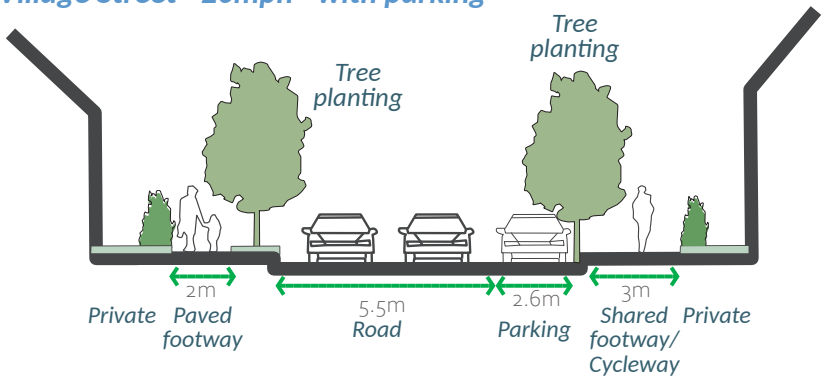
The aim of the shared space is to make the traffic speed equal to that of a pedestrian.

They should be focused around encouraging social interaction between neighbours and provision of pocket parks, meeting places and landscaping . Measures must be taken to maintain pedestrian safety by reducing traffic speed, ensuring pedestrian visibility.

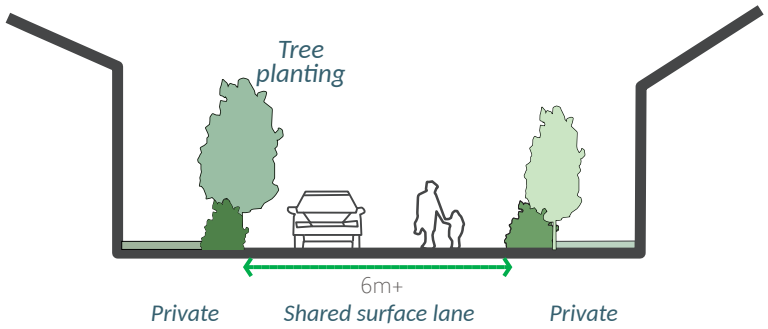
Village Street - 20mph - no parking



Village Street - 20mph - with parking



Shared Streets and Lanes - 20mph



Courtyards and Small Cul de Sacs

Courtyards and small cul de sacs are commonplace in Wellow and present opportunities for successful place making. These are smaller spaces than above and again must have pedestrian priority. Well designed spaces have potential to increase social interaction and cohesion when planned as a meeting space. They must follow the route hierarchy as set out in the Manual for Streets to ensure that they meet appropriate standards.

These spaces should allow for vehicles at extremely low speeds. Drivers should be visually aware of a change of priority. There is the potential to provide an entrance feature at the junction or a change in surface pattern. It is recommended that these are not urban features.

The length from the main highway to the end of the area should be no more than 30m, to reduce the distance to serviced areas. Attractive, sheltered communal refuse storage should be provided close to the entrance, which can be wheeled to the road on collection day.

The design of such areas must demonstrate they can accommodate sufficient parking and turning space.

To create a more intimate and pedestrian friendly space, where people are encouraged to interact, the space should be enclosed by the buildings and vegetation, proportionate to the width of the open area, providing natural surveillance and enhancing safety.

CODE MS.02.2 - Courtyards and Small Cul de Sacs

Courtyards and small cul de sacs are more intimate, often shared spaces, where speeds are 20mph or less. These generally arise from the redevelopment of farm buildings or other previously developed rural sites.

In a courtyard, the distances between building frontages are reduced, with little or no front gardens/ minimal private space.

Dwellings often abut the courtyard, but can have a small private threshold.

Vehicle parking is generally perpendicular to the carriageway through the square or court, with a minimum of 6m between the parking to allow for safe manoeuvring.

No windows or doors should open directly onto any parking area. A small threshold, allows for a buffer in this instance.

The size of the entrance carriageway to a court or square should be 4.1m to slow traffic.

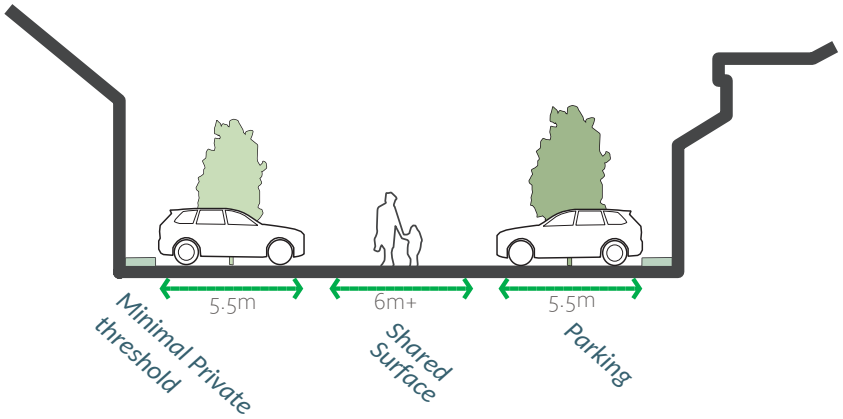
Developers must utilise appropriate tree and shrub planting to soften the appearance and reduce the size of any larger scale parking courts.

The palette of surface materials can substantially improve the appearance of an area. These include:

- **bound pea shingle;**
- **granite or concrete setts;**
- **stable blocks;**
- **cobbled edges; and**
- **high quality and permeable block paving (but only in limited usage) and preferably in combination with other materials.**

Major | Minor

Courtyards and Cul de Sacs



CODE MS.02.3 - Private Drives and Settlement Edge

A shared private drive, should provide access to no more than 5 individual dwellings.

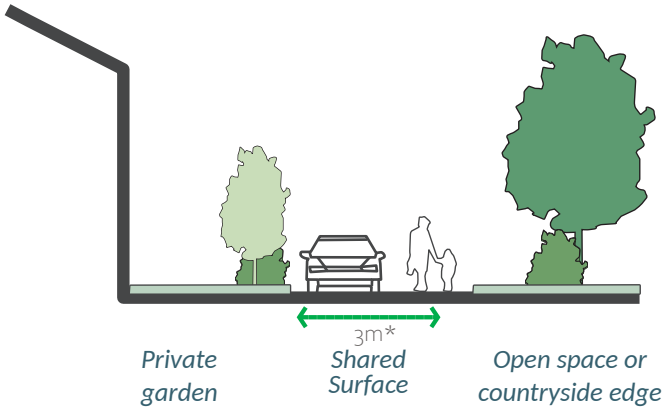
- Where they are accessible from a primary or secondary street, the vehicle must be able to enter and leave the site in forward gear. Reversing onto such roads is not acceptable.
- If accessed from a shared surface zone, there must be a clear carriageway of 8m before the first access to a private driveway.
- Passing places are required on shared drives greater than 18m in length, or where the end of the drive cannot be viewed.
- All drives longer than 18m require a suitable turning head equivalent. This should be at allow for a refuse vehicle to turn.
- Any drive that is accessed from primary or secondary streets, or from a feeder street within 30m of a junction, should have a turning head to allow refuse vehicles to turn.
- Driveways should meet the highway at an angle such that a car can turn in either direction in one movement. This typically means that the driveway should meet the highway at an angle within 10 degrees of a right angle.
- Where the driveway is to be used by fire tenders, the fire tender should be able to turn in either direction in one movement.
- The maximum gradient of inclines should be 8%.
- Steeper gradients may be considered where the retention of existing topography is desirable, subject to the use of a special surface finish that affords better adhesion.

Parking on shared private drives

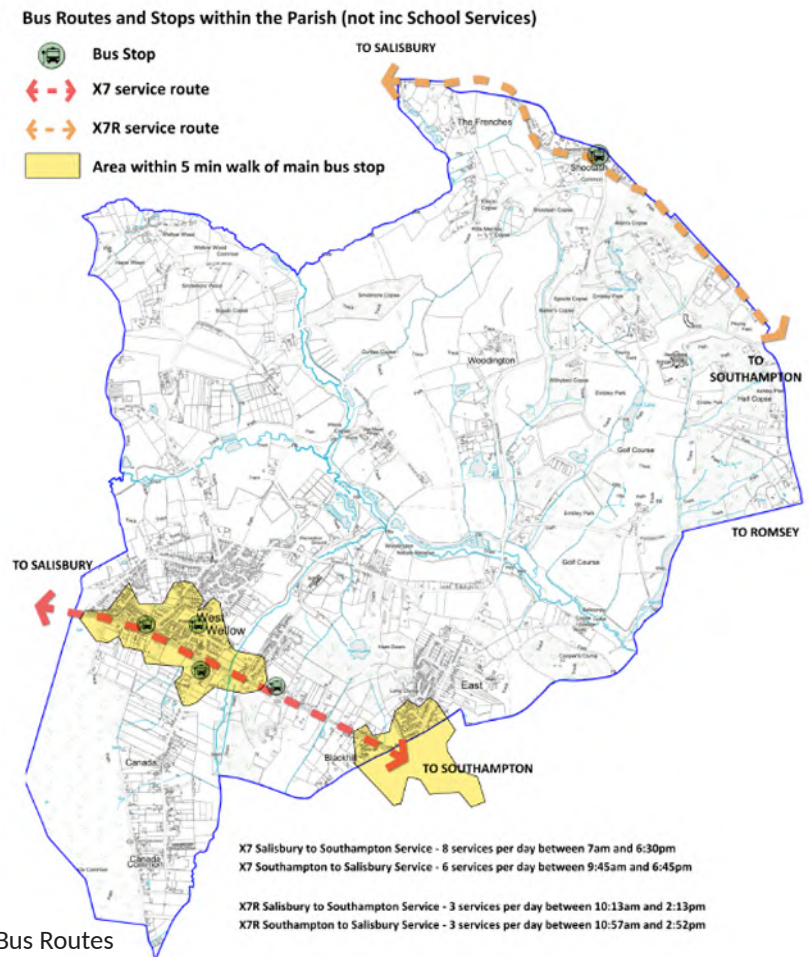
- All parking spaces must be located clear of the shared drive area, turning space, passing bays, and other common areas
- Adequate manoeuvring space must be provided to allow vehicles to enter and leave all garages and parking spaces when all other available parking spaces are full.
- Vehicle and pedestrian sight-splays of 1.5m x 1.5m from the rear of any footway should be provided on each side of a drive. No obstruction over 600mm high should be placed within any vehicle or pedestrian sight-splays

Major | Minor

Shared Private Drive



*Where a private drive is accessed from courtyard, cul de sac or narrow rural lane, the width of the drive should be 3m wide. For other street types, the width should be 5.5m for the first 6 metres and then it may reduce in size over the course of the next 6m to a 3m width.



Existing Public Bus Routes

Public transport is an essential part of a sustainable and liveable community. By making it easier for people to use public transport, we can reduce traffic congestion, improve air quality, and make our communities healthier and more attractive.

Wellow has a limited number of different bus services, which include school services. The routes and bus stops are highlighted on the plan above

CODE MS.03 - *Public Transport*

Streets which are likely to used by public transport should be identified in the design phase and link into the existing services and community facilities within the Parish.

The siting of bus stops should be carefully considered as to connect people to key areas and be accessible by a large number of people. Ideally bus stops should be within a 5-10 minute walk from every home.

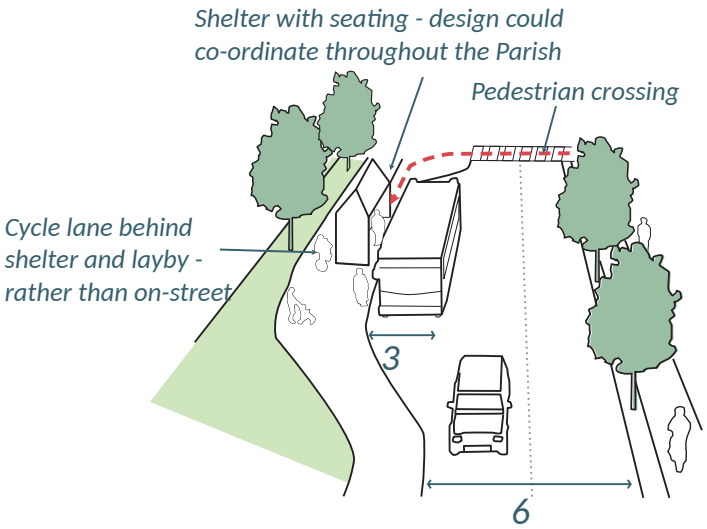
Whether to include a bus layby is on a case by case basis, as in high volume trafficked areas, it can prevent the bus's ability to rejoin the main carriageway when pulling out of a stop.

Where a layby is included, stops should be positioned adjacent to laybys sufficiently sized to fully accommodate the vehicle off the main carriageway. The bus stop should be fully integrated into the road design.

All bus stops must provide seating and shelter, and designed such that it is in keeping with the character of the area in which it is sited.

Major | Minor

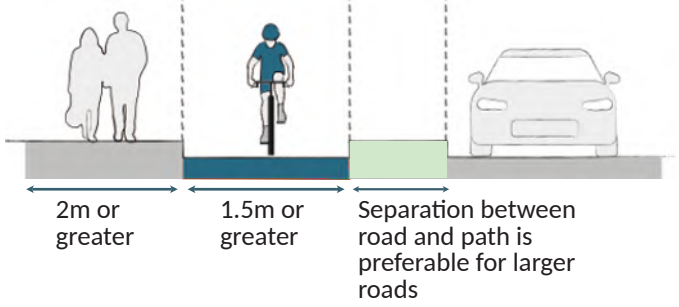
Current bus shelters are not inviting to use



Highlighting how Buses can Accommodated in new Streets

CODE MS.04 - *Walking & Cycling*

Current shared cycle paths are narrow and poorly surfaced



Dimensions for footpaths and cycle paths

Developers must submit sufficient information (proportionate to the scale of the proposal), to demonstrate how the scheme is compliant with the walking and cycling guidance as set out below and as befits the site and its circumstances.

To encourage walking and cycling in Wellow, the following should be considered:

- Pedestrian and cycle routes must be well connected with existing paths, and directed towards both existing and other newly created community facilities as well as the National Park;
- The route hierarchy must prioritise the pedestrian over vehicles;
- Direct connections, taking the most convenient routes;
- Paths which are attractive and safe with street lighting and benefit from natural surveillance.
- Any new local centre, should provide a multi-functional space designed around people and promote social interaction. Such a space should be designed with both summer and winter use in mind and provide shelter from inclement weather.
- Shared cycle and footpaths are preferred rather than individual footpaths. Such paths should be 3 metres in width as shown.
- On smaller village streets with public open space on one side, a pavement may be proposed only on one side of the street.
- Well designed junctions and crossings are essential to achieving a safe movement network for people and vehicles.
- All junctions must maintain good visibility - splays must be kept clear from obstructions such as street trees, furniture and parked cars.
- Crossings should be placed in regular intervals in convenient places which follow pedestrian desire lines.
- Traffic calming measures should be designed in at crossings, for example reducing the road width or introducing raised platforms.
- Consideration should be given to the most appropriate type of crossing depending on the road hierarchy and traffic volume.
- In low traffic area crossing can be informal for example through tactile paving.
- Footpaths without cycle routes, should be at least 2m and more depending on the type and level of activity.
- Where cycle routes are proposed on the busier elements of the road network, reference should be made to Manual for Streets.

Major | Minor

CODE MS.05.1 - Parking - Cycles

Private On-plot Cycle Parking either to the side or rear of the dwelling - behind the building line

Public Cycle Parking - located on edge of National Park

Cycle parking provision is essential to encourage people to cycle and increase their activity level whilst reducing carbon emissions.

To do so, appropriate infrastructure must be designed into the fabric of the development and the basic starts with cycle parking provision in key destinations.

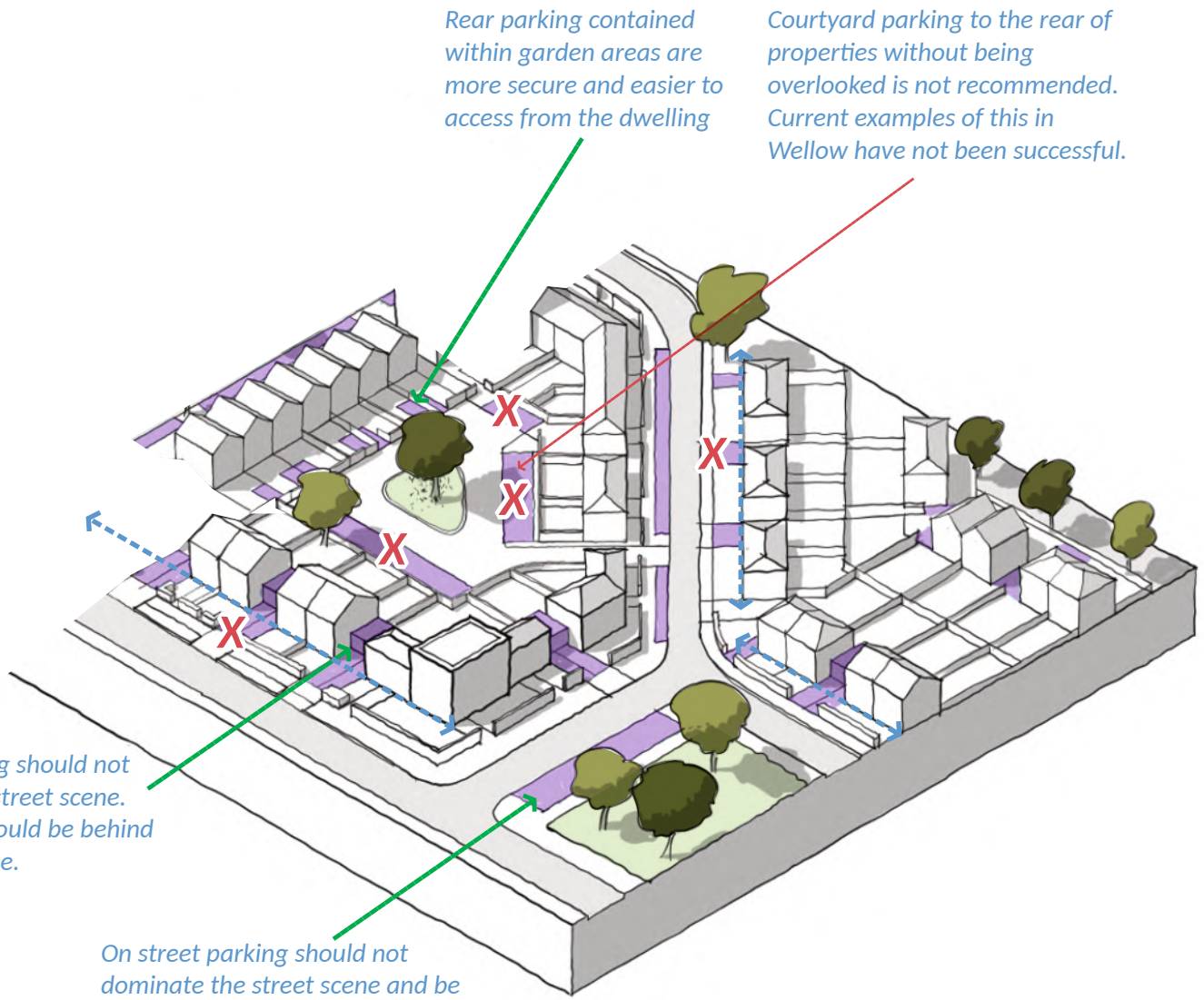
Secure covered cycle parking should be provided with all new residential developments within the domestic curtilage. Provision may be made within a designated cycle parking shed or integrated into the car port or by other appropriate means. The use of planting can help mitigate any visual impact which distracts from the overall character. Enough space should be designated with regard to the number of bedrooms and likely number of occupiers.

