

Sherborne St John

Design Guidance and Codes

Final Report
September 2023

Quality information

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Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Sherborne St John Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential developments.

1.1 The importance of good design

As the National Planning Policy Framework (NPPF 2023) (paragraph 126) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

¹ <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>

The design guidelines and codes set out in this report will provide a detailed framework that should be followed by any future design proposals that come forward within the Parish to ensure they meet a consistent, high quality standard of design and positively contribute to the unique character of Sherborne St John.

It is intended that this report becomes an integral part of the updated Sherborne St John Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process where development proposals meet the settlement policies in the neighbourhood and local plans.

The NPPF (paragraph 127) states that: *"Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."*

1.2 Preparing the design code

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, the following steps were agreed with the Group to produce this report.

STEP 2

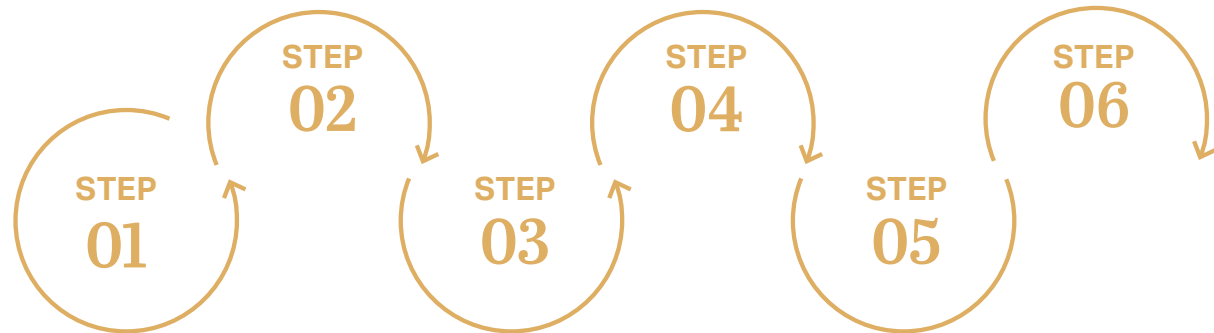
Review of existing baseline documents

STEP 4

Development of general design guidelines and codes to inform the design of future developments in Sherborne St John

STEP 6

Submission of the final report



STEP 1

Initial meeting and joint site visit between AECOM and the Sherborne St John Neighbourhood Planning Steering Group

STEP 3

Urban design and local character analysis of the village

STEP 5

Submission of the draft report

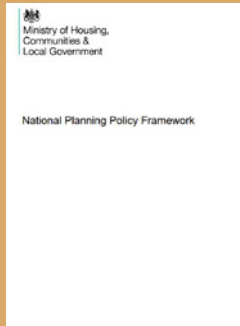
1.3 Policy context

National and local policy documents put adequate planning regulations in place to ensure future development is both fit for purpose and promotes sustainable, thriving communities.

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with document.

National Design Guidance

2023



National Planning Policy Framework - Department for Levelling Up, Housing and Communities

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, September 2023). It was updated in September 2023 with the main amendments as part of the 'Meeting the challenge of climate change, flooding and coastal change' chapter. The NPPF was previously updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood, and site-specific design guides. In particular sections of the NPPF that are relevant to this design guidance document include:

- Paragraph 126 which states that: *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve"* and outlines that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- Paragraph 129 which states that: *"design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents"*.
- Paragraph 134 which states that: *"development that is not well design should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings"*.

2021



National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government’s ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework’s objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021



National Model Design Code - Department for Levelling Up, Housing and Communities

The draft National Model Design Code provides guidance on the production of design codes, guides, and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

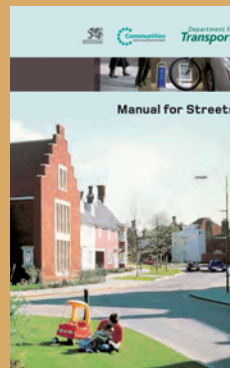
2020



Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England’s key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods, distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

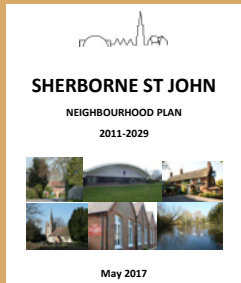
2007



Manual for Streets - Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government’s guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

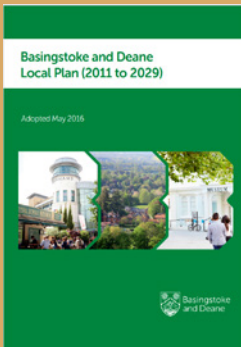
2017



Neighbourhood Plan – Sherborne St John Parish Council

The Sherborne St John Neighbourhood Development Plan (or the 'Plan') has been prepared by Sherborne St John Parish Council on behalf of the people of the Parish to make the most of a significant opportunity that has been presented to local communities to shape the way in which they grow and evolve. It covers the period from 2011 to 2029.