Cycle provision should also be located near community facilities and services, leisure spaces and places of employment. Cycle parking in the public realm should not impede other activities and be in a designated area which benefits from natural surveillance.

Overnight and long-term cycle storage

- **Cycle storage facilities must be secure, under cover, clearly identifiable, and accessible to people of all ages and a range of abilities.**
- **Dwellings should have their own cycle parking - where possible, a garage should be designed to include secure cycle storage.**
- **Secure, enclosed cycle parking must be provided for all dwellings without a garage, such as a shed to the side or rear garden. If appropriately designed, front garden storage may also be acceptable, but should be low level and not dominate the street scene.**
- **The cycle parking must be accessible without wheeling a bicycle through the dwelling.**
- **Cycle storage facilities may be located in a variety of places to connect into the public transport network.**
- **They should also be site so as to be near ground-floor entrances to buildings.**
- **In apartment blocks, cycle storage facilities should be positioned close to the ground-floor entrances and sufficient cycle parking should be available for all residents.**
- **Communal cycle storage facilities should be well-lit, especially at night, and designed in such a way that they discourage vandalism and theft.**
- **Where cycle facilities are being planned adjacent to community facilities or cafes, consideration should be given to opportunities for bike repair hubs, bike share or other facilities to make cycling more attractive.**
- **A proportion of the cycle parking (typically 5%) should be provided for non-standard cycles to accommodate people with mobility impairments and cargo bikes.**
- **For cycling parking requirements, please see the Local Plan.**

Major | Minor



Car Parking

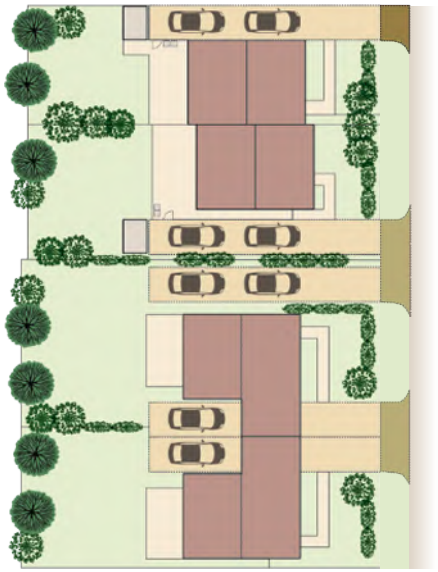
In some areas within Wellow there is excessive on-street parking, both in suburban village locations in West Wellow and the narrow rural lanes. These cause difficulties for both pedestrians, and for moving traffic, where vehicles block the carriageway.

The earlier suburban on-street and parking square areas, have generally not been considered successful and are not popular. In general, such areas often not well overlooked by existing dwellings or are surrounded by public spaces and have become wasted and ill maintained areas.

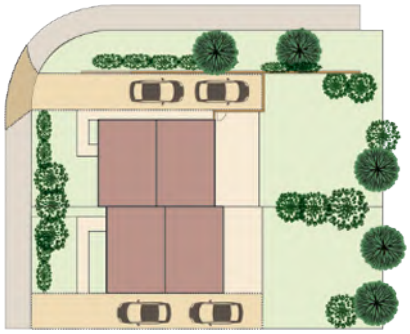
Such problems should be taken into consideration when designing any development proposals.

Examples of good practice for the parking of cars is found overleaf.

On-plot parking to the front of a property can often dominate the street scene. Ideally the drive should accommodate all vehicles behind the building line. Alternatively, front gardens should be at least 2m deep in front of the parking to improve the setting.



Here, parking is shown behind the building line. Carriageway arches could be used to provide shelter to parked vehicles underneath.



On corner plots, parking should be contained behind walls and vegetation rather than be visible. Sufficient visibility however must be maintained. Any planting, fence or wall must be set back from the highway and lower than 600mm to ensure good visibility. Such heights may be increased further back into the plot beyond 2.4m from the edge of the carriageway.

Ideally, a corner plot should be dual aspect

CODE MS.05.2 - *Parking - Vehicles (Layout)*

Car parking should be attractive and functional and follow guidance set out in Manual For Streets and the New Forest Design Guide.

The number of car parking spaces must meet the requirements for the development type and number of bedrooms as set out by Hampshire County Council.

On plot parking is preferable and where possible should be located to the side of the property.

Car ports are preferable to a garage, as often garages are either converted or used for personal storage rather than parking. This loss of parking then exacerbates the current parking issues.

Where garages are proposed, it should be considered whether a condition limiting its use and conversion may be appropriate.

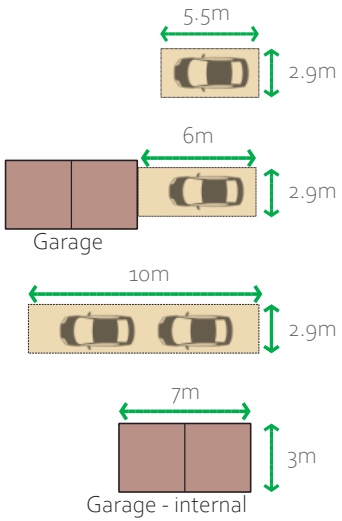
Communal parking should be provide for apartments that is well overlooked, directly accessible and is laid out attractively and functionally.

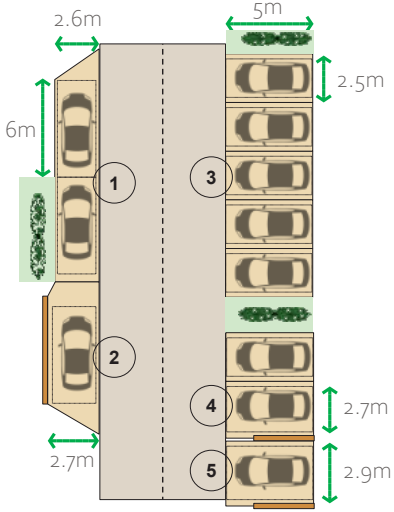
Where rear courtyard or mews court parking is proposed, this must only be where homes directly overlook and front the parking areas. They should be secure, well overlooked and lit, whilst being in close proximity to the dwellings it serves. Where possible these spaces should be directly accessible from the dwelling or any associated amenity space to minimise walking distance.

On-street parking should dominate the street scene. It should be broken up with vegetation which should be place so as not to adversely affect visibility. Planting should be in keeping with the wider character of the area and offer biodiversity benefit. Choice of plants and hard landscaping should also be functional and attractive chosen from a co-ordinating materials palette to add visual excitement to the streetscene.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

CODE MS.05.3 - Car Parking





Parking Examples

A parking space should be at least 5.5m x 2.9m, but ideally further space should be allowed on a driveway to walk alongside a car

A parking space in front of a garage or dwelling should be at least 6m in length to allow for the door to be opened without moving the vehicle, or placing the vehicle overhanging the footway

A tandem parking space should be at least 10m x 2.9m with additional space if located in front of a garage

A garage must have an internal dimension of at least 7m x 3m

1. **Parallel parking should be 6m long and 2.5m wide as doors can open into street or footway.**
2. **Parallel parking spaces which are restricted by a fence or wall etc will need to be wider and 2.7m is recommended.**
3. **Perpendicular spaces must be 5m long and 2.5m wide if next to another parking space or open space.**
4. **If constrained along one edge then the width should increase to 2.7m.**
5. **If constrained on both sides the width needs to increase to 2.9m**

All houses with on-plot parking should have a dedicated (Electric Vehicle) EV charging point.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

On street parking around the shops in particular, can be problematic for pedestrians.

Car parks should be well screened from the public realm.

Private driveway parking should be low key and in keeping with the rural character. Extensive block paving is not encouraged as it is urban in nature.

Car parking within the National Park should be informal, without marked spaces or extensive hard surfaces - as shown adjacent.

Within communal Parking Courts, parking spaces should be at least 5.5m x 2.9m. The rows should be separated by at least 6m to allow ease of manoeuvring.

At least 5% of spaces should be suitable for use by disabled people.

A court should be designed with sufficient planting and landscaping in front of properties to soften the hard urban streetscape.

CODE MS.06 -

Services & Utilities

To avoid adverse impacts, co-ordinated utilities should be considered early on in the design process to enable discreet and convenient delivery and maintenance.

To ensure efficient use of space and for aesthetic reasons, services are should be provided underground, below roads and footpaths. It is important to consider the desired placement of new planting and existing trees and shrubs.

All services and utilities must be easily accessible for future maintenance and locations should be considered which causes the least disruption.

Detailed advice on providing for utilities in new developments can be found in Street Works UK Guidance. http://streetworks.org.uk/

Guidance on spacing and turning requirements is provided in Manual for Streets - https://www.gov.uk/government/publications/manual-for-streets.

Utilities

Utility companies and other service providers should be consulted as soon as possible to ensure that all necessary services are available and to avoid any conflicts during construction.

Services should be located under footways or service strips rather than under carriageways.

Designers should consider the future by allowing additional space within the ducting for future technologies.

Ducting should be provided to a point at the property boundary where it can be connected at a future date as required.

Utility related street furniture should be minimised where possible.

Services should not be located within landscaping strips where tree roots may cause an adverse impact.

Larger areas of public open space may be more suitable for services, where such spaces remain free of planting.

Lighting

Not all streets or buildings require lighting. There are many instances where the provision of lighting may be detrimental, this can include much of Wellow or the the National Park in particular. Such dark areas are important for ecology, especially bat flight corridors.

A compromise for example may be more suitable, such covered downlighters or sensor lighting.

Lighting design should be in keeping with that of the surrounding area and use lower energy lamps.

Any development proposal should consider the individual location in detail.

Bin-collection points

Bin-collection points must be provided within 25 meters of any dwelling that is more than 25 meters from the highway.

Residents should not have to carry a bin more than 30 meters (excluding vertical distances) to the bin-collection point.

Drop kerbs must be provided to facilitate wheelie bin collection.

Fire tender access

Any dwelling that is more than 45 meters from the highway must have a driveway that is wide enough (at least 3.7 meters) and strong enough (capable of carrying a 12.5-tonne vehicle) to accommodate fire tenders.

The street network must accommodate the mobility of all emergency vehicles and service vehicles and refuge collection services.

Built Form - Introduction

The National Design Guide states that "*Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.*

It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place"

This can be achieved through:

B1 Designing a compact form of development

B2 Providing appropriate building types and forms

B3 Creating destinations

The character area appraisal describes the individual areas within Wellow and the existing built form. These are summarised in the display overleaf.

The following section provides a brief summary all of those elements of locally specific built form highlighted in the character appraisal.Relevant Codes ensure new development continues those aspects into new built form.

Built Form - Design Codes

Each of the Design Codes in this Built Form section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

Design and Layout of Buildings

Code BF.01 - Density and Layout

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.02 - Edge of Settlement

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.03 - Landmarks, Features, Legibility & Wayfinding

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.04 - Building Lines and Set back

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.05 - Scale, Form and Massing

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.06 - Height and Enclosure

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.07 - Views and Vistas

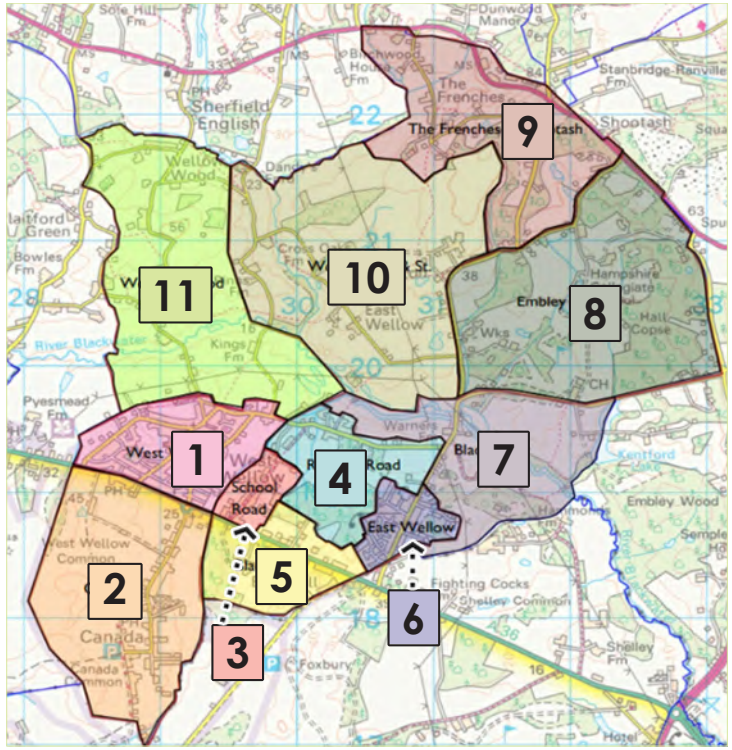
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code BF.08 - Building and Roof Forms

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more



Character Areas for Reference

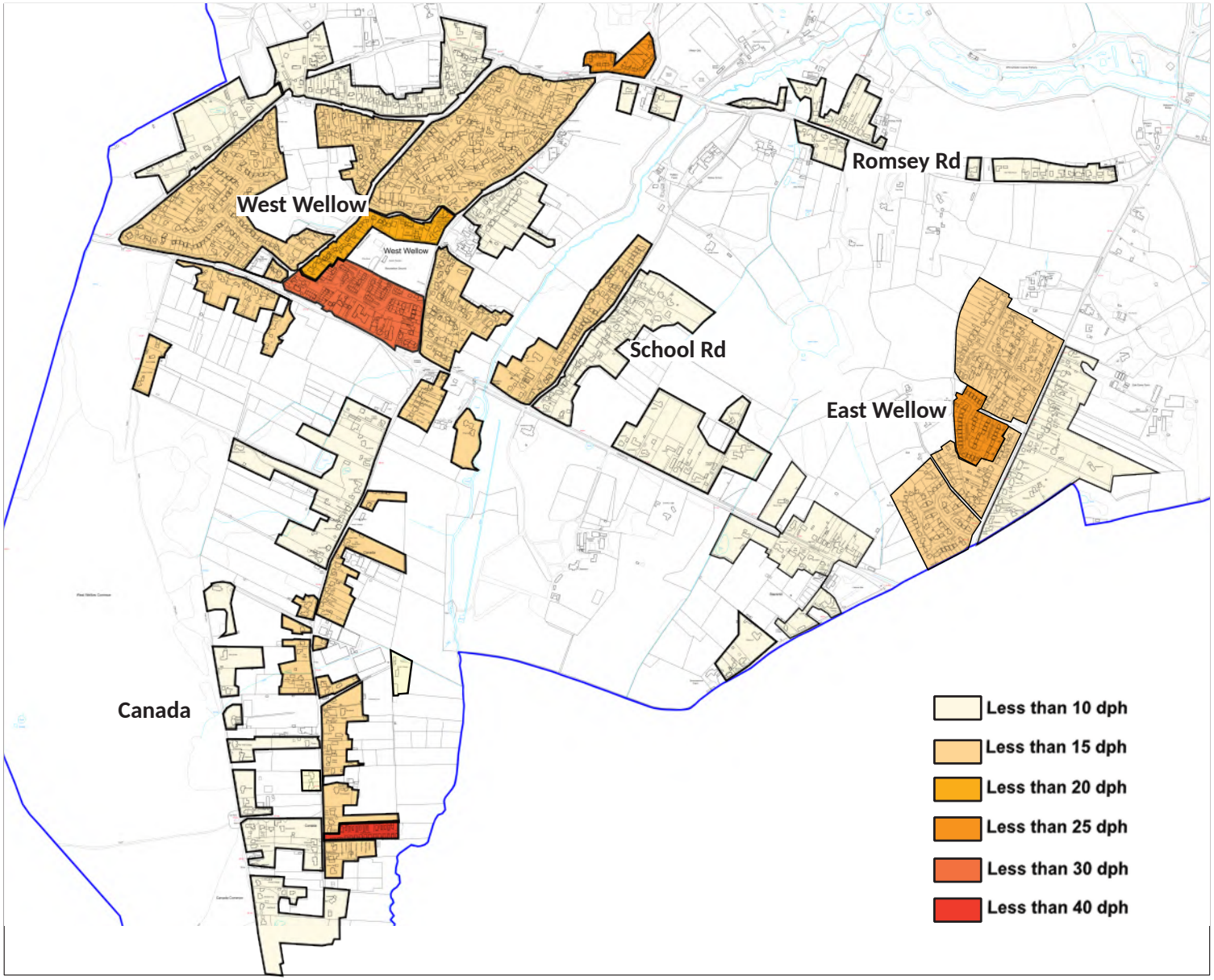
Housing Density

The density of new development should be sympathetic to the immediate local context, overall character of Wellow and intended character of the new development.

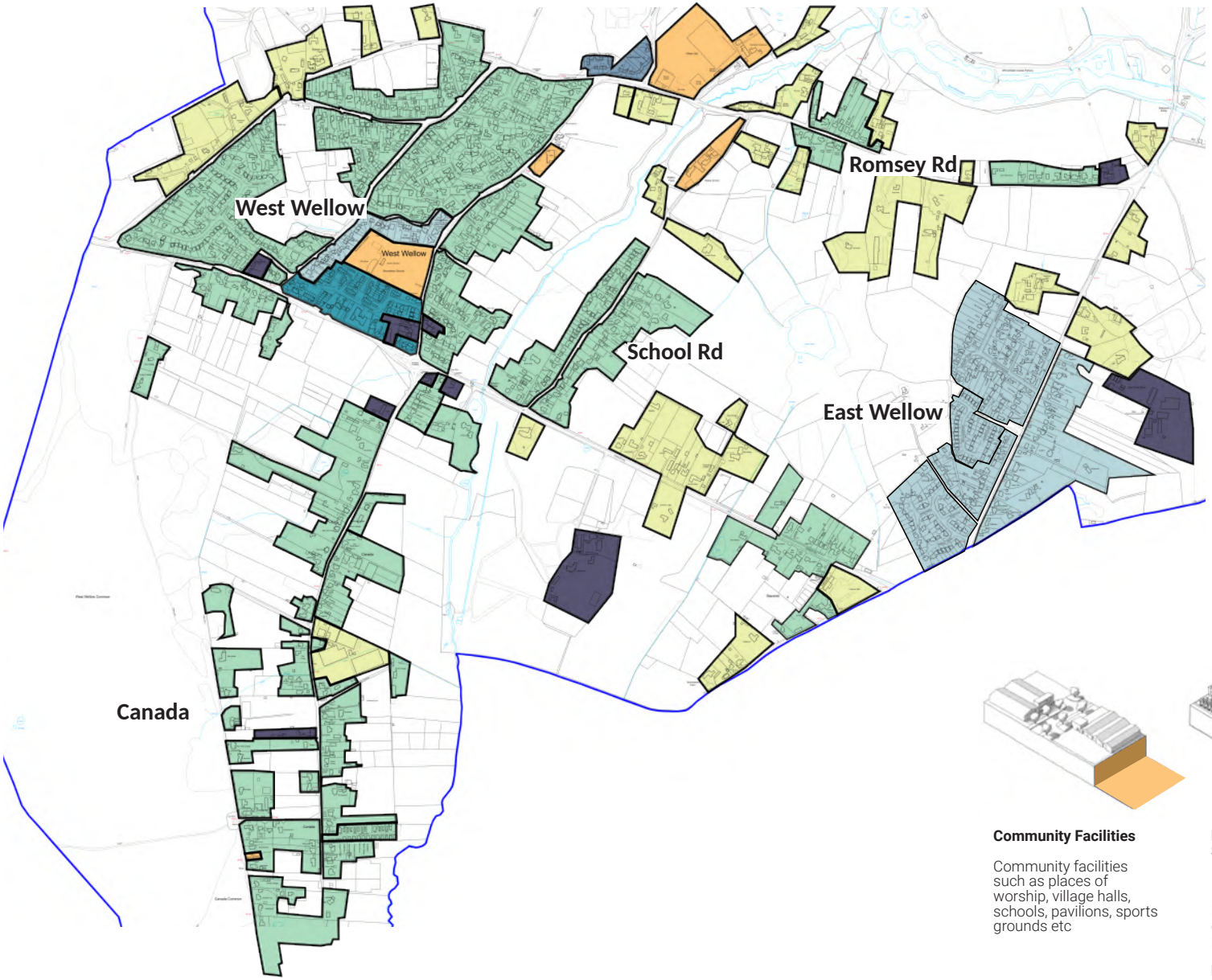
The density of an area helps to determine the character and activities taking place on the street. For example where there is a higher density there is higher footfall. As such, higher density units should be located along primary routes, where there should be community facilities, business and retail uses. In this instance it is unlikely to apply to Wellow, as there are few opportunities for larger scale mixed use developments in the future.

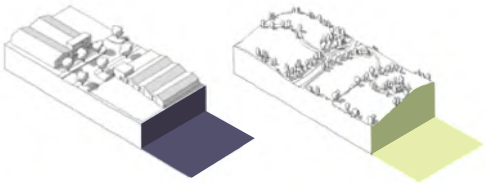
The density of any new development should gradually increase away from settlement edges towards the centre of the village. The lowest densities should be found on the edge of development, facing open countryside.

The settlement edge areas should be designed to create a more rural appearance and form a gradual change from countryside edge, to landscape buffer, to harder urban environment, but respecting the fact that this is a rural village on the edge of the New Forest National Park.



Area Types Within the Main Settlement Areas





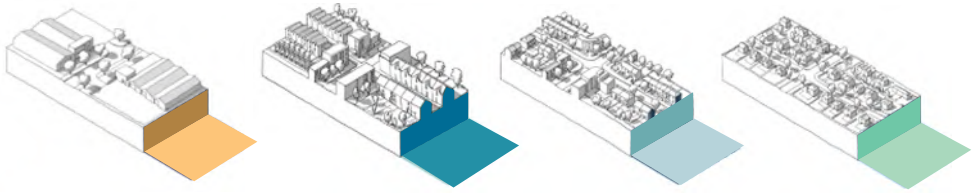
Industrial and Small Scale Commercial

Low key, low density industrial, commercial and storage uses.

Rural

Areas of scattered development with older pre 1950s cottages and agricultural and horticultural buildings.

Residential Densities - Very low density - less than 10dph



Community Facilities

Community facilities such as places of worship, village halls, schools, pavilions, sports grounds etc

Higher Density Suburban Village

Retirement apartments, Longer terraces and higher density semi-detached estate properties.

Residential densities less than 35 dph

Medium Density Suburban Village

Limited short terraces and semi-detached properties, with higher density detached estate properties

Residential densities less than 25 dph

Lower Density Village

Semi-detached and detached properties

Residential densities - less than 15dph

CODE BF01 - *Density & Layout*

Any scheme for over 10 dwellings, must allow for a mix of densities within a development in keeping with the figures of Densities and Area Types shown in pages 55 and 56 above. Higher densities should be focused around any local centre and areas which are more sustainable.

Rural or countryside edges should be lower density and well integrated into the landscape setting of the Parish, to effect a gradual change from countryside to village.

West Wellow is as a typical English village, which has evolved over time and new development should contribute to this organic growth, rather than creating standard suburban housing developments.

Other settlements are much smaller and generally linear in nature, following historic routes. Such settlements should not be overly extended such that it causes the coalescence between settlements and causes the original settlement identity to be lost.

The layout of any new development should include a range of building types and plots to reflect different occupiers and to be adaptable over time. These should include a mix of buildings that are suitable for a range of ages and lifestyles including high quality homes for those people looking to downsize.

Density should be mixed to protect amenity of neighbours, emphasise key views, support facilities and use density to increase public transport use whenever possible

A suitable balance must be struck between the amount of:

- built form covering plots
- landscaping
- amenity space and
- public realm provision;

The layout should reflect the existing pattern of development, in addition to passive environmental design and maximise opportunities for natural day lighting and solar gain.

CODE BF02 - *Edge of Settlement*

The edges of the built up area of Wellow should provide a gentle transition from the built environment to the surrounding countryside, particularly around the National Park.

When new development is proposed the following approach should be undertaken:

Between any new development and the open countryside, a buffer should be provided in the form of hedgerow, small pockets of woodland planting, ponds, and meadows (as appropriate to the surroundings). The latter two are of particular importance for areas prone to flood.

Such buffer areas should be planted and maintained as biodiversity corridors.

Proposed streets on the edge of the development should be designed to be in keeping with rural lanes with minimal road geometry, signage, kerbs and other urban clutter.

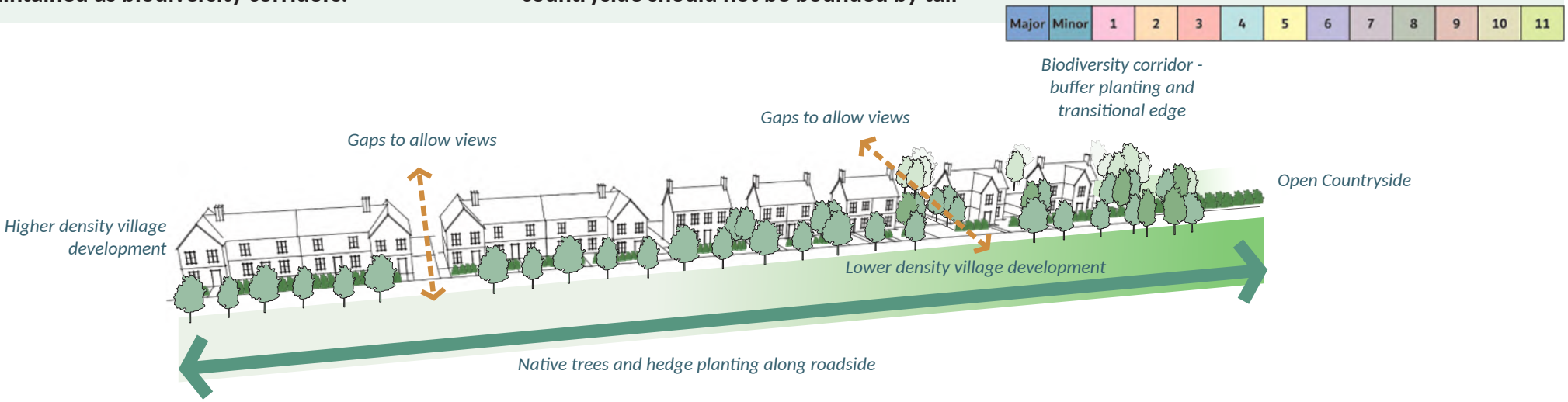
New buildings should face outwards towards the countryside to create a positive outlook. This should be balanced with planting levels to create glimpses of buildings.

Where development is exposed to open countryside, development should be lower density, with lower roof heights, and greater integration with native planting species, rather than ornamental.

Rear gardens which are adjacent to the open countryside should not be bounded by tall suburban fences, as this creates a hard edge. Instead a mix of native hedgerow planting onto a field edge with fencing set behind is preferred.

Where possible, rear gardens should not be on display to the public realm, back garden to back garden development should be planned for.

Gaps between buildings should be placed to allow for filtered views to and from countryside to any landmarks and features, and establish visual links with public open spaces.



CODE BF03 - *Landmarks, Features, Legibility & Wayfinding*

Landmarks and significant focal features are vital to place making and the legibility of places.

New landmarks and features should draw the eye through the development and show you the direction in which you should travel. In this regard, these elements should be located at junctions, bends or places of interest.

It is vital that new major development introduces individual and built and landscape landmarks which respond positively to existing development.

Any new development should seek to maximise opportunities for features and landmarks to ensure that each part of the development is visually distinct and recognisable. These can include identifying appropriate corners and junctions, gateways and focal points, where such elements can be located.

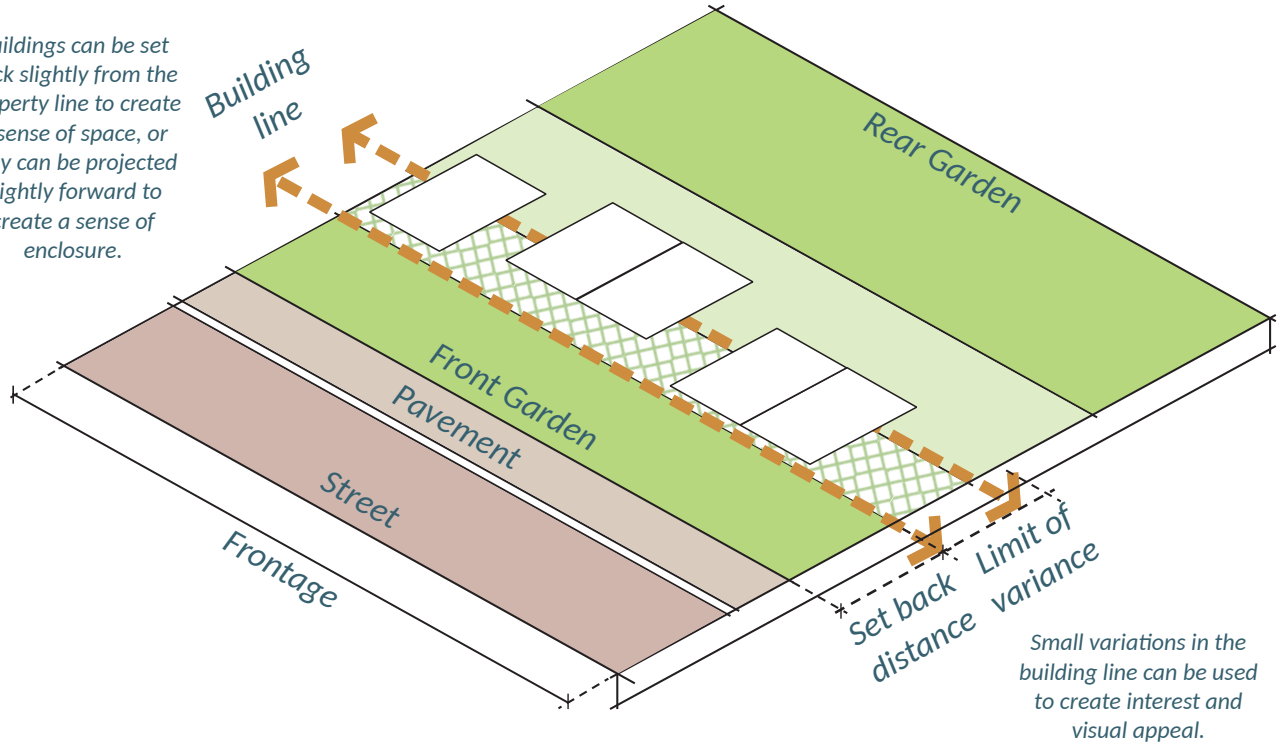
These should incorporate distinctive and characterful architectural elements which reflect the character of the area.

Designs which solely include tall buildings of low architectural merit are not to be supported.

Development which includes new landmarks should assess the impact on existing views and the creation of new views and vistas to clearly lead the user from one space to another and aid legibility.

New developments should examine the relationship with each of the distinct character areas and encourage a contiguous sense of place for each.

Cluttering the public spaces with excessive and uncoordinated signage should be avoided.



Example of a building line along a street, highlighting the degree of variance to which the line can take

Within the linear street pattern there is a strongly designed, but varied building line along the street. This is also true of the well landscaped area, where uniformity comes from tree planting and hedgerow lines. Both reinforce continuity in different ways and helps to define the character of each area. The later residential areas of the village tend to have more variations in the building line creating a more informal open character.

The building line along a street should generally be consistent and present a unified whole for each character area, allowing for subtle variations with recesses and protrusions. Some areas within Wellow should have more variations than others depending on the design and function. This provides variety and movement along the street and is successful at drawing your eye along and leading one to a destination.

Additional guidance for building lines are highlighted in the diagram above.

CODE BF04 - Building Lines and Set back

New development (including extensions to existing buildings) should be no further back than the general building line of the street, allowing for a degree of variance and highlighted in the diagram.

Designers should consider:

- **the set back of the opposite property so as not to create an inappropriate level of openness or overlooking.**
- **Where plots are set back more than 5m from the edge of any pavement or carriageway on both sides of the street, a higher degree of native soft landscaping should be used to provide an appropriate degree of enclosure.**
- **Buildings and tree planting should be placed and oriented in a way that creates a consistent building line along the street. There should be an allowance made for small variations, in the form of depressions and protrusions can be used to create variety and interest.**
- **Where front gardens are more limited such as in a courtyard development, a minimal personalisation strip should be provided to allow for small planters and low level planting to be included to offer some softening to the otherwise hard urban fabric. The placing of planting can also assist with reinforcing the building line.**

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Example of the varied building heights in a street adding interest to the street scene. Note that the changes in height are proportionate and one building does not dominate another or cause problems with overlooking and loss of privacy through careful placement of windows.

The size, shape, and overall form of buildings has a significant impact on the character of a place and can help to distinguish between different areas within a settlement or parish.

The massing of a building refers to its perceived shape, form, and size, and is determined by the way in which the building is arranged on its site. This is especially important for larger buildings or those with entrances on more than one side.

In Wellow, the scale, form, and massing of buildings varies between different character areas. For example, the National Park contains typical New Forest properties and forms agricultural layouts utilising a number of different typologies. This form provides an environment with a wider variety of different buildings set in naturally landscaped rural lanes, particularly when compared to the modern planned areas.

This latter development comprises more generic forms, which do not relate to the local vernacular.

When designing new buildings, it is important to consider the scale, form, and massing of the surrounding buildings.

New buildings should be designed in a way that creates a harmonious relationship with neighbouring buildings, spaces, and streets.

Designers should also seek to embody and enhance the most celebrated characteristics of the different character areas in the Parish.

CODE BF05 - *Scale, Form and Massing*

New development and redevelopment should:

- **Be of a scale and massing that is consistent with the surrounding buildings and enhances existing features, landmarks and other focal points.**
- **Use simple forms that are similar to the surrounding buildings.**
- **Consider pedestrian scale and enclosure and set back larger buildings from the road to reduce their impact on the street.**
- **Use materials and colours that complement the surrounding buildings.**
- **Examine how the scale, form and massing within a street should be varied along its length to create visual interest.**
- **Be mindful of where changes are being made to an existing street, consider the impact not only on the exist building, but also the wider street scene. Many buildings in Wellow have been specifically designed to correspond to their neighbouring property, and a single change could have an adverse impact on this.**
- **Consider how the specific mix of houses and other uses required in an area can be accommodated, with the typologies used (including terraced, semi-detached and detached dwellings, as well as commercial and community buildings), to good effect with appropriate scale form and mass adding variety.**

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Height

The majority of buildings in Wellow are 1 or 2 storey.

In a rural parish such as this, the mature trees which line the streets and lanes, are often the most dominant feature.

A varied and visually interesting roofscape is a characteristic of Wellow and is key in any new development. Buildings may be subtly different in height to add character or be the same height but slightly set back, creating a varied roofline.

Taller buildings can be placed at the end of a road or junction to terminate a vista, which helps to enclose the space and identify the end point or junction.

The introduction of taller buildings without a specific justification is not appropriate. Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and commercial properties.

Equally a development of solely 2 storey buildings of the same ridge height, will also likely be inappropriate, as this does not represent the successful variation found within the National Park and Special Character Areas.

Enclosure refers to the relationship between public spaces and the buildings and other features such as trees and landscaping that surround them.

Enclosure

Within Wellow, the level of enclosure varies throughout the different character areas.

For example in the rural areas (see page 57), the buildings are generally lower in height and the lanes are narrow and surrounded by mature trees or tall hedgerow vegetation.

The high degree of enclosure provided by mature vegetation is a key characteristic throughout much of the Parish's settled areas.

This contrasts with the modern development in the higher density area around Gurnay's Mead and surrounding commercial properties in West Wellow, which has much less vegetation and wide, open parking squares and open grassed areas.

Reduced level of openness between created by mature trees leading to a more intimate space appropriate to pedestrian priority due to lower traffic speeds

A wide, more open street here would encourage increased traffic speeds and even with lower speed limits, pedestrians and cyclists would not feel as comfortable in this space as vehicles have the potential to speed around them.

There is also potential for such an area to be dominated by on-street parking, with this becoming the main focus of the street.

CODE BF06 - *Height & Enclosure*

Buildings should be sympathetic in height and proportions, offering the appropriate degree of enclosure to the surrounding context.

In Character Area 1, buildings range up to 3 storeys in height. In other locations, 3 storey buildings are rare and usually only found in Areas 2 and 5. In remaining areas, 1.5 and 2 storey buildings predominate.

On major developments, a varied roofline is encouraged, but this should be part of a wider masterplan approach, which considers building typologies across a site, which are based on the needs of the Parish.

Where new development or extensions are proposed to be greater than the height of surrounding buildings, sufficient justification will have to be provided.

Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and commercial properties.

New development should avoid overshadowing of neighbouring properties and ensure adequate privacy through the careful placement of fenestration, and natural light for the occupants of both new and existing dwellings.

Variety in the building heights can be achieved by providing a range of different ridge heights.

Utilising roof space in many areas is appropriate - 1.5 storey and low 2.5 storey buildings with rooms in the roof utilising traditional dormer windows are commonplace and supported.

CODE BF07 - Views and Vistas

The identified key views must be protected from inappropriate development and maintain the key characteristics in the view as well as maintain openness.

New development should not obstruct long-distant views to the countryside beyond.

The design and layout of major and minor development should be informed by the existing views. Where proportionate, a viewscape analysis relating to the impact of the proposed development should be undertaken.

V1 -

From Frenches Lane (Lower Shootash Farm) looking north-west towards Frenchwood Farm

V2 -

From Frenches Lane (Kitt Merries Farm) looking south-southwest towards Woodington

V3 -

From Hackleys Lane near St Margaret's church looking eastnorth-east towards Woodington

V4 -

From Foxes Lane above ford at footpath looking east-southeast along Blackwater

V5 -

From Groves Down at footpath looking north-north-east towards Blackwater

V6 -

From corner of Maurys Lane (Luke's Farm) looking north-west

V7 -

From corner Maurys Lane looking south towards Maurys Mount

V8 -

From School Road looking north-west across to Buttons Lane

V9 -

From Whinwhistle Road (Hamdown Farm) looking north over Romsey Road

V10 -

From junction Romsey and Whinwhistle Roads (Carlos) looking east-south-east along Blackwater

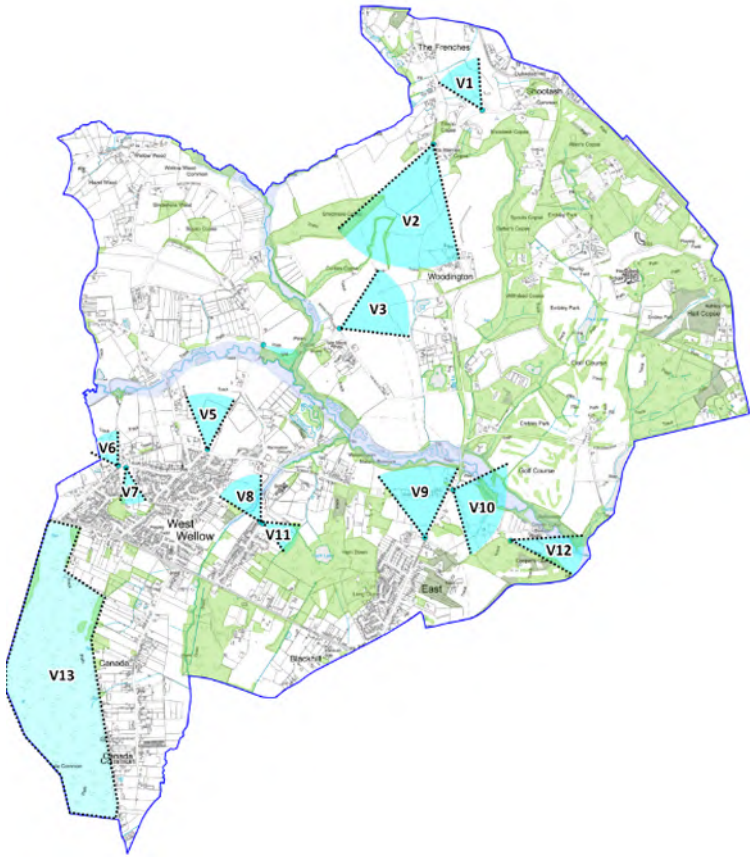
V11 -

From School Road opposite V8 looking south-east towards Ham Down woods

V12 -

From edge of Cooper's Clump looking east-south-east along Blackwater

Views recommended for protection in Neighbourhood Plan



Key Views are important to protect the existing character and retain a sense of place.