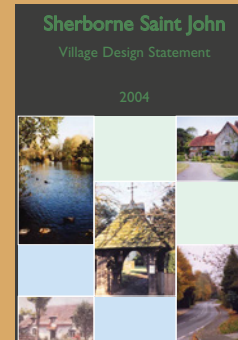
2016



Local Plan – Basingstoke and Deane Local Plan (2011-2029)

The Basingstoke and Deane Local Plan has been prepared by Basingstoke and Deane borough Council and contains a set of policies and plans that will guide future planning and development decisions. The Local Plan allocates sites and locations for development to meet the need of a growing population. There are also policies covering a range of issues within the borough including green infrastructure, flood risk and strategic gaps, such as the one between Basingstoke and Sherborne St John. It covers the period from 2011 to 2029.

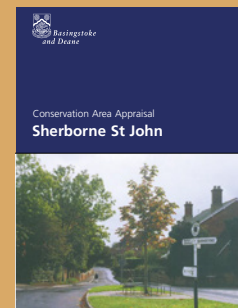
2004



Village Design Statement – Sherborne St John Parish Council

The Village Design Statement is a description of the features that constitute the “look and feel” of the village of Sherborne St John. It provides a guide to inform future development decisions so that changes may be planned and implemented in ways that respect the character and distinctiveness of the village. The Design Statement can be referred to by all involved in drawing up, making, and considering planning applications. It also provides guidance on changes, large and small, that owners and tenants may wish to make, even where planning permission may not be required.

2003



Conservation Area Appraisal – Basingstoke and Deane Council

The appraisal takes the form of written text and an appraisal plan. In both respects every effort has been made to include or analyse those elements key to the special character of the area. Where buildings, structures or features have not been specifically highlighted it does not necessarily follow that they are of no visual or historic value to the Conservation Area. The document is intended to be an overall framework and guide within which decisions can be made on a site-specific basis.

1.4 Area of study

The Neighbourhood Area (NA) comprises the Parish of Sherborne St John, which is located in two miles north of Basingstoke in the Borough of Basingstoke and Deane, within the county of Hampshire.

The village is a historic settlement which was recorded in the Domesday Book of 1086, with archaeological remains dating back to the Palaeolithic times. Today, Sherborne St John is known for its historic and vibrant character. The Parish is home to approximately 1,200 residents (2011 census).

The village is accessed by the A340, which provides direct links southward to Basingstoke and northward to Tadley. In Basingstoke the A339 and A33 provide onward links to Newbury (northwest) and to Reading (northeast).

The village features a 12th century church (St Andrews), a pub (The Swan), primary school, village hall, social club, tennis and football clubs, and a village green.

The extent of the Parish includes the northern edge of Basingstoke and Weybrook Park Golf Club, but the village itself is separate from Basingstoke. The Parish is bordered by the Monk Sherborne Parish to the west, and Pamber and Bramley in the north.

The low-lying nature of the village centre leaves some areas vulnerable to flooding, whilst the surrounding landscape sits on a spring line at the edge of an area of chalk lands.