The following views have been identified from the Character Appraisal for the Neighbourhood Plan.

They are shown on the maps below.

Views can be long distance and open, enclosed, glimpsed, directed through building placement and orientation. In all circumstances, development should respect these views, which provide significant benefit to the character of the area.

Building Forms

In general, buildings are of a simple rectangular form for the main element. Where extended, this is usually through a rear extension which is of a smaller scale. Some of the different variety of forms are highlighted opposite. New buildings should be designed with this in mind.

There are few terraced properties within the parish.

The new building form should take into account natural light and overshadowing.

Interest can be added to the street scene by the use of contrasting materials, through projected elements and combining dwellings types and outbuildings. The preference is to combine buildings rather than make a single dwelling unnecessarily complex.

Detached, narrow, deep-plan forms should be avoided where possible as they often result in narrow gardens and create difficulty in achieving internal natural light. Instead, these are appropriate when combined as a pair for example as shown adjacent and giving sufficient space for landscaping at the side.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

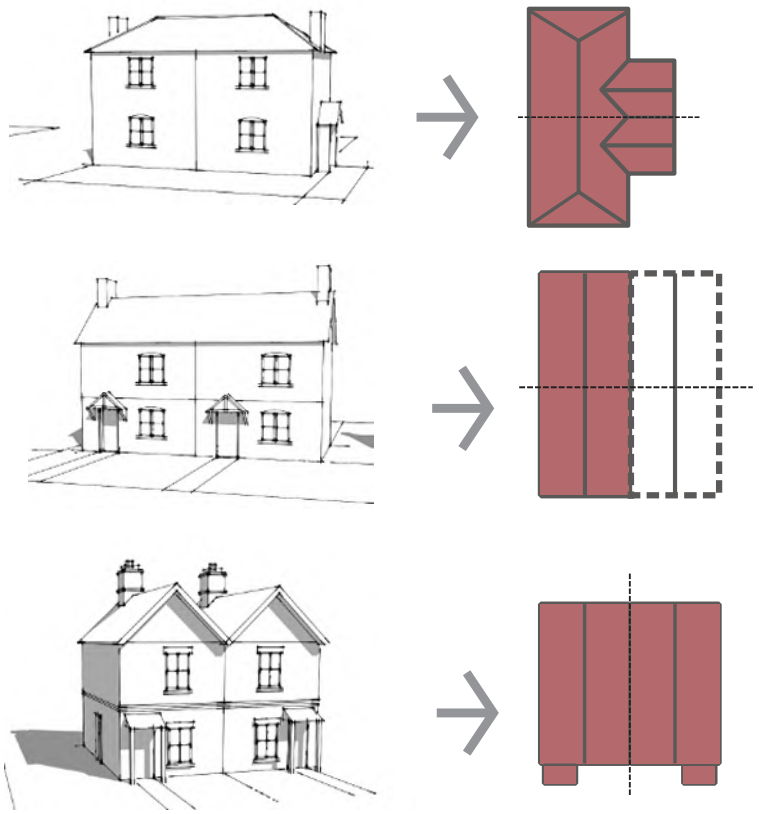
Roof Forms

The roof forms are generally simple, with a range of forms including hipped and gable ends being utilised, with more limited half-hipped forms.

The pitch is generally low for slate and higher for clay tile, but still at 45° or lower. Flat roofs should be avoided, unless an integral part of a contemporary design.

Brick chimneys are characteristic of Wellow and should be incorporated into traditional dwellings to add visual interest to the rooflines,

Decorative ridge detailing is commonplace. Ridge tiles are often a different colour to the roof tiles.



Simple cottages are predominant throughout the area, but often extensively extended. Sometimes the original plan form is doubled, and or single storey additions added to the side and rear. Usually built as a pair.

Such buildings are often converted to a single dwelling.

Traditional farmhouses and larger cottages again are simply designed in terms of form (but not appearance), often with a front porch. Higher levels of detailing are found on more affluent properties. Such properties are often extended by doubling the plan form or single storey additions. Attention should be paid to symmetry and proportions.

CODE BF.08 - *Building & Roof Forms*

Building Forms

New buildings should be designed with a rectangular plan form and a pitched roof spanning the narrower plan dimension, as is typical of traditional buildings in Hampshire.

The new building form should take into account natural light and overshadowing.

Interest can be added to the street scene by the use of contrasting materials, through projected elements, and by combining dwellings and outbuildings.

Detached, narrow, deep-plan forms should be avoided where possible, as they often result in narrow, overlooked gardens and make it difficult to achieve internal natural light. These forms may be more appropriate however when forming part of a semi-detached property within a wider plot.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

Roof type

A variety of roof type, pitched roofs with gable ends and equal amounts of hipped and half-hipped details.

Flat roofs should be avoided, unless an integral part of a contemporary design.

Roof pitch

The roof pitch is lower for slate than for tile, which is around 45°. Variation can be achieved in the street scene with a subtle co-ordinated approach on ridge heights, pitch and other elements of detailing of the roof.

Chimneys

Brick chimneys are characteristic of Wellow and should be incorporated into traditional dwellings to add visual interest to the rooflines.

Chimneys should be positioned along the ridge at the edge of the dwelling or along the ridge in the centre of the dwelling's roof.

Ridge detailing

Decorative ridge detailing is commonplace. Ridge tiles are usually the same colour as the roof tiles.

Homes and Buildings - Introduction

The National Design Guide states that "*Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.*

They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time"

This can be achieved through:

H1 Healthy, comfortable and safe internal and external environment

H2 Well-related to external amenity and public spaces

H3 Attention to detail: storage, waste, servicing and utilities

The following section looks in more detail at both internal and external standards for dwellings and how to create a positive environment and promote health and well-being.

This includes space standards, enabling accessibility and maximising natural light whilst maintaining privacy and secure and discreet refuge storage.

It is important that new housing is design to accommodate the needs of a wide range of people.

In this regard, housing should be accessible and adaptable as lifelong homes.

New housing should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

Homes and Buildings - Design Codes

Each of the Design Codes in this Homes and Buildings section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

Housing

Code HO.01 - Space Standards

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.02 - Building Typologies

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.02.1 - Building Typology Considerations

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.03 - Natural Light, Aspect & Privacy

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.04.1 - Private Amenity Space

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.04.2 - Private and Communal Amenity Space

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.05 - Boundaries & Means of Enclosure

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.06 - Storage, Waste & Recycling

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.07 - Replacement Dwellings

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.08 - Infill & Redevelopment

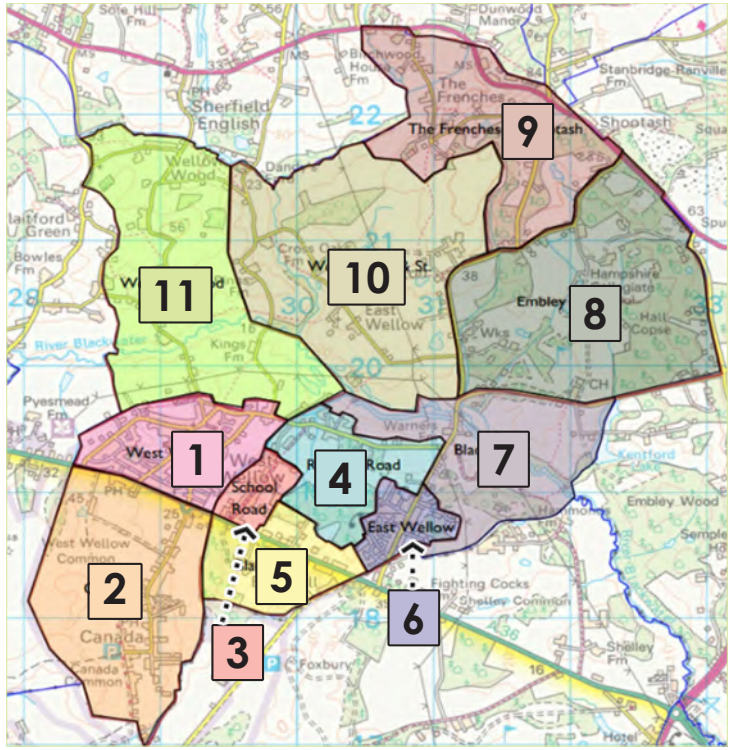
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code HO.09 - Household Extensions, Renovations & Conversions

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more



Character Areas for Reference

CODE HO.01 - *Housing Space Standards*

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Technical Housing Standards – Nationally Described Space Standard

Housing is required to at least meet the minimum space standards as set out in Table 1 (adjacent) of the Technical Housing Standards – Nationally Described Space Standard.

This shows the amount of Gross internal Area (GIA) of floor space required. As well as meeting the space standards, developers must show on plans that built in storage accommodated in the design.

https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

The document also requires:

- a dwelling with two or more bedspaces to have at least one double (or twin) bedroom
- in order to provide one bedspace, a single bedroom must have a floor area of at least 7.5m2 and is at least 2.15m wide
- in order to provide two bedspaces, a double (or twin bedroom) must have a floor area of at least 11.5m2
- one double (or twin bedroom) to be at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)
- any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

CODE HO.02 Building Typologies

When designing new housing proposals in Wellow, a variety of approaches to housing typologies and the layout of buildings should be explored. The key considerations for each typology should be followed.

The key consideration is how to make best use of land, whilst creating high quality homes which are in keeping with the original planned vision for the settlement.

New development should continue to reflect the rural location either within or on the edge of the New Forest National Park approach and add to the distinctive character of Wellow.

Opportunities exist to provide a range of terraced, semi-detached, detached and higher density apartments as highlighted on the following pages.

In particular, there is an identified need from the community for smaller family homes, as well as high quality housing for those looking to downsize from their larger 4+ bedroom family houses into single storey buildings or apartments.

Major development proposals should look at how they propose to meet the needs of the local community.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Terraced Housing

Terraced Housing - Height 1 - 2 Storeys

There are very few examples of terraced housing in the Parish. All are modern examples and found with in small cul-de-sacs or courtyard developments.

Semi-Detached Housing

Semi-Detached Housing - Height 2 Storeys

Many of the original semi-detached cottages have been converted into single dwellings.

There are some traditional properties remaining, but the majority are modern or have been extensively modernised.

Detached Housing








Detached housing is found throughout the Parish and predominates. Generally, all pre-1940s properties are located within heavily landscaped settings. They vary in character, but respond to the individual character of that area. They are largely 2 Storeys, with a number of single storey buildings (which are usually later converted to 1.5 storey).

A before and after view of the same site. These two photos highlight how the impact of creating access roads into fields, erecting polytunnels, the stationing of a mobile home and enclosure of suburban fencing, completely alter the character of an area.

Agricultural Buildings & Development

As a typically rural Parish, Wellow contains many historic barns and outbuildings. Some remain in their original agricultural use, although a number have been converted to a variety of new uses.

The area is home to a significant amount of intensive agricultural development, which often includes vast spans of polytunnels, associated seasonal rural workers accommodation in the form of mobile homes and other such uses, which are often intrusive in the landscape.

Whilst much of the above does not require planning permission, where it does, the individual, piecemeal and cumulative impact of such developments on the landscape should be considered. This is evident from the Character Appraisal, where the impact is apparent from aerial photography.

Apartments

Apartments are not commonly found throughout the Parish. There are however some retirement properties. These often do not have any relationship to the local vernacular.

There is some opportunity for existing buildings to be converted into apartments however.

CODE HO.02.1 *Building Typology Considerations*

Key Considerations for the different typologies:

1. Height / scale of buildings are dependent on which type of streetscape being designed - see BF.06 above
2. Use typical and simple traditional forms effectively - see building and roof forms examples BF.08. When combined with landscaping, this can raise density without a suburban appearance.
3. Create variety and interest through design and architectural features, which should be co-ordinated across the site, see I.02 - I.05
4. Consider corner articulation and how not to present blank facades at junctions.
5. Create a co-ordinated materials palette based on local materials. To be high quality, durable and sustainable - see materials palette I.02 above.
6. Buildings should front the street and ensure that setbacks are consistent, with only a small variation between buildings (see BF.04) to provide a unified street composition, but appropriate variety.
7. Sufficient outdoor amenity space should be provided which meets the needs of the occupants - see HB.04). Paths to the rear of a property must be accessible to pedestrians and cyclists (for cycle storage), unless housed within a garage.
8. Taller buildings should be in locations away from edge of settlement or key views.
9. A need for high quality, single storey dwellings has been identified for those seeking to downsize. This need not be restricted to an over 55s age limit, but be designed with this flexibility in mind, and adaptable to people's requirements as they age. New developments should respond to this need in their proposals.

Natural Light, Aspect & Privacy

Light & Aspect

Among other benefits, natural daylight is important to peoples mental health and productivity levels, with an increase in people working from home, it is necessary to seek a design which maximises internal natural daylight.

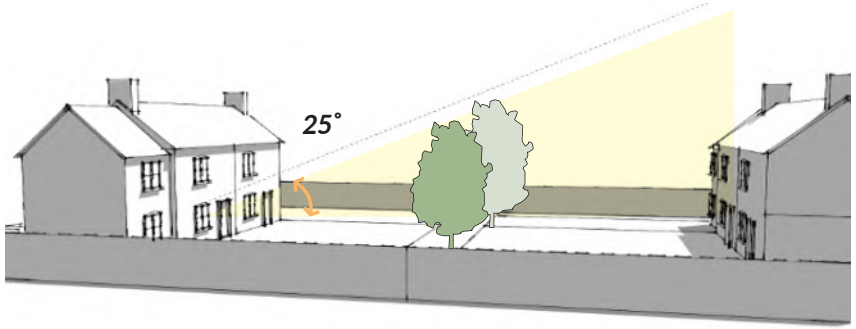
Where proposing a new building which is taller than neighbouring properties, or a new development which could be overshadowed by existing tall buildings or trees, the design should be informed by a sunlight and daylight study.

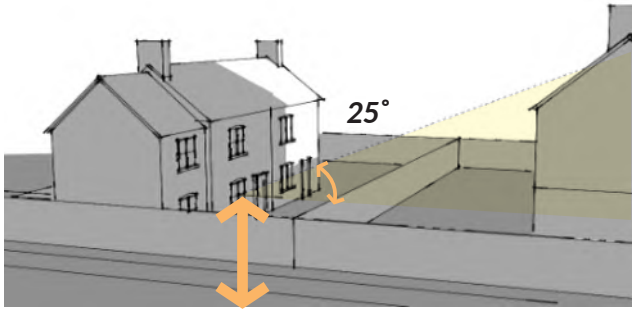
The objective being, that it will demonstrate that a proposal will not overshadow neighbouring buildings and vice versa.

Maximising daylight begins with the orientation and form of buildings and avoiding obstructions to windows.

Designers should refer to the Building Research Establishment's (BRE) Report Site layout planning for daylight and sunlight: a guide to good practice (BR209), which advises on how to maximise good access to daylight and sunlight. It is a document that is widely used by local authorities during planning permission to help determine the impacts of new developments.

The following diagrams and text set out many of the good practice requirements.





Centre of lowest window

Achieving Adequate Daylight - The 25° Rule

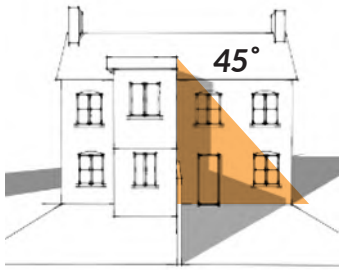
To achieve adequate internal daylight within a room, there should be no obstruction to sunlight at a 25° from the centre of the habitable room window at ground floor level.

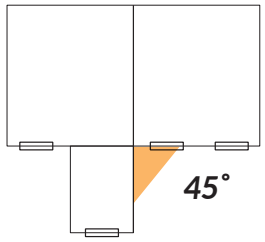
A typical street width in Wellow from plot boundary to plot boundary is between 8m -13m depending on the route type.

Equally, existing trees may also cause the same level of overshadowing.

To achieve the 25° angle buildings may need to be set back in the plot and should consider the siting and scale of opposite buildings.

Where a proposed siting will result in adverse impacts such as loss of human-scale, rear amenity space and loss of light to neighbouring buildings, measures should be taken to increase internal daylight through other means.



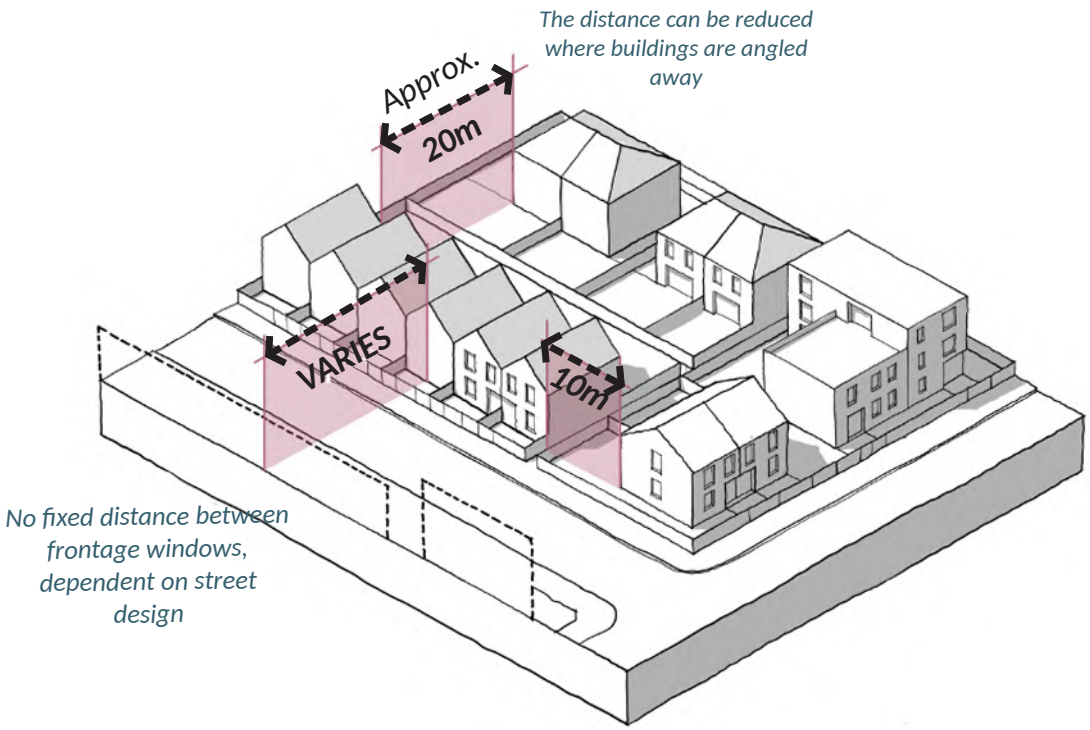


Achieving Adequate Daylight - The 45° Rule

Any projection or extensions to a building, should not exceed a 45° line taken from the centre of the nearest ground floor window of a habitable room.

Projections which are excessive, will cause a loss of daylight to existing windows and amenity space.

CODE HO.03 - *Natural Light, Aspect & Privacy*



Sunlight and Daylight / Solar Gain

a. When designing new housing and other buildings which are occupied throughout the day, consideration must be given to fenestration design and siting with regard to:
   - Passive solar gain
   - Providing adequate levels of natural light and sunlight in winter and summer
   - Prevention of overheating
   - Effective ventilation
   - Minimising noise impact.

b. Single aspect apartments should not face due north, as this will be the sole source of sunlight.

Privacy

c. The privacy of occupants in dwellings should be maintained in relation to the overlooking of amenity space and into the property.

d. Within Wellow, it is expected that a direct back to back distance between habitable room windows, should be approximately 20m. This can be reduced where windows are angled away from direct view.

e. Side to rear distances should be at least 10m.

f. Where roof windows are proposed, which may overlook garden areas, these should be placed above 1.7m in height.

g. Other windows in rear and side elevations which may cause overlooking should potentially be obscure glazed or non-opening as appropriate.

CODE HO.04.1 - Private and Communal Amenity Space

Rear Gardens

a. **All houses should have access to a private garden space. With the depth not less than 10m.**

b. **The garden should be of a size suitable for the intended number of occupants.**

c. **The space should be usable and not overshadowed by buildings, structures or trees for the majority of the area.**

d. **A minimum rear garden area of 100m² is required for 3 + bedroom dwellings.**

e. **Where not already included within a garage or other purpose built structure, a lockable shed should be sited within the garden to store bicycles.**

f. **Gardens should not be awkwardly shaped or difficult to access.**

g. **Access should not be solely through a dwelling and a separate gated access way should be provided. Such an access should be able to accommodate a bicycle.**

h. **Extensions to properties, should not result in a substandard garden space.**

Front Gardens

i. **Front garden may vary in size in accordance with the street design. However all houses, should have a minimal personalisation strip, which could accommodate planters or pots etc, which separates the public realm from their property.**

j. **The space should not be dominated by cycle parking, car parking or refuse and recycling storage. Ideally, car parking should be securely behind the building line, within carriage arches or in garages and car ports. If not possible, sufficient landscaping should be provided to screen adequately.**

k. **Purposely designed cycle and refuse storage can be accommodated, if low key and in keeping with the street scene.**

l. **Consideration should be given to the ultimate size of any planting, as this could impact upon natural daylight and the potential for natural surveillance of the street.**

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Rear Gardens

All dwellings require access to a suitable private amenity space. For houses, a garden must be provided.

Garden spaces should be usable - sunlight should not be blocked by buildings, walls or fences ideally on a quarter of the garden, this should certainly be no more than two fifths.

Mature trees within or overhanging a garden can also cause problems, with regard to shading, roots protruding from the ground, branches and leaf drop etc. This should be factored in to the 'usable' garden area.

It is usual for a minimum of 100m² rear garden for 3 + bedroom dwellings. This will accommodate storage (in the form of a shed) and space for refuse and recycling, as well as allow sufficient space to undertake general household activities whilst still receiving sunlight.

When allocating new housing garden space designers should consider future extensions and loss of garden which may occur. It is recommended that permitted development rights will be withdrawn from dwellings with gardens less than 50m².

The garden should be deep enough to allow privacy and an appropriate level of usable space. The rear garden depth should be no less than 10m.

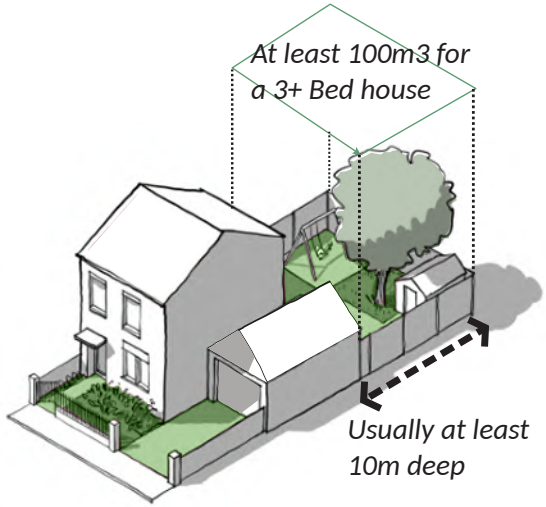
Front Gardens

Front garden may vary in size in accordance with the street design. They should provide security and a degree of privacy for the dwelling.

The street scene should not be dominated by cycle parking, car parking or refuse and recycling storage.

Planting in the front gardens should not obstruct windows and restrict natural light or reduce support natural surveillance.

All dwellings should provide an area for planting to the front of the property, irrespective of the set back to allow residence a sense of ownership over their space and include provisions for soft landscaping.



Communal Garden

CODE HO.04.2 - Private and Communal Amenity Space

Balconies and Terraces

a. New build and converted apartments should have access to a private terrace or balcony and communal private amenity space.

b. Spaces should be large enough to accommodate a table and number of chairs relevant to the likely number of people occupying the dwelling.

c. The space should receive some sunlight and provide some shelter or be large enough to accommodate temporary shelter such as sun umbrellas. A balcony or terrace should be positioned away from sources of noise and air pollution and avoid overlooking into neighbouring residential private amenity space.

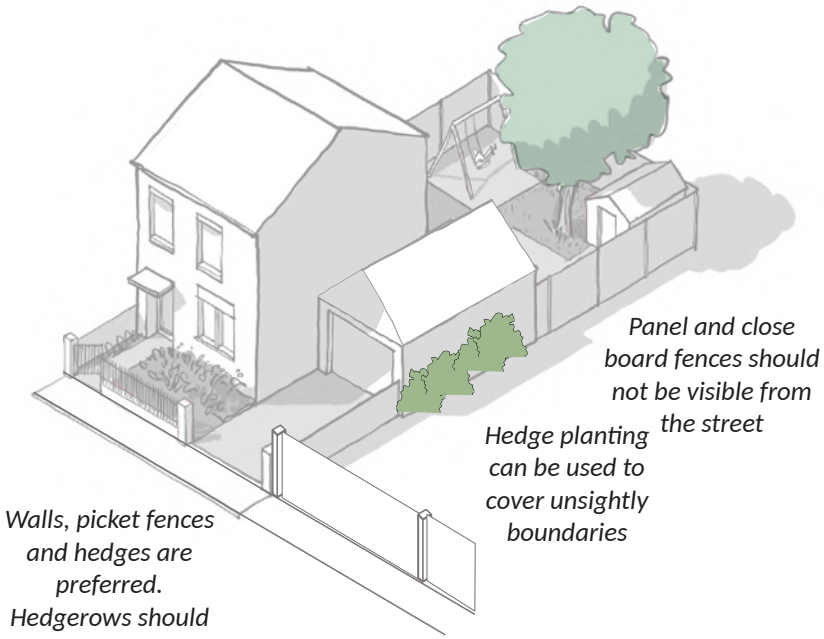
Communal Gardens

d. Communal amenity spaces should be:

- Functional & safe and secure
- Natural surveilled
- Appropriately lit
- Protected from external sources of noise
- Provide shelter and seating
- Receive sufficient sunlight
- Accessible to people of all ages and abilities.
- Suitable for use in all weather conditions

Major | Minor | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

CODE HO.05 - Boundaries & Means of Enclosure



Property Boundaries

a. **Close board or panel fences should not be visible from the public realm and should be avoided.**

b. **Where fences are used, these should preferably post and rail or post and wire including stock netting, or a picket fence with a native species hedgerow behind and a traditional timber five bar gate.**

c. **Where side & rear boundaries which abut public space and require secure fencing rather than a wall, this should be combined with a hedge to soften the appearance.**

d. **The replacement of walls and hedges with alternative fencing is not supported.**

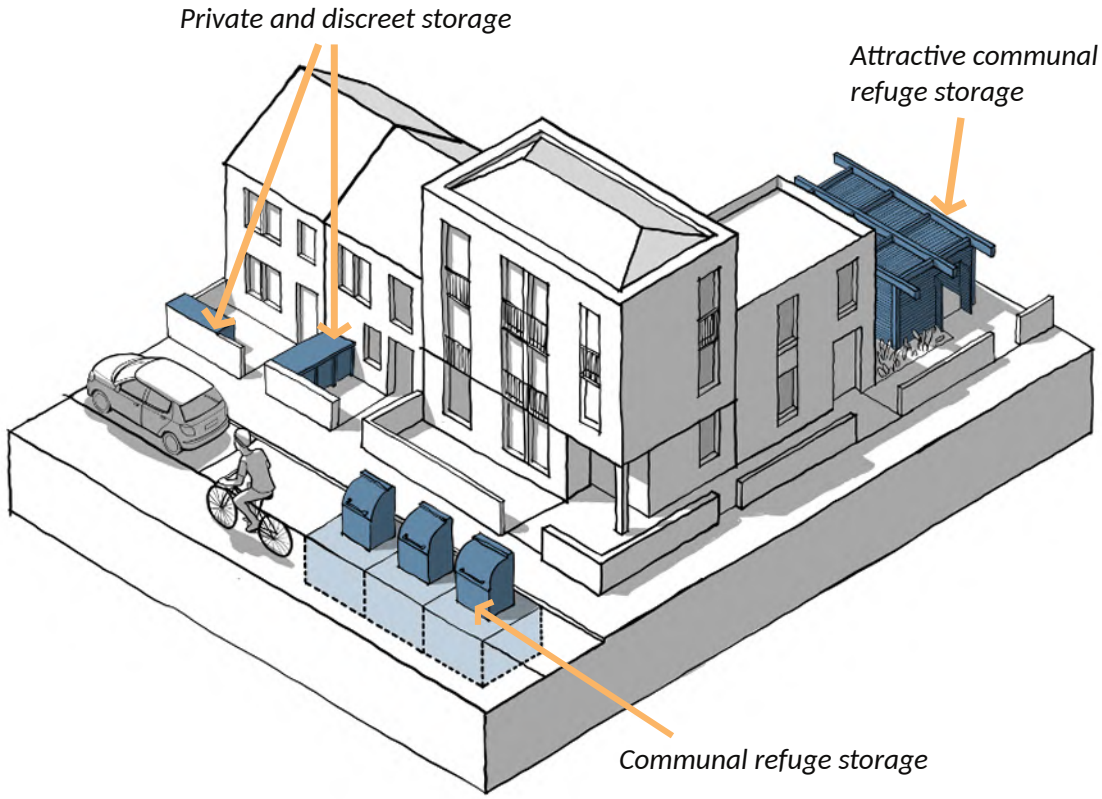
e. **Native hedgerows and trees should not be replaced by ornamental planting.**

f. **Where there is sufficient space for a front garden, this should be enclosed by an appropriate boundary treatment.**

g. **Where only a small personalisation strip fronts the street, a boundary is unlikely to be appropriate. Instead the difference between public and private space can be marked by cobbled edging or other surface treatment, such as gravel.**

h. **Front boundary treatments should not obscure the vision from any driveway or cause road safety issues. Fences adjacent to the highway or any footpath must be less than 1m in height.**

Major	Minor	1	2	3	4	5	6	7	8	9	10	11



CODE HO.06 - *Storage, Waste & Recycling*

Property Boundaries

a. **Waste and recycling provision should be made at the rear of houses, which can be brought to the street via a carriage way, gated access or private path. Service alleys should service no more than 5 houses and be lockable.**

b. **Communal waste and recycling storage buildings may be used for apartments. These should be attractively designed to complement the apartment building.**

c. **For private and communal waste and recycling storage there should be a covered hard standing surface area, which can accommodate food waste, garden waste, recycling and non-recyclable waste of suitable sizes. The structure should have minimal impact on the public realm.**

d. **Utility boxes must not be detrimental to the public realm and must be well designed**

e. **Provision of cycle storage is encouraged either in secure covered enclosure at the rear of the dwelling or an additional space for cycle storage is provided within garages**

f. **Bins stores,cycle stores and car ports should be designed so as not to enable unauthorised access into a dwelling.**

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Original low key single storey dwelling

Replacement 1.5 storey cottage style dwelling. Frontage hedge and trees have been removed and replaced by urban gates, walls and surfaces

Original low key single storey dwelling

Replacement 1.5 storey cottage style dwelling. Frontage hedge and trees have been removed and replaced by urban gates, walls and surfaces

CODE HO.07 - *Replacement Dwellings*

Any replacement dwelling should:

a. **not be disproportionate in size to the dwelling being replaced (restrictions of size of replacements must follow the Neighbourhood Plan policy);**

b. **be of a high standard and appropriate to the character of the area;**

c. **based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;**

d. **be appropriate and sympathetic in scale, design, materials, building and roof form,**

e. **be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;**

f. **be located on the site of the existing dwelling it is to replace. Although, there may be some circumstances where it would be more a positive to relocate a building, such as environmental gain or road safety benefit, in which case, relocation to an adjacent or nearby position within the established curtilage, would be supported;**

g. **retain native trees and hedgerows as part of an overall landscape scheme;**

h. **seek to improve the the locality, where appropriate;**

i. **not dominate the neighbouring property or wider street scene;**

j. **not result in a significant loss of private amenity space or important gaps between buildings;**

k. **retain sufficient space for planting to soften boundary treatments;**

l. **follow Codes set out, in the Homes and Buildings and Resources sections; and**

m. **Seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).**

Major | Minor | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

Original buildings on a site - to be replaced by new housing development on a much wider area than originally developed. Whilst this may be appropriate on some site, it can be much more intrusive in the rural landscape.

New buildings of a mix of significantly contrasting styles, without any continuity or reference on a site should be avoided

New ornamental planting visible to the public realm should be avoided

New contemporary dwellings should have a direct relationship to the local area and based on an understanding of their context.

These highlighted properties are are considered by some within the community to be out of keeping with the character of the area, whereas others consider it to be an interesting contemporary design.

CODE HO.08 - *Infill & Redevelopment*

Any redevelopment site should:

a. **not be more visually obtrusive than the development it replaces, when in located in the countryside;**

b. **be of a high standard and appropriate to the character of the area;**

c. **based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;**

d. **be appropriate and sympathetic in scale, design, materials, building and roof form to its wider surroundings,**

e. **be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;**

f. **be located on the site of the existing buildings it is to replace. Although, there may be some circumstances where it would be more a positive to relocate a building, such as environmental gain or road safety benefit, in which case, relocation to an adjacent or nearby position within the site, would be supported;**

g. **retain native trees and hedgerows as part of an overall landscape scheme;**

h. **seek to improve the the locality, where appropriate;**

i. **not dominate the neighbouring property or wider street scene;**

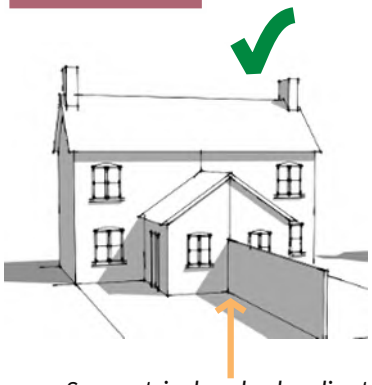
j. **not result in a significant loss of private amenity space or important gaps between buildings;**

k. **retain sufficient space for planting to soften boundary treatments;**

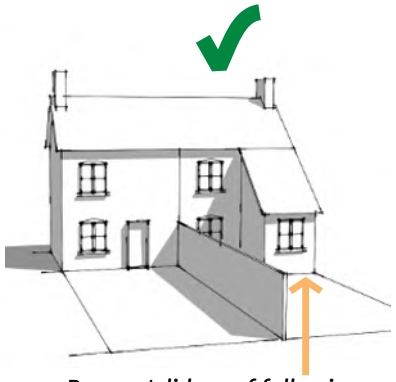
l. **follow Codes set out, in the Homes and Buildings and Resources sections; and**

m. **Seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).**

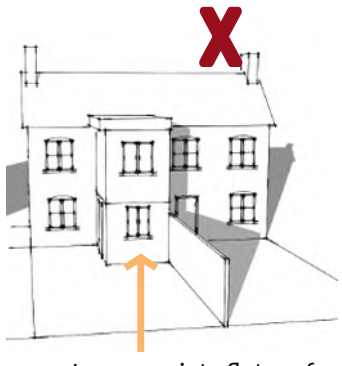
Major	Minor	1	2	3	4	5	6	7	8	9	10	11



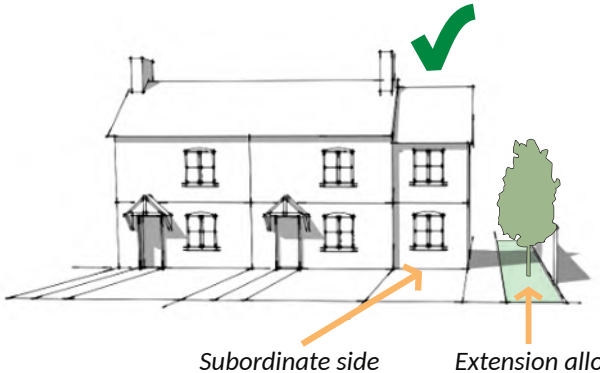
Symmetrical and subordinate rear extension



Rear catslide roof following existing pitch. Positioned not to overshadow neighbouring property

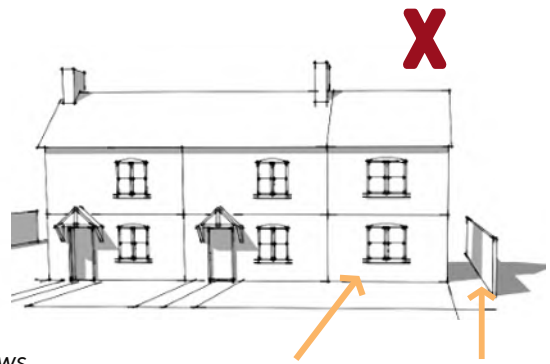


Inappropriate flat roof extension, not in keeping with the dwelling and overshadowing neighbouring property



Subordinate side extension. Proportions in keeping with main dwelling

Extension allows sufficient space for landscaping



Side extension competes with main dwelling. Window proportions are incorrect

Extension too close to boundary with insufficient space for landscaping

Here, a new dwelling was constructed in a traditional form, with what appears to be an example of a contemporary contrasting extension. In fact this constructed at the same time.

An example of a sub-ordinate extension with matching materials

CODE HO.09 -

Household Extensions, Renovations & Conversions

a. An extension must be subordinate the main dwelling in scale and design; and

b. It should not dominate the existing building, neighbouring property or wider street scene. A slight set back of the extension from the frontage of the original dwelling can help reduce the visual impact; and

c. Extensions should not result in a significant loss of private amenity space; and

d. An extension should demonstrate that analysis of the character of the main dwelling has be incorporated in the design of the extension through form, composition and architectural detailing; and

e. Retain native trees and hedgerows as part of an overall landscape scheme; ; and

f. Should not result in a significant loss of private amenity space or important gaps between buildings; and

g. Should retain sufficient space for planting to soften boundary treatments; and

h. All extensions, renovations and conversation should also incorporate the following details on low carbon buildings in the next section.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Public Spaces

The National Design Guide states that "*The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.*"

This can be achieved through:

P1 Creating well-located, high quality and attractive public spaces

P2 Providing well-designed spaces that are safe

P3 Making sure public spaces support social interaction

The public realm covers a variety of different spaces including the street / road network, public squares and parking areas, parks, play areas and other publicly accessible open space.

The plan overleaf highlights the current network of open spaces, public squares and other areas of important public realm.