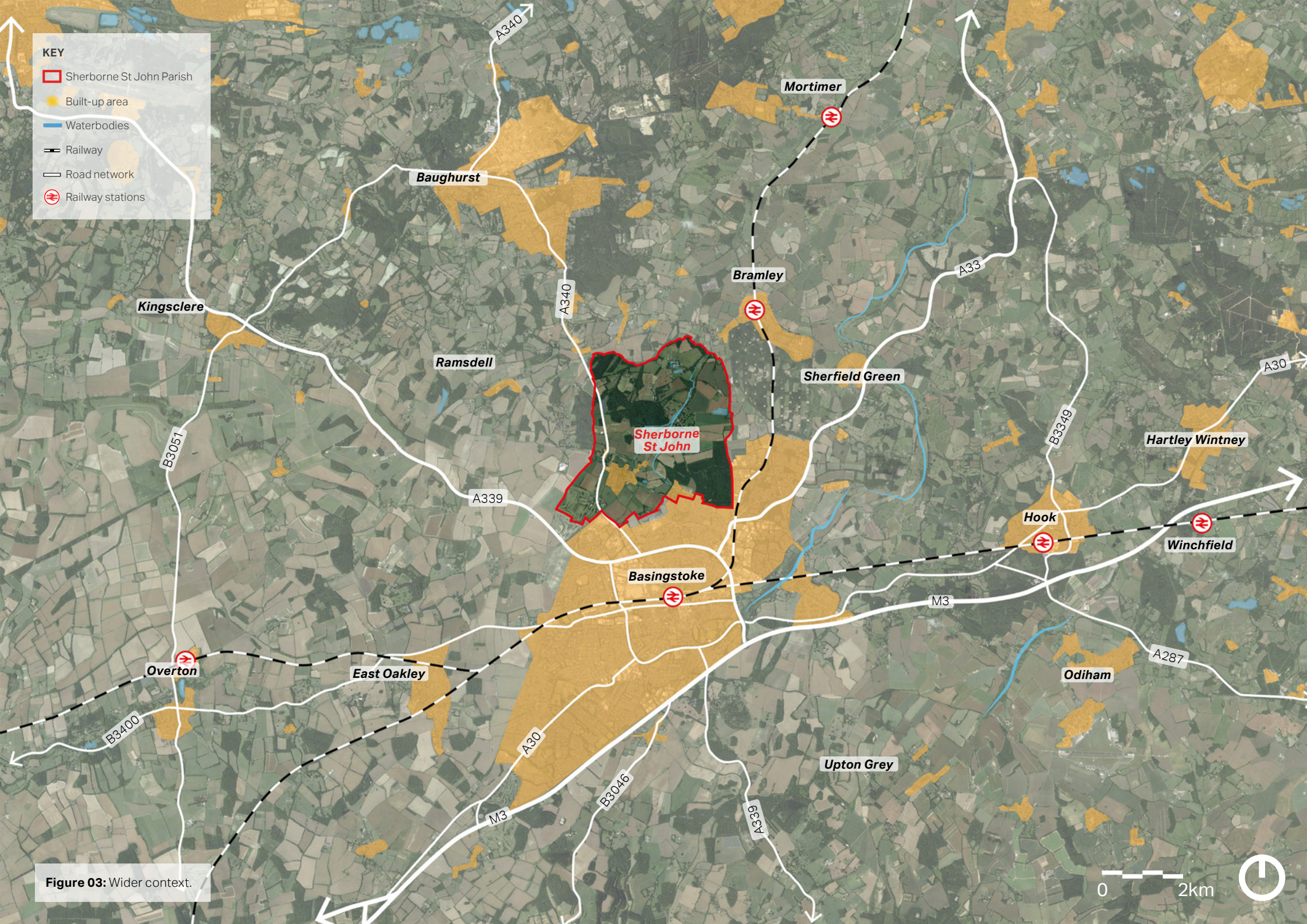
The Parish's wider landscape setting is formed by an extensive conservation area to the northeast and northwest of the village, and open countryside to the north and south of the village. Whilst the Parish is predominantly rural in character, there has been development on its southern fringes in recent years.



Figure 01: The characterful thatched Swan pub, Kiln Road.



Figure 02: The Village Hall, Elm Road/ Kiln Road.



1.5 Stakeholder engagement

The most recent consultation exercise, which was conducted as part of the process of preparing the review of the Sherborne St John Neighbourhood Plan, took place between November 2022 to January 2023. The questionnaire was publicised locally where residents' views were sought to gather their opinions on some of the policies which could be included in the Neighbourhood Plan, as well as more general questions such as what residents like about living in Sherborne St John. This was to ensure that the plan was based on a comprehensive and proper understanding of the area and of the views, wants and needs of local people.

There was 143 responses received during the consultation period. Some of the results from the survey are summarised here:

- 95% agreed with the current vision and objectives of the Neighbourhood Plan
- 142 respondents supported the intention to include a new policy to protect heritage
- Out of the reasons listed that residents like living in Sherborne St John, 142 respondents said that they enjoy the countryside around the village and 132 said the views
- The most voted for issue that respondents would like to see improved was speeding and traffic safety
- 95% of respondents agreed with the intention for a new policy to protect local green spaces
- 100% of respondents agreed that a policy which proposes a Local Gap should be included
- 138 respondents supported the inclusion of a policy to provide detail on design, which would be applicable to any new homes and extensions
- 141 respondents supported a policy for new development to protect and conserve biodiversity
- 135 respondents voted yes to including a policy on dark skies

There were also several general comments made by many of the respondents relating to the need to try and keep the village separate to Basingstoke, to limit expansion whilst allowing small scale development, to maintain the character of the village and to keep a good housing mix.

To see the full results database and for more information please refer to the 'Sherborne St John Neighbourhood Plan Survey Review'.

A rural landscape featuring a brick house on the left, a dirt path leading towards it, and a grassy field on the right. A large green circular overlay is centered in the image, containing the text 'Parish Area Analysis' and the number '02'.

Parish Area Analysis

02

2. Parish Area Analysis

This section outlines the broad physical, historic, and contextual characteristics of the Parish of Sherborne St John.

2.1 Access and Movement

Road network

The main route through the village is Aldermaston Road (A340), which runs north-south along the western edge of the village, forming the spine of the western conservation area. Through the rural parts of the Parish this road rural in character, being tree lined with no pavement. Throughout the built up area, there are pavements on both sides of the road.

Elm Road and Vyne Road form the secondary connecting routes through the village, running along the eastern side. Elm Road branches off from the A340 south of the village and runs northeast, becoming Vyne Road as it passes through the village. This road has a rural character with a single carriageway permitting two-way travel through the countryside, and two narrow carriageways with mostly one sided pavement through the built up area.

Within the village, Cranes Road and Spring Close link east-west from the A340 to Elm Road, these form the core spine of the built-up area. The remaining road network in the village is formed of residential streets arranged in perimeter blocks, or cul-de-sacs.

Public Rights of Way (PRoW)

There is a good network of Public Rights of Way in the Parish. There are footpaths that connect the village to the surrounding countryside, and to neighbouring settlements. There are also some footpaths within the built-up area of the village which provide links to facilities.

Public transport

The Reading to Basingstoke Line runs north-south to the east of the Parish boundary and the nearest station is in

Basingstoke, approximately 2.7 miles from the village centre, and an 8 minute drive. There are four bus services operating within the Parish, the 622, 22, and 2 which run between Basingstoke, Baughurst, and the PH1, as well as a bus service for Park House School.



Figure 04: Elm road as it runs along the eastern side of the village, forming the boundary between the built-up area and the surrounding open countryside, bordered with trees.