Well-designed public spaces can be beneficial to the community in many ways. It is essential that appropriate improvements to existing spaces are supported and that new spaces are effectively linked to existing.

Improvements could include:

- Upgraded pavements and paths (widened and resurfaced) which encourage people to walk or cycle.
- Providing frequent bus services with sheltered bus stops with seating and integrated service information, will encourage people to take public transportation instead of driving, which can help to reduce air pollution and traffic congestion.
- New or improved play facilities
- Sports pitches
- New seating and meeting areas
- Repairs, maintenance and appropriate replacement of other street furniture / signage

If designed well, public spaces can also provide safe and accessible areas for people of all ages and abilities to socialise, play, and exercise, which can improve physical and mental health.

Good urban design can also help to create a sense of community and belonging by bringing people together, which can make people feel more connected to their surroundings.

This section sets out the design parameters for public realm design within Wellow, with the aspiration to achieve well integrated and functional public spaces. There is much overlap in this section between the other sections, particularly Movement and Nature. The entire document should be read as a whole.

Drone photography by D Jesinger

Public Spaces - Design Codes

Each of the Design Codes in this Public Spaces section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

Public Realm and Open Spaces

Code PS.01 - Open Space Provision

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.02 - West Wellow Centre

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.03 - Green Space Design

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.04 - Street Furniture

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.05 - Surfacing

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.06 - Public Realm - Secured by Design

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code PS.07 - Accessibility & Inclusivity

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

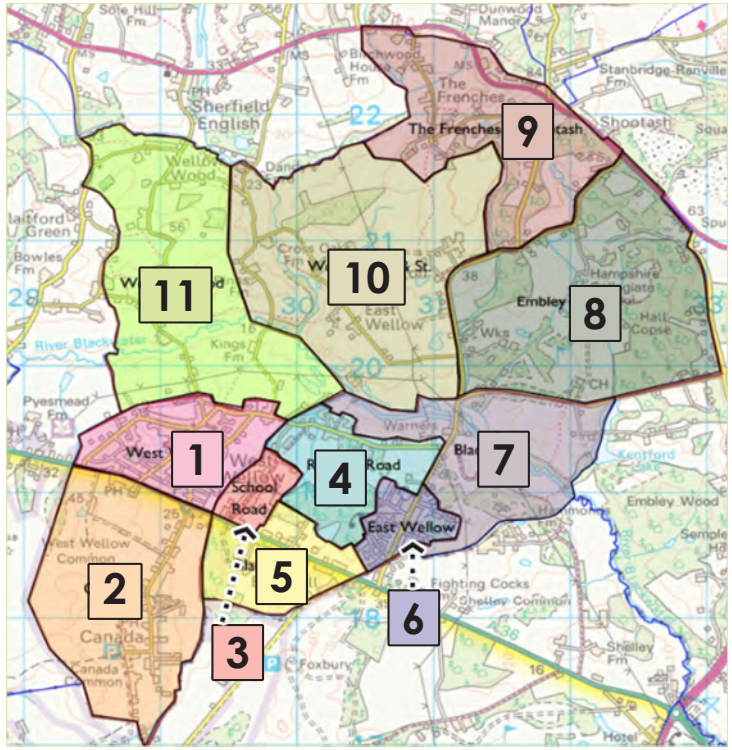
Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR

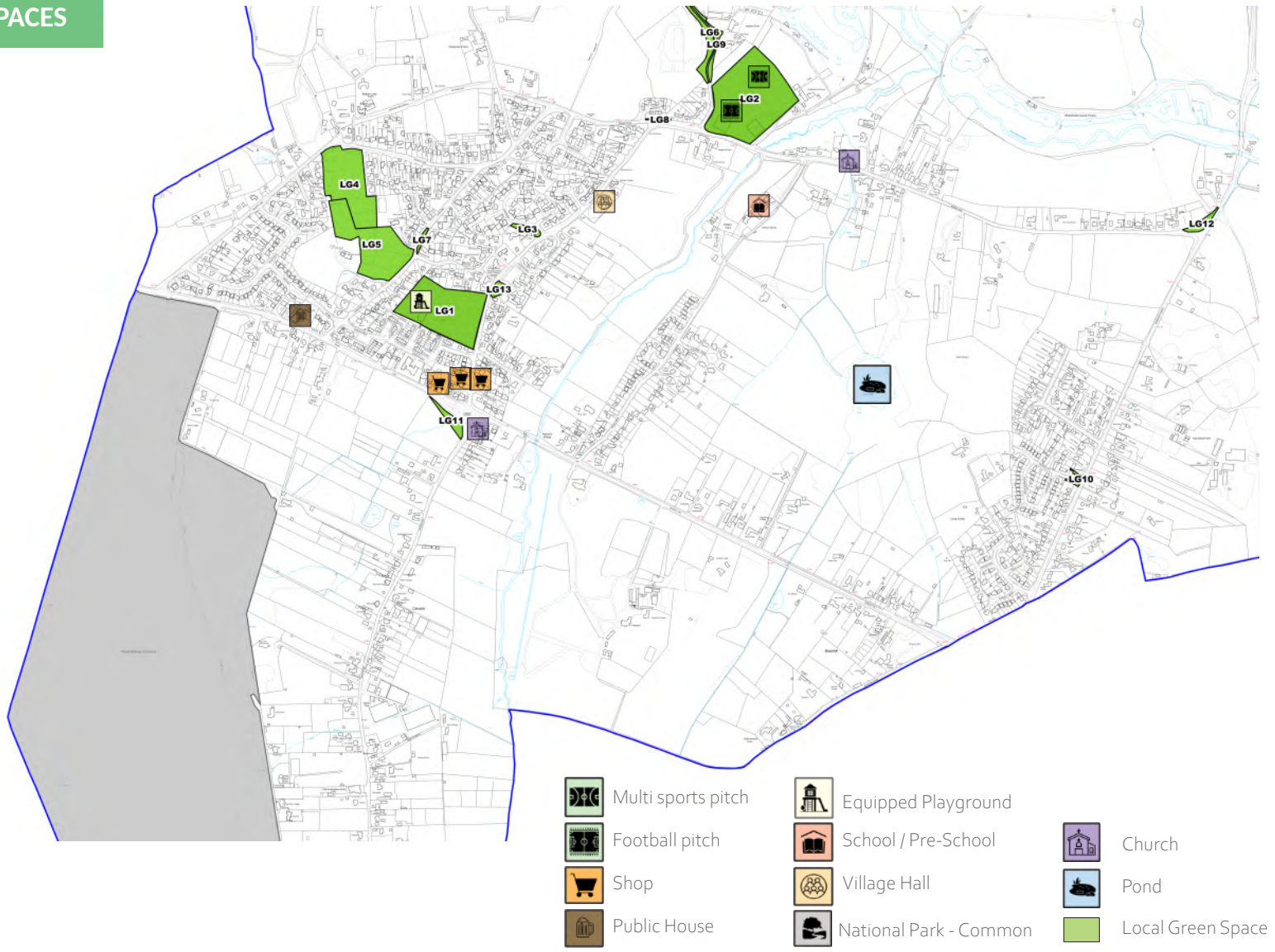
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more

MINOR

Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more



Character Areas for Reference



The current network of open space within the Parish is shown above.

The plan above also highlights the current services and facilities in the Parish to demonstrate how these relate to the current provision.

Each of the above highlighted sites offers a different opportunity for social interaction, recreation, quiet contemplation or the chance to observe nature.

CODE PS01 -

Open Space Provision

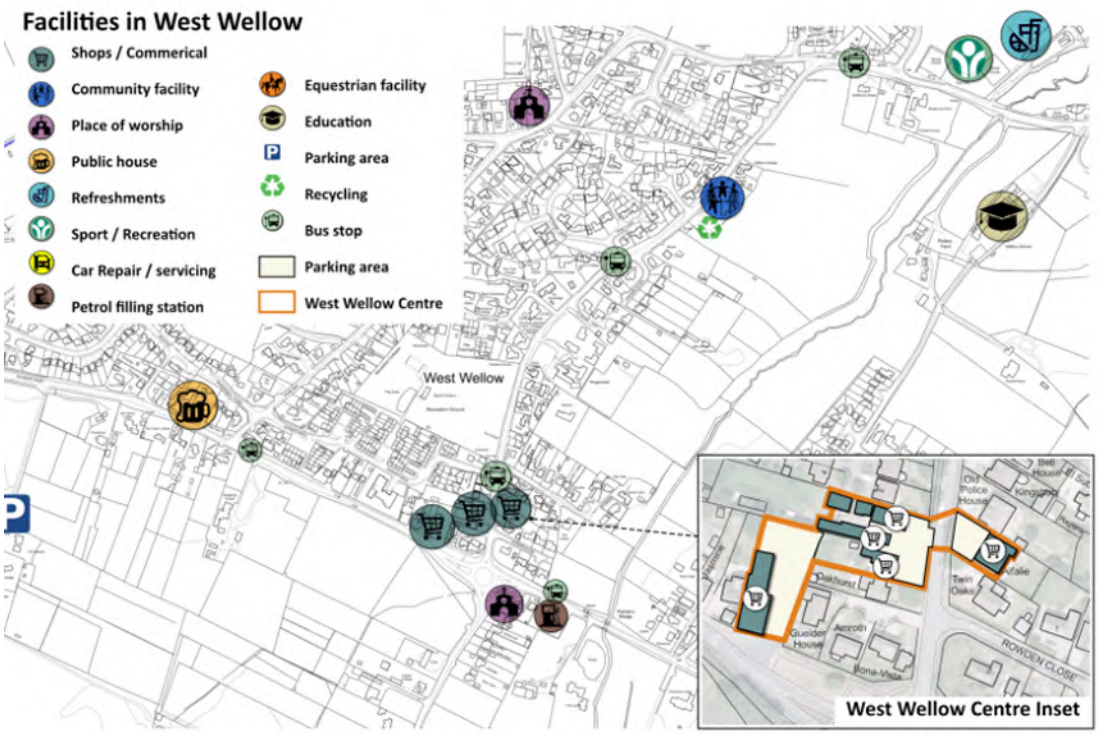
New development should not result in the lost of existing open space (as shown on the adjacent plan), especially where it has community value and contributes to the character of the area.

Open space provision must be delivered in a variety of sizes which can accommodate different uses to offer choice, and appeal to a wider range of people.

Provision should be made for spaces which have lower activity and noise levels to provide tranquil spaces, in addition to spaces with higher activity levels for increased social interaction.

The spaces should not be considered in isolation, instead they should be thought of as a network of spaces which function simultaneously and offer choice. I.e existing spaces should be integrated with new spaces or expanded where appropriate.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11



There has been concern expressed that the centre of West Wellow containing the shops, functions poorly and is unattractive for users.

The most effective spaces are those which have multi-purpose and are multi-functional.

Different groups of people have different needs for open space, through the provision of multi functional space needs can be met in the same space. By doing so, it increases social interaction between a diverse group of people, providing more space for residents to interact, share and engage with each other.

Multi functional spaces should be designed to meet social, cultural, economic and ecological needs, however care should be taken to carefully define spaces.

In rural areas, this can be more difficult, particularly where areas are very low density.

For example siting compatible uses adjacent to each other such as a village hall with adjacent community cafe, a networking hub for home workers, studio spaces or start up units for new business.

This could be on new sites or potentially existing sites, if space permits on the latter.

CODE PS02 - *West Wellow Centre*

Applications within the centre of West Wellow as identified must demonstrate that they have carefully considered the following when designing new public realm spaces:

- **The relationship of the new space to the surrounding streets, pavements, and buildings.**
- **The way that the new space will be used by pedestrians, cyclists, and other users.**
- **The need to create a safe and comfortable environment for all users.**
- **The need to take into account the natural features of the surrounding environment, such as trees and vegetation.**
- **The need to create a space that is visually appealing and enhances the character of the area.**
- **The potential for seating and other meeting spaces for greater social interaction.**

When laying out new spaces and developments, such proposals must include direct and desirable routes for pedestrian and other wheeled path users (pushchairs, prams, wheelchairs, mobility devices etc). These are known as desire lines.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Sports facilities in the Parish are valued by residents, but not easily accessible on foot.

Currently there is a lack of equipped play areas in the Parish, particularly in East Wellow

CODE PS03 - *Green Space Design*

The design and location of green spaces should be easily accessible from homes and work places, functional and legible for all age groups and for a range of abilities.

They must be safe and secure with buildings looking onto them to provide natural surveillance and should follow the codes set out in PS06.

Green space design should incorporate nature opportunities at an appropriate level, whilst being functional for the proposed use.

Within larger areas of green space, there should be areas which provide higher levels of enclosure and shelter, both naturally occurring and built. Any such area should be designed to contain seating areas, potential areas for picnic or lunch and areas to promote social interaction. Sheltered areas should be designed to deter anti-social behaviour.

The design must be attractive and encourage people to stop and rest in the space rather than becoming an area to simply travel through

Areas of play and recreation must be inviting, inclusive, imaginative and stimulating for all ages. It must also be sensitively designed to complement and enhance the corresponding character area.

Existing sports facilities should not be lost, unless replaced by a new facility of an equal standard or higher and in a sustainable location.

New sports facilities should meet the standards

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Green space should have a purpose and be so designed for the intended use in terms of size, location and form.

Public green spaces must not be a result of "left over" space as a consequence of poor urban design.

Green space provision is fundamental to achieving healthy, well-designed and attractive places. A persons ability to access green space plays a pivotal role in their mental and physical well being as such open space provision is necessary.

Such spaces should be integrated into residential areas and in close proximity to the range of community uses.

Play spaces are important to encourage social interaction in children and contribute to their developing social skills.

There are many parts of the Parish currently lacking in additional equipped areas for play, particularly on the west and eastern sides of the village - East Wellow and around Maury's Lane.

There is an absence of street furniture in many parts of the Parish. Where it does exist, it is limited to notice boards, litter bins and street lighting in modern estates.

Street furniture is the final touch to a public space, and includes objects like street signs, posts, lights, seats, post boxes, litter bins, cycle racks, bollards etc.

To various degrees all these elements play a part in establishing the character. Items such as seating, bus shelters, street lights and street signs will have a greater impact on the character than some others.

Even in a rural parish such as Wellow, there are opportunities for a co-ordinated design approach. This could lead to a programme of replacement over time as necessary

Street furniture must make a positive contribution to the public realm and be designed to be aesthetically pleasing and functional.

It should be well-proportioned and in scale with the surrounding buildings and spaces. It should also be comfortable and inviting to use.

Using a limited palette of materials will help to create a cohesive and unified look for the streetscape. It will also make it easier to maintain the street furniture over time.

Street furniture should be designed to be simple and easy to use. It should also be durable and able to withstand the elements. In addition, it should be easy to maintain and repair.

Street furniture should not be so large or numerous that it creates visual clutter or impedes access to the public realm. It should be placed in a way that does not obstruct pedestrians or traffic.

CODE PS04 - Street Furniture

Street furniture must make a positive contribution to the public realm and reflect and enhance the specific character area of Wellow.

Within the National Park area, the rural street furniture should not be replaced by substandard or poor quality urban alternatives. Replacement should be on a like for like basis to ensure that the original rural appearance is maintained for the future.

A restricted palette of materials must be used for street furniture and as part of an overall pack of materials for the wider area.

Street furniture must be simple, usable, durable, and easy to maintain.

Street furniture must not create visual clutter or impede access.

A range of seating should be placed along key pedestrian routes and in leisure spaces.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Surface materials are extremely important. They can be used in a number of ways, for example to:

- define different road types and speed limits; or
- highlight pedestrian or cycle usage; or
- contain green spaces, or simply to indicate the character of an area.

In Wellow some of the originally designed surfaces have been replaced by tarmac, concrete or other inappropriate poor quality surfaces.

Block paving is only commonplace on modern development for private driveways. Older properties, generally comprise gravel paths and parking areas.

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette with materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

Steps for example, should be highlighted in a contrasting material to reduce the likelihood of a trip or fall.

Private spaces must be defined by a change in material or physical barrier such as vegetation, fencing or walls.

Large areas of hard surfaces, poorly finished treatments or patched finished with tarmac or concrete for cost saving reasons has an urbanising and adverse impact on the character of the area.

Where appropriate, loose / compacted, permeable surfacing is preferred for both visual appearance and drainage reasons.

CODE PS05 - *Surfacing*

Wellow is a rural parish, largely set within the landscape. The choice of materials should be low key and blend with the natural environment.

Surface materials used within public realm must be high quality, durable and complement the local context, in addition to satisfying technical requirements and offering a long term, sustainable solution.

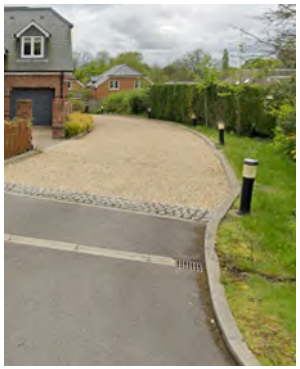
Materials should be chosen from a limited colour palette appropriate to the scheme to avoid, clutter, confusion and disorientation.

Large areas of concrete, tarmac, block paving etc, will not be supported. Instead, gravel and bonded gravel are preferred. This can be contained by granite setts. In some instances, for highway safety reasons tarmac is required, but should be minimised where possible.

When replacing existing surfaces, original high quality surfaces should not be replaced by tarmac or cheaper concrete alternatives.

The route hierarchy should be surfaced reflecting the nature of the use and the location. The installation of kerbs on rural lanes as a result of development proposals is not encouraged.

Existing grass verges should not be lost to development.



The principal of secure design is to ensure that public realm users and building occupiers feeling safe without fear of crime.

Buildings and spaces should be accessible and welcoming to all users. Spaces which are safe and attractive will encourage users to spend more time in such locations and increase use and vitality.

It is encouraged that play areas are well overlooked by buildings , however this can cause conflicts between residents and users of the play areas. Where dwellings face onto areas of play there should be a buffer such as a front garden and footpath.

For security and safety, play spaces should be enclosed by fencing with a single entrance and exit point which, if possible, should be secured at night.

Consideration should be given to the provision of informal spaces for different members of the community, who may have different needs, particularly young people and adolescents. These areas must be overlooked and reduce possible noise pollution through location and vegetation.

All spaces must be located where it is suitable for the proposed use and be suitably managed. There should be no access for unauthorised vehicles.

Boundaries between public and private space must be clearly defined.

Public routes which follow around the rear of, and provide access to gardens or rear parking courtyards have been proven to generate crime. People are also more reluctant to use such paths.

Where for example an existing footpath route must be followed,designers should consider making the footpath a focus of the the proposed scheme. In this regard, the route should be:

- Straight and direct, to stop users deviating to another shorter route; and
- Wide enough and surfaces appropriately to accommodate all users;
- Well lit (where appropriate), with a form of lighting appropriate to the surroundings;
- Overlooked by windows from surrounding buildings or by users for as much of the day and night as possible;
- well maintained and visible, with no places for people to hide. This does not mean no provision of landscaping, but to design the landscape such that it does not encourage people to use it inappropriately, so as to enable natural surveillance along the path and its borders

CODE PS06 - *Public Realm - Secured by Design*

Proposals must contain appropriate information to demonstrate that safety and security have been considered.

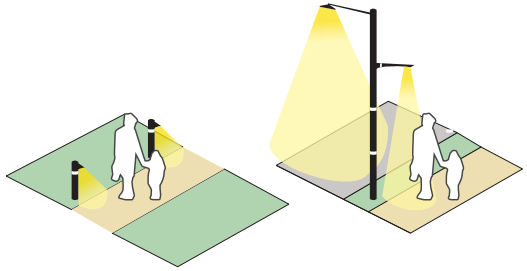
This is particularly of importance for public realm and street design, where spaces should be safe and well overlooked, without the need for additional security measures.

Information should be proportionate to the proposal and could be addressed in a Design and Access Statement, a site layout plan, landscape strategy or Crime Impact Statement.

Reference to the Secured By Design website, Design Guidance is recommended:

https://www.securedbydesign.com/guidance/design-guides

Major	Minor	1	2	3	4	5	6	7	8	9	10	11



Lighting should be designed according to the needs of the user and balanced with the effect on biodiversity and impact on natural resources. The Parish has limited lighting and parts fall within a bat foraging corridor.

CODE PS07 - *Accessibility & Inclusivity*

Accessibility means designing public spaces, buildings, structures and elements, so that everyone can use them easily and independently, regardless of their abilities.

It means creating places that are barrier-free and inclusive, so that people with disabilities can ideally do the same as those without disabilities in the same amount of time and with the same effort.

It is essential to offer choice and flexibility to understand the needs of the intended users of the space.

Where problems currently exist, it may be beneficial to seek further advice to provide appropriate solutions.

The key to designing inclusively is to engage with stakeholders including the existing community and consult both users and non user of the space to find out what people want to see.

Creating adaptable dwellings is a key priority and is dealt with in the final section 'Lifespan'.

Designers and developers should recognise different requirements from the outset and remove barriers which create separation and undue effort.

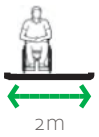
The main barriers are:

- **Physical barriers such as steps, lack of toilets, lack of seating and lack of accessible parking etc.**
- **Psychological barriers such as fears over safety and lack of encouragement.**
- **Organisational ie lack of legibility and information.**

Applicants should aim to remove all of the above barriers and offer flexibility of use of space or use multiple design solution to accommodate all needs.

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Paved footway



At least 2m to allow wheelchairs and other mobility aids to pass

Obstructions

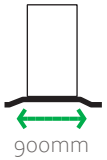
A path should be free of obstacles which narrow the path.

Signage and other obstacles at height should be over 2.1m

Surfaces

The surface material should be smooth and even. Any surface change should denote a specific reason, such as a crossing point

Entrances



Allow a space of least 900mm x 900mm should be provided as a flat area, at the same level of the door threshold at an entrance to a building

Steps

Offer a ramped alternative to steps

Slopes and Gradients

Any slope should be not greater than 1:60 along its entire length.

If there are level landing areas, the gradient can be increased to 1:20 maximum. Landings should be located for each rise of 500mm

Any cross fall gradient should be no steeper than 1:40

Resources - Introduction

The National Design Guide states that "*Well-designed places and buildings conserve natural resources including land, water, energy and materials.*

Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve:

- *mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and*
- *adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding."*

This can be achieved through:

R1 Following the energy hierarchy

R2 Careful selection of materials and construction techniques

R3 Maximising resilience

The following section looks in more detail at reducing the amount of resources used both in construction and future use by occupants. This is not only in materials, but for land, water and energy.

New building should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

Resources - Design Codes

Each of the Design Codes in this Resources section is set out below and has a key highlighting which of the Character Areas and Type of Development the code refers to.

Energy Efficiency & Renewables

Code R.01 - Low Carbon Buildings

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code R.02 - Water Usage & Recycling

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code R.03 - Sustainable Constructions & Materials

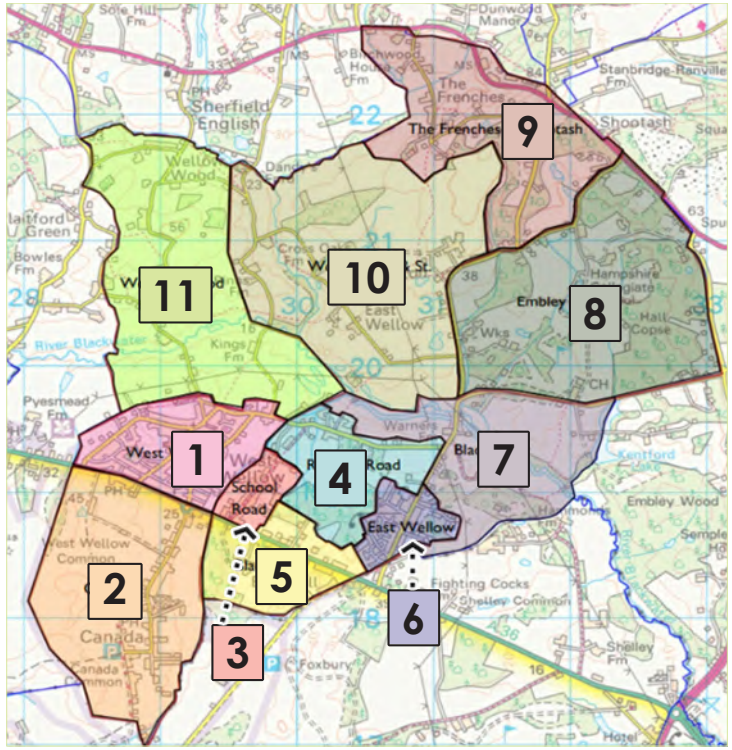
Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Code R.04 - Renewable Energy

Major	Minor	1	2	3	4	5	6	7	8	9	10	11

Where the proposed scheme falls within the defined minor or major development the applicant should refer to the relevant design codes which are highlighted by the key below.

MAJOR	MINOR
Major Developments 10 & above dwellings and mixed use or other large scale schemes on a site of 0.5 hectares or more	Minor Developments of 2-9 dwellings or other development on small sites of 0.5 hectares or more



Character Areas for Reference

Energy Hierarchy

Reduce Need for Energy

By using passive measures, such as passive measures building form, orientation and fabric

Be Energy Efficient

By utilising appropriate mechanical and electrical systems such as including heat pumps, heat recovery and low energy lighting;

Maximise Renewable Energy

Maximise on plot generation from single dwellings through to larger community and business operated schemes

CODE R.01 - *Low Carbon Buildings*

The following matters should be included in new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings.

Low Carbon Buildings

a. **Insulation - greater levels of insulation to be provided in lofts and walls (both for cavity and solid walls)**

b. **Air tightness and minimsation of draughts. Doors and windows are the most common source of problems, however floors particularly suspended floors can be easily insulated.**

c. **New windows should be replaced by double or triple glazing, but should follow the guidance above, particularly in the National Park and Special Character Areas. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.**

d. **Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged outside of the National Park.**

e. **Water and electricity usage can be reduced by using more efficient products.**

f. **Where possible, materials should be re-used in situ to reduce waste and embodied carbon.**

g. **Maximise green space, green roofs and walls to reducing effects of flooding and overheating.**

h. **In areas prone to river and surface water flooding particularly, consider floor levels and the position of items sensitive to water ingress. Design gardens and boundary treatments to allow water to move through without obstruction.**

Sustainable Drainage

Sustainable drainage systems (SuDS) are a way of managing rainwater that mimics natural drainage processes. This can help to reduce flooding, improve water quality, and create more attractive and biodiverse spaces.

Green SuDS use vegetation and other natural materials to manage rainwater. Examples include green roofs, rain gardens, and swales.

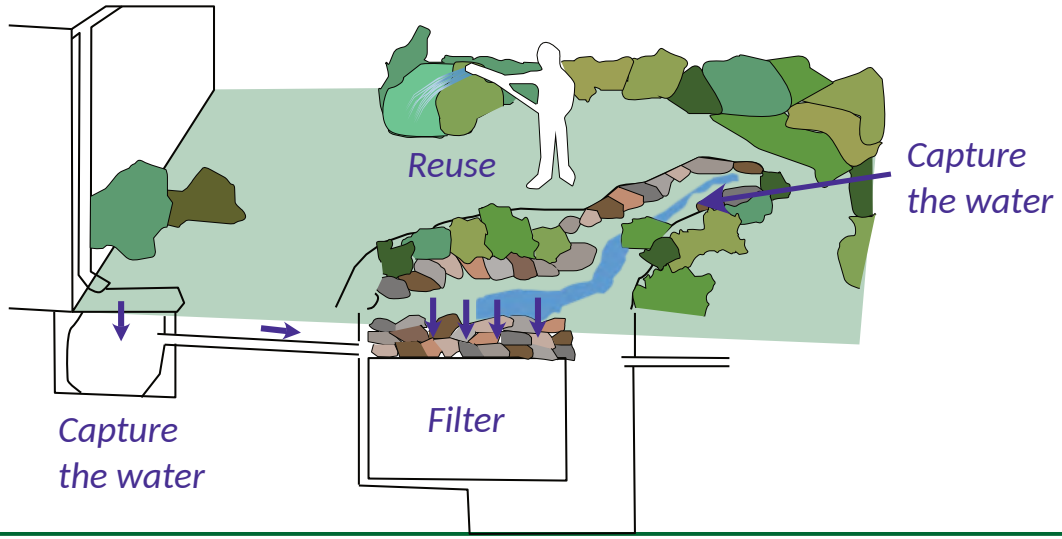
Natural flood resilience features are elements of the landscape that can help to slow down and divert floodwaters. Examples include wetlands, woodlands, and floodplains.

Flood resistance measures help to prevent buildings from being damaged by floodwaters. Examples include raising the ground level around buildings, installing flood barriers, and using waterproof materials.

Flood resilience measures help buildings to recover quickly from flooding. Examples include designing buildings so that they can be easily dried out and repairing any damage caused by floodwaters.

Water-saving measures can help to reduce the amount of water that is used. Examples include installing water-efficient appliances, planting drought-tolerant plants, and taking shorter showers.

Rainwater harvesting is the collection and storage of rainwater for reuse. Greywater harvesting is the collection and reuse of household wastewater from sinks, showers, and baths.



CODE R.02 - *Water Usage & Recycling*

1. **Rainwater can be utilised for a range of daily activities including cleaning and flushing toilets. New development should employ rainwater & storm water harvesting wherever possible. Any such system should have 4 main components:**
   - **collection**
   - **treatment**
   - **storage and**
   - **distribution.**
2. **The system should consider the local rainfall pattern and the size & material of the collection surface for optimal operation and economic viability.**
3. **Rainwater must not flow into open gullies due to potential risk of contamination.**
4. **Potential overflows should be accounted for in design to avoid flooding.**
5. **Storage devices should be protected against extreme weather conditions.**

More information can be found from the Hampshire Lead Local Flood Authority.

Major	Minor	1	2	3	4	5	6	7	8	9

CODE R.03 - Construction & Materials

New development should aim for a net zero carbon construction process and total embodied carbon.

Carbon can be reduced in the design process through reducing the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.

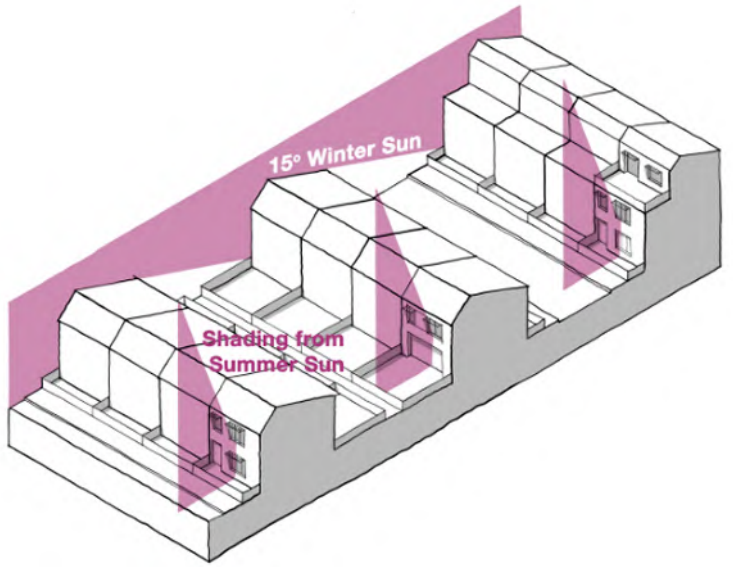
Developers must seek to reduce carbon emissions during the construction phase. This can be achieved through employing local contractors and reusing and recycling building materials and reducing site waste.

The standard to which buildings are constructed will effect total embodied carbon for the lifetime of the building. New development must be sufficiently insulated and air tight.

Renewable energy & low carbon appliances should be installed in new properties.

At the design and construction stages consideration for the 'end of life' of the building should be considered as to reduce carbon emissions from demolition and ensuring materials are reusable.

Where proposals affect the fabric of existing buildings, applicants should consider the retrofitting of appropriate materials and technologies to lower carbon emissions.



Orientation

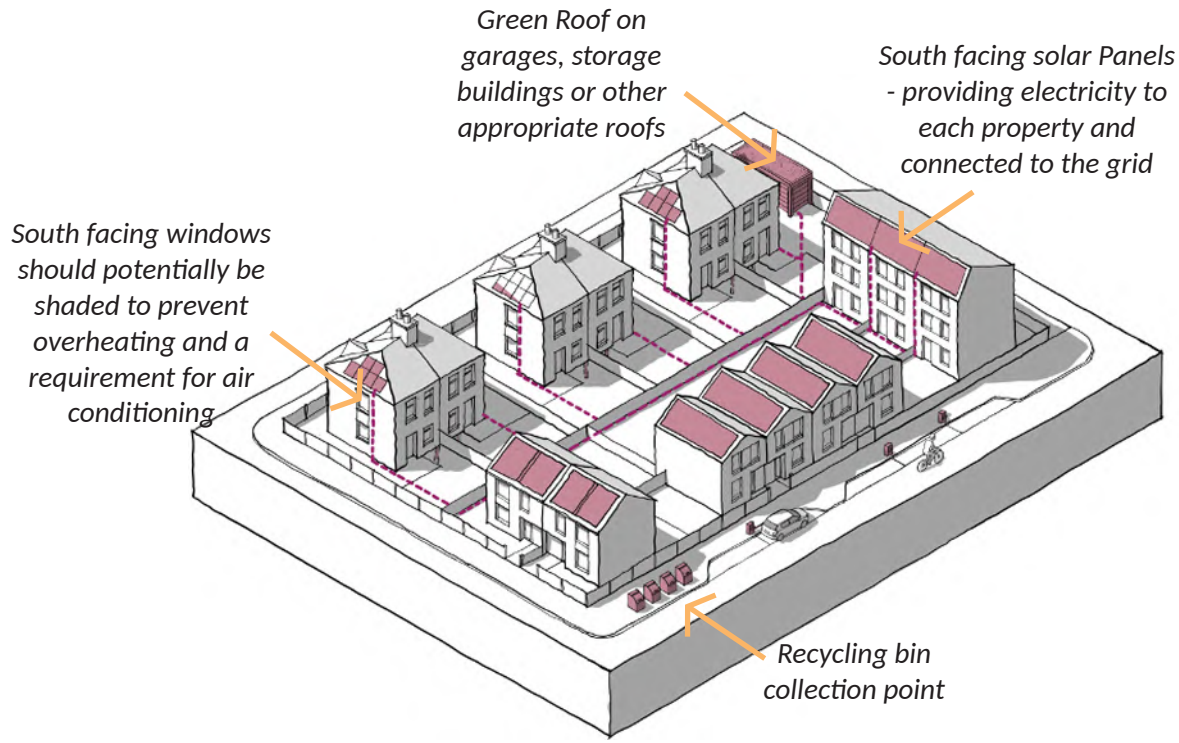
The orientation of buildings and passive solar gain should be considered in the early design stages.

To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.

Maximising the number of building within his range should help inform the layout. in addition the north side may have a higher ratio of wall to windows to minimise heat loss.

This however needs to be balanced with existing building lines and patterns of development

Deciduous trees can be strategically placed to provide summer shading and avoid overheating.



CODE R.04 - Renewable Energy

It is important that the site layout is designed to optimise renewable energy use. The site layout design and individual building design effects energy consumption. Improving energy efficiency can be achieved through solar passive gain and efficient form, as well as construction and materials. Optimisation of such can only be achieved if renewable energy is considered early in the design process.

Types of renewable energy technologies include; solar power, wind electric systems, hydro power systems, biomass and a variety of heat pumps.

With accurate design energy-positive buildings may be developable, in which the building produces more energy than it consumes. Where possible, new development should be designed to achieve and equal or greater level of energy generation to consumption.

Where viable renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.

Site Design Codes

The following pages set out the individual design codes for the housing sites as allocated within the Neighbourhood Plan.

These codes reflect the site constraints, Neighbourhood Plan policies and the Parish wide Design Codes set out in this document.

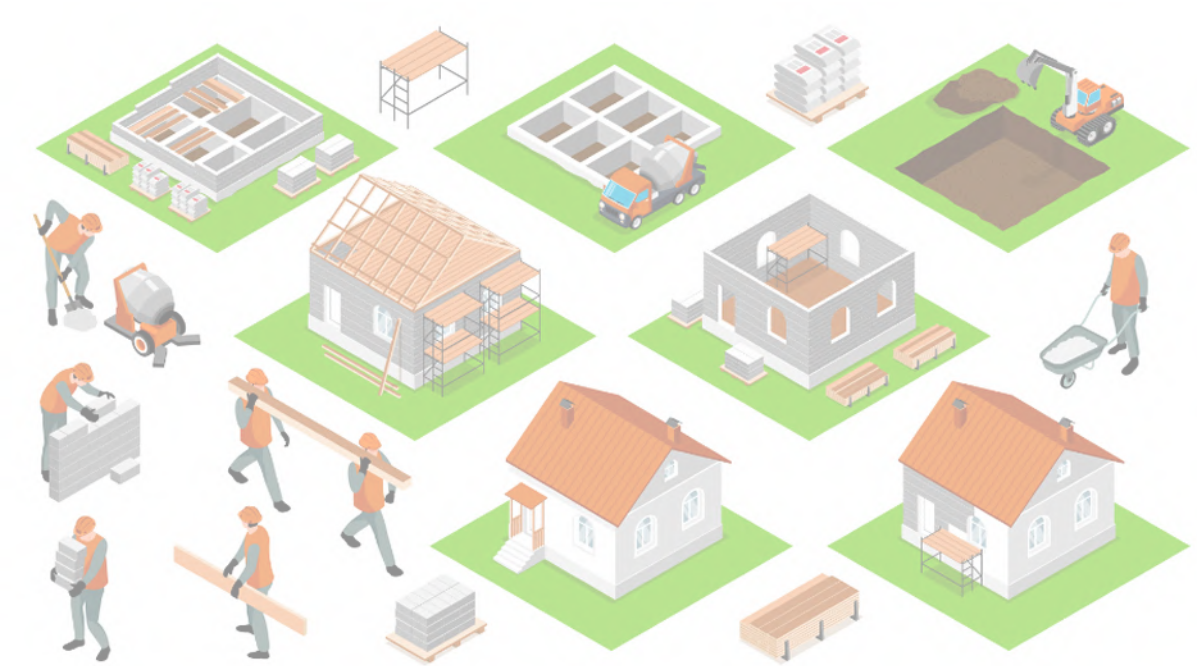
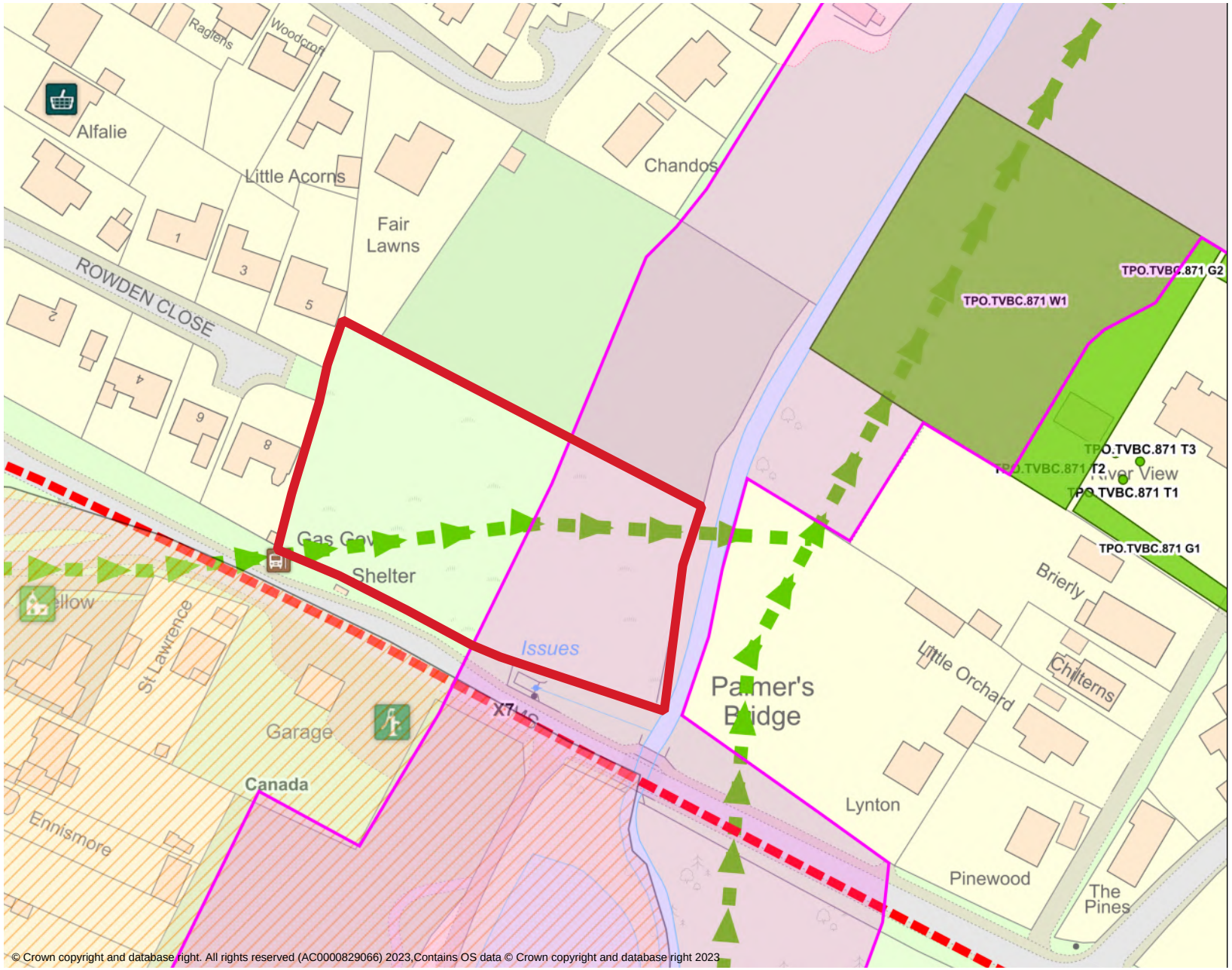