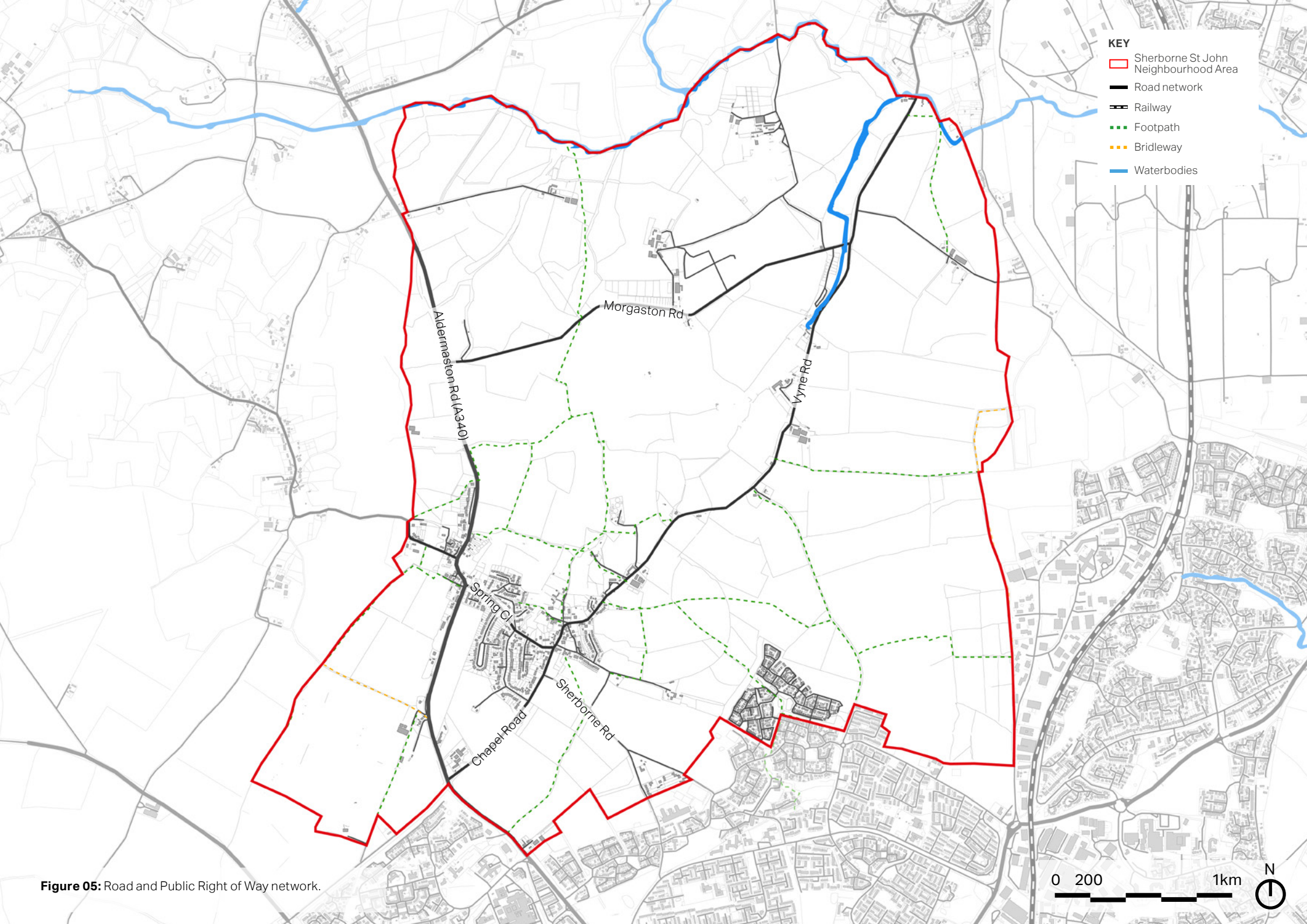


Figure 05: Road and Public Right of Way network.

2.2 Landscape designations

The Parish sits within the Hampshire Downs and is characterised by rolling chalk downland, large areas of ancient semi-natural woodland, rivers, and arable fields lined with low hedges. Within the Parish there are several landscape designations, as follows:

Deciduous and Ancient Woodland

There are two large areas of deciduous woodland in the Parish, Morgaston Wood to the north of the village and Basing Forest to the east. Parts of these woodland, as well as other smaller areas of woodland, are designated as ancient woodland.

Local Nature Reserve

Outside of the Parish boundary, to the south east and within Basingstoke, is a small Local Nature Reserve (LNR), Popley Ponds. This LNR is a flooded former chalk quarry, which is now part of Basingstoke's wider green corridor and an important habitat that supports local wildlife.

Registered Park and Garden

To the north of the village is The Vyne, a 100 hectare registered park and garden managed by the National Trust, which comprises formal and informal gardens, parkland and woodland.

Sites of Importance for Nature Conservation (SINCs)

There are a series of designated Sites of Importance for Nature Conservation in the Parish, which includes Morgaston Wood, Edgerton's Wood and the woodland area around Spiers Copse.