Image by macrovector on Freepik

SITE WP1 - LAND OFF ROWDEN CLOSE, WEST WELLOW

Location Plan

SITE WP1 - LAND OFF ROWDEN CLOSE, WEST WELLOW - Constraints Plan



Wildlife Corridors

*Does not show an exact route

Tree Preservation Orders individual trees

TPO.TVBC.xxx.Tx

Tree Preservation Orders Woodland Areas Groups

TPO.TVBC.xxx.xx

Bus routes and frequencies

Daily (not Sunday) - every 2-3 hours between 07:30 -18:30 approx

Three days (not weekends) - two trips out and one return between 09:30 and 13:00 approx

Facilities and amenities

Shops

Place of worship

Filling station

Bus stop

Special Character Areas

Canada

Blackwater buffer single zone

Site

SITE WP1 - LAND OFF ROWDEN CLOSE, WEST WELLOW - Design Code

1. The western part of the site is allocated for residential development for up to 9 dwellings.

   Building heights should be limited to 2 storeys to limit urbanising impact

   Dwellings should be no larger than 3 bed, with the potential for single storey dwellings in line with Parish housing needs

   Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences.

2. Access will be taken from Rowden Close via roundabout onto A36 with potential for a pedestrian access from the existing footway on the A36
3. The area to the east should be enhanced to form part of the wildlife corridor relating to the River Blackwater buffer southwards to the New Forest
4. Appropriate native landscaping used to soften the visual impact alongside the A36 - to be native species
5. Any mature broad-leaved trees along boundary should be retained to help screen the development. New planting should be added within the wildlife buffer
6. Existing surface water flooding issues to be investigated and adequately mitigated prior to development
7. The opportunity to enhance wildlife access under the A36 into the New Forest should be investigated and incorporated as appropriate.
8. An enhanced footpath/cycle link should be provided alongside the A36
9. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties with a garden appropriate for the intended occupants
10. Brook to be enhanced and/ or potentially pond to be provided

SITE WP2 - LAND ADJACENT TO MEADOW CLOSE, WEST WELLOW - Location Plan

SITE WP2 - LAND ADJACENT TO MEADOW CLOSE, WEST WELLOW - Constraints Plan

Rights of Way

Non-designated Heritage Assets

Bus routes and frequencies

Previous bus route no longer in operation

Facilities and amenities

Narrow rural lanes

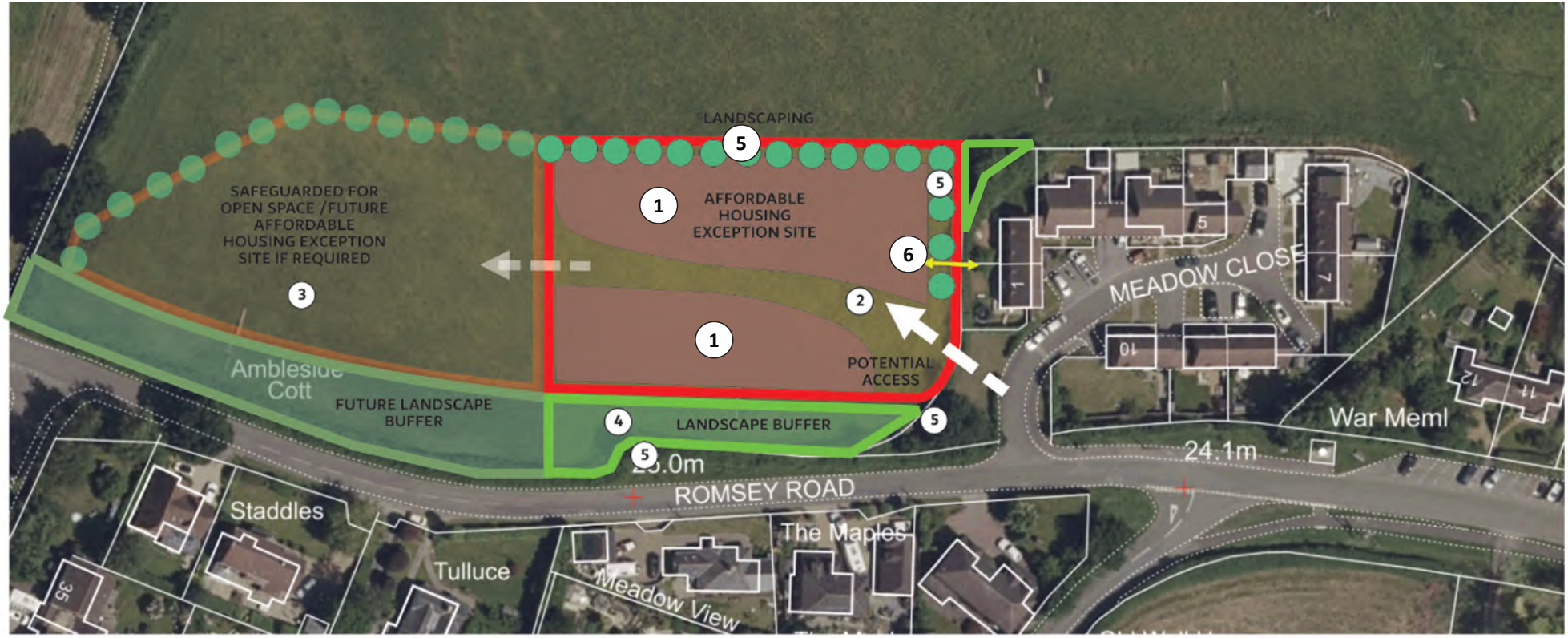
Important views

Local Green Spaces for Reg 16 draft

Blackwater buffer single zone

Site

SITE WP2 - LAND ADJACENT TO MEADOW CLOSE, WEST WELLOW - Design Code



1. Land adjacent to Meadow Close is allocated for affordable housing development for up to 9 dwellings as per the TVBC Housing and Wellow NP Steering group assessment of housing need. A further 2-3 open market dwellings may be acceptable as enabling development, if demonstrated.

   The affordable dwellings should be of a mix of 4x1 bed flat, 2x2 bed house, 2x3 bed house and 1 x4 bed house, in line with Parish housing needs. Any open market housing should be limited to that which enables the development.

   Building heights should be limited to 2 storeys to limit urbanising impact

   Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences.

2. Access will be taken from Meadow Close via and existing access onto Romsey Road. Internal road to be to adoptable standards with potential for a pedestrian access onto Romsey Road.
3. The area to the west should be safeguarded to enable further affordable housing to be developed should the Parish determine there is additional need.
4. An appropriate landscape buffer to be implemented to soften the visual impact alongside Romsey Road - to be native species.
5. New planting of native trees and hedgerow along boundary and into field in an informal pattern to help screen the development.
6. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties with a garden appropriate for the intended occupants.

Design Checklist for Development Proposals

General questions and issues to consider when presented with a development proposal

There are a number of locally specific principles which should be demonstrated in the proposals:

- Connecting and strengthening the existing green network to enhance ecological corridors and the provision of quality open space including green spaces.
- Integration with the existing movement network with regard to street hierarchy, pedestrian priority and ecological corridors.
- Strengthening of the existing local character including appearance of buildings and spaces and integration with the physical form.
- Respecting existing context and buildings in terms if scale, height form and massing and considering loss of light and privacy.
- Relation to topography and existing land form whilst respecting important views and gaps.
- Reinforcing local distinctiveness and place identity and retention of significant existing features and using appropriate materials
- Sufficient provision of sustainable waste management, flood mitigation and renewable energy technologies and energy efficient design.

1. **Does the proposal constitute a high quality and sustainable site specific solution?**
2. **Does the proposal meet requirements set out in this document, if not are the reasons justified?**
3. **Is it suited to the local context and does it enhance local character?**
4. **Will the proposal maximise efficient use?**
5. **Does the proposal encourage active travel and provide sufficient parking solutions?**
6. **Has building form and architectural detailing been used to create interest and enhance place identity?**

Monitoring and Review

It is considered that this document should be monitored and reviewed alongside the Neighbourhood Plan and at the same timescale.

Conclusion

This document sets out design code guidance for new development within Wellow. It should be used by decision makers and applicants to design and develop buildings and places which positively contribute to the existing character and achieve high quality design.

The design codes within this document have been informed through background evidence, including the character appraisal and existing design guidance for the New Forest National Park and National design guidance.

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Glossary of Terms

Accessibility – Accessibility means that people can do what they need to do in a similar amount of time and effort as someone that does not have a disability. It means that people are empowered, can be independent, and will not be frustrated by something that is poorly designed or implemented.

Active Frontage – The design of buildings to encourage interaction between people on the street and people inside the buildings. This can be achieved through frequent doors and windows, narrow frontage buildings, articulation of facades, and lively internal uses visible from the outside.

Active travel – is the movement of people using their own power, such as walking, wheeling, or cycling. It is a sustainable and healthy way to travel, and it can help to reduce congestion and air pollution.

Amenity – Amenity refers to the features of a place that make it pleasant and enjoyable to use. This can include visual and aural amenity, as well as other factors such as daylight, sunlight, outlook, privacy, air quality, and noise levels.

Appearance – refers to the visual qualities of a building or space. This includes the external built form, architecture, materials, decoration, lighting, colour, and texture of the building or space, as well as the landscape in the case of a space.

Appearance is important because it can contribute to the overall character and attractiveness of a place. It can also influence how people perceive and use a place. For example, a well-designed and attractive building or space is more likely to be inviting and enjoyable to use than a poorly designed or unattractive one.

Area type – refers to a geographic area that shares common features and characteristics. Common rules and parameters can then be applied to each area type to ensure that new development is consistent with the desired character of the area.

For example, an urban design code might divide a local area into the following area types:

Village centre: The central area of a village, typically characterised by higher-density housing, commercial development, and public services and facilities.

Residential area: An area characterised by housing, with limited commercial development and public facilities.

Green space: An area characterised by public open spaces.

Different rules and parameters might be applied to each area type. For example, the code might specify that new buildings must be designed to be in keeping with the historic character of the area.

Biodiversity – refers to the variety of life in a particular area, including plants, animals, and other living things. It encompasses habitat diversity, species diversity, and genetic diversity.

Biodiversity is important for a number of reasons:

- It provides essential ecosystem services, such as clean air and water, pollination, and flood control.
- It contributes to the resilience of ecosystems, making them better able to withstand disturbances such as climate change.
- It supports a wide range of human activities, such as agriculture, recreation, and tourism.

Character – refers to the unique qualities of a place. This includes its physical features, such as its geography and landscape, as well as its social and economic features, such as its activity, people, and businesses.

Character is important because it can contribute to the sense of place and identity of a community. It can also make places more attractive to residents, visitors, and businesses.

Communal open space – Open spaces usually associated with apartments or a wider development. They are distinguished from publicly accessible open spaces or other public land open to members of the public by clearly defined boundaries and signage.

Community facilities – Facilities such as libraries, places of worship, halls for hire, youth space and training and meeting space. This list is not exhaustive and other uses can be included.

Context – The context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. The context may include the physical surroundings of topography, routes and built form

and uses. An understanding of the context, history and character of an area must influence the layout and design of new development.

Design code – A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. A clear articulation of what an area should be like in the future, developed with the local community.

Detailing – The details of a building are the individual elements and how they are put together. These, include doors, windows and their surrounds, porches, decorative features and ironmongery.

Dual aspect – Dual aspect houses or apartments have been designed to have an outlook via main windows on two or more walls, allowing for increased levels of natural daylight, sunlight and cross ventilation.

Form – Form is how a building appears in the three-dimensions, in terms of its shape and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk – their volume;
- massing – how bulk is arranged into a form;
- building lines – the alignment and set back of building frontages along a street; and
- relationship to the plot boundary – i.e. whether they share party walls.

In the case of spaces, their form is influenced by the buildings around them.

Green Roof – A green roof is an area onto which vegetation is intentionally grown or habitats for wildlife are established. A typical extensive green roof, is a roof with shallow substrate depths with limited vegetation, formed typically of sedums, with limited grasses or wildflowers.

An intensive green roof has a substantial substrate depth, allowing for a greater variety of and intensity of vegetation to be planted.

Habitable rooms – Any room used or intended to be used for sleeping, cooking, living or eating purposes.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets such as Listed Buildings and Conservation Areas, in addition to assets identified by the local planning authority / or Neighbourhood Plan as a non-designated heritage asset formerly known as local listing.

Housing type / typology – Types of housing can include:

- House (detached, semi-detached, terraced);
- Bungalow; and
- Apartment.

Human scale – how different elements within a development relate to the size of an individual human being and the way in which those elements are arranged to make people feel comfortable rather than overwhelmed.

Identity – The identity or character of a place as derived from the way in which buildings, streets and spaces, landscape and infrastructure are combined together and how people experience them.

Inclusive design – Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to them. The objective is to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in everyday activities independently.

Landmark – A building or structure that is distinguishable from its surroundings by virtue of its design and architectural quality, height, size or some other aspect of design.

Landscape – How the natural landscape is treated for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the wider natural environment. Landscape includes:

- landform and drainage;
- hard landscape such as surfacing, boundary treatments, street furniture and play equipment; and
- soft landscape – trees, shrubs and other planting.

Layout – considers how routes and development areas are arranged and relate to one another to create streets, lanes, courtyards, open spaces and buildings. It defines: the structure or settlement pattern; the grain – the pattern of development blocks and plots; and the broad distribution of different uses, and their densities or

building heights.

Legibility – The degree to which a person understands and recognises characteristics about an area or building which help them to navigate around an area, or understand a building.

Living spaces – Living spaces can comprise dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be adequate size, well-lit and not separate from the house. A kitchen combined with another use such as lounge / diner, will be considered a living space.

Local distinctiveness – The positive features of a place and its communities which contribute to its special character and sense of place.

Materials – The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction.

Major Development - The provision of 10 or more dwelling houses

An Outline application on a site area of 0.5 hectares or more and where the proposed number of dwellings has not been specified

The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more

Development carried out on a site having an area of 1 hectare or more

Mixed use developments – A mix of different land uses which may include retail, employment, leisure and other service uses with a range of homes of different types and tenures to support a range of household sizes, ages and incomes. Such a mix should be well integrated with each other

Permeability – The extent to which an area has numerous and interconnected pleasant, convenient and safe routes through it.

Place making – Designing distinct individual locations in plans, policies and proposals, and responding accordingly.

Private amenity space – Private outdoor space which is accessible by and relates to an individual dwelling, in the form of gardens, balconies, roof terraces.

Public open space – Spaces such as public parks, pocket parks, woodlands, civic spaces and other open spaces with established and unrestricted public access. Public open spaces can offer important opportunities for sport and recreation and can act as a visual amenity. They may be owned and/or managed by either a Local Authority or management company.

Public realm – The space between buildings that is publicly accessible, including streets, squares, courtyards, parks and open spaces.

Route hierarchy – Street, lanes and roads according to their functions and capacities.

Scale – Is the height, depth and length of a building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts.

The relationships between the different dimensions of a building or component are known as its proportions.

Sense of place – An experience of the qualities and characteristics that makes one area different to another. It gives meaning or attachment to an area, allowing it to become a home rather than a house, a community rather than a village, etc. The greater the sense of place the more likely that the physical surroundings will be cared about.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

Shared private amenity space – An amenity space, usually a garden area in an apartment scheme, which can be accessed by all residents but not the public.

Street rhythm – Typical patterns and characteristics which are evident in a street scene. This may include the massing and proportion of buildings and building elements including windows, and the quality and type of street frontages.

Street scene – The spaces and elements which form the street and its surroundings, including buildings, street furniture, details and finishes and green infrastructure and open spaces.

Streetscape – Is used to describe the natural and built fabric of the street, and defined as the design quality of the street and its visual effect, particularly how the paved area is laid out and treated. It includes buildings, the street surface, and also the fixtures and fittings that facilitate its use – from bus shelters and signage to planting schemes.

Street furniture – All furniture, fittings and objects in the external areas of buildings, landscapes and streets for the benefit of the public. This can include benches, post boxes, cycle stands, traffic lights, street lamps, traffic signs, outdoor sculptures, and waste bins that are seen on the street.

Sustainable drainage systems (SuDS) – SuDS are a natural approach to managing drainage in and around buildings and structures. Sustainable drainage measures are ones which avoid adding to flood risks both at a development site and elsewhere in the catchment by replicating natural drainage processes. They work by slowing and holding back the water that runs off from a site, alleviating flooding and allowing natural processes to break down pollutants.

Urban grain (density and ratio of built form to plot size) – The pattern of the arrangement of streets, plots and their buildings in a settlement. The density and degree of development in an area.

Where plots are small and frequent, these are considered fine grained. Where these are infrequent, they are considered coarse grained. It is a key component of defining the character of a place.

View – What is visible from a particular point. Important views should be from a public vantage point only

Vista – An enclosed view, usually long and narrow and often terminated by a focal feature at the end.

Visual clutter – The uncoordinated arrangement of street furniture, signs and other features.

Wayfinding – Better wayfinding means improving the ease with which people can navigate themselves to, from and within a place or development.