Flood Risk

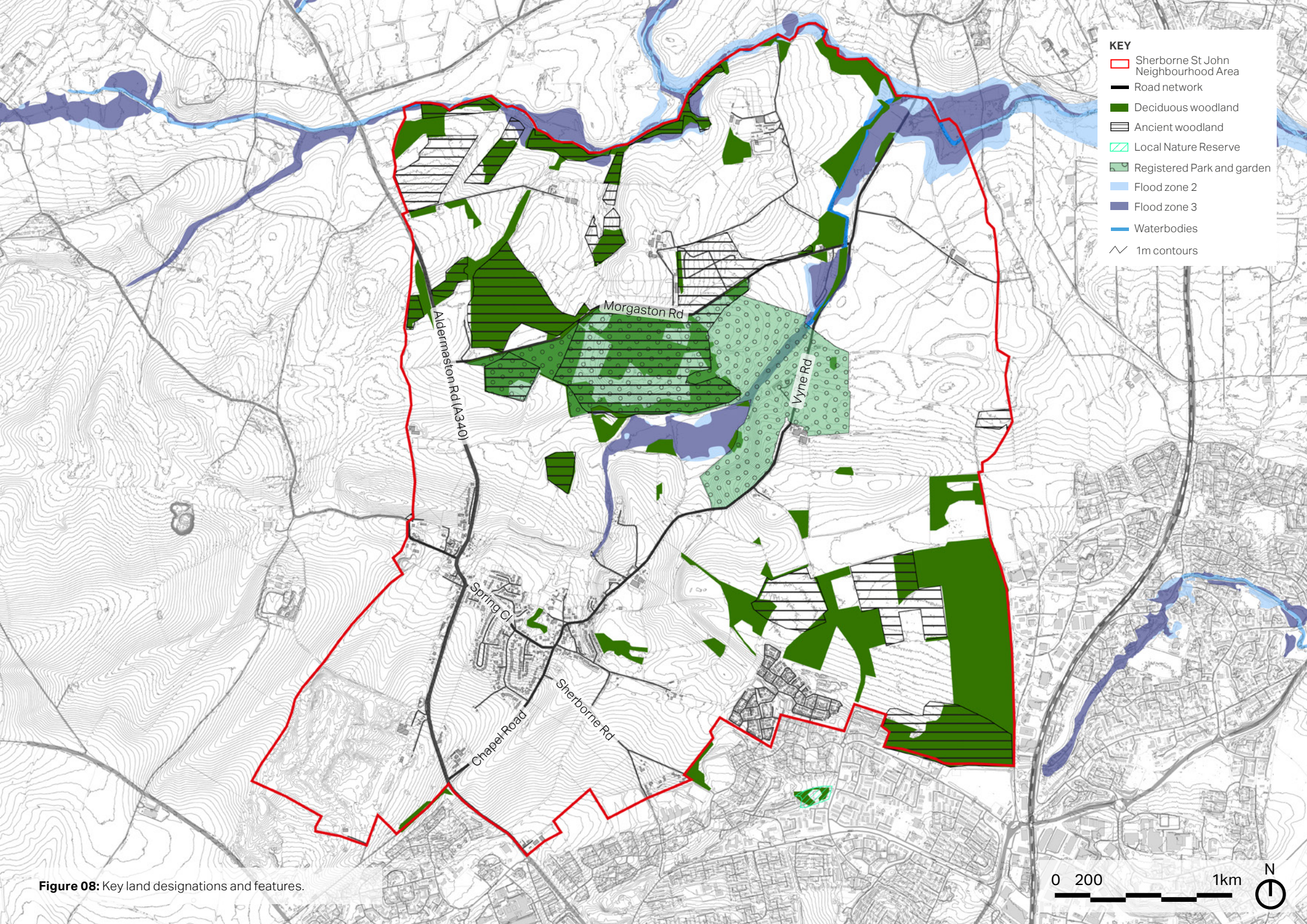
There are areas of medium to high flood risk along the northern boundary of the Parish which relate to the course of Wey Brook. The Brook also travels diagonally across the Parish and there are corresponding flood risk zones with a large area of high flood risk just south of Morgaston Wood.



Figure 06: Farm Pond located near St Andrew Church.



Figure 07: View toward open field and to The Vyne from Cranesfield.



- KEY**
- ▬ Sherborne St John Neighbourhood Area
 - ▬ Road network
 - Deciduous woodland
 - ▨ Ancient woodland
 - ▤ Local Nature Reserve
 - ▦ Registered Park and garden
 - Flood zone 2
 - Flood zone 3
 - ▬ Waterbodies
 - ▬ 1m contours

Figure 08: Key land designations and features.



2.3 The character of the Parish

Sherborne St John has a long and rich history; there is evidence of a settlement existing in the Parish from the Iron Age and the village was mentioned in the Domesday Book. As such, there are several Roman archaeological sites scattered around the Parish. Despite modern expansion, the village retains its strong setting as a rural settlement, which is an important part of its identity.

Conservation Area

The conservation area in Sherborne St John was designated in 1983 and is split into two areas. The area called West End is located to the west of the village core and is formed primarily of linear development along the A340. Sherborne St John (SSJ) Village Centre is a larger area encompassing the historic core of the village to the east and includes St Andrew's Church and churchyard.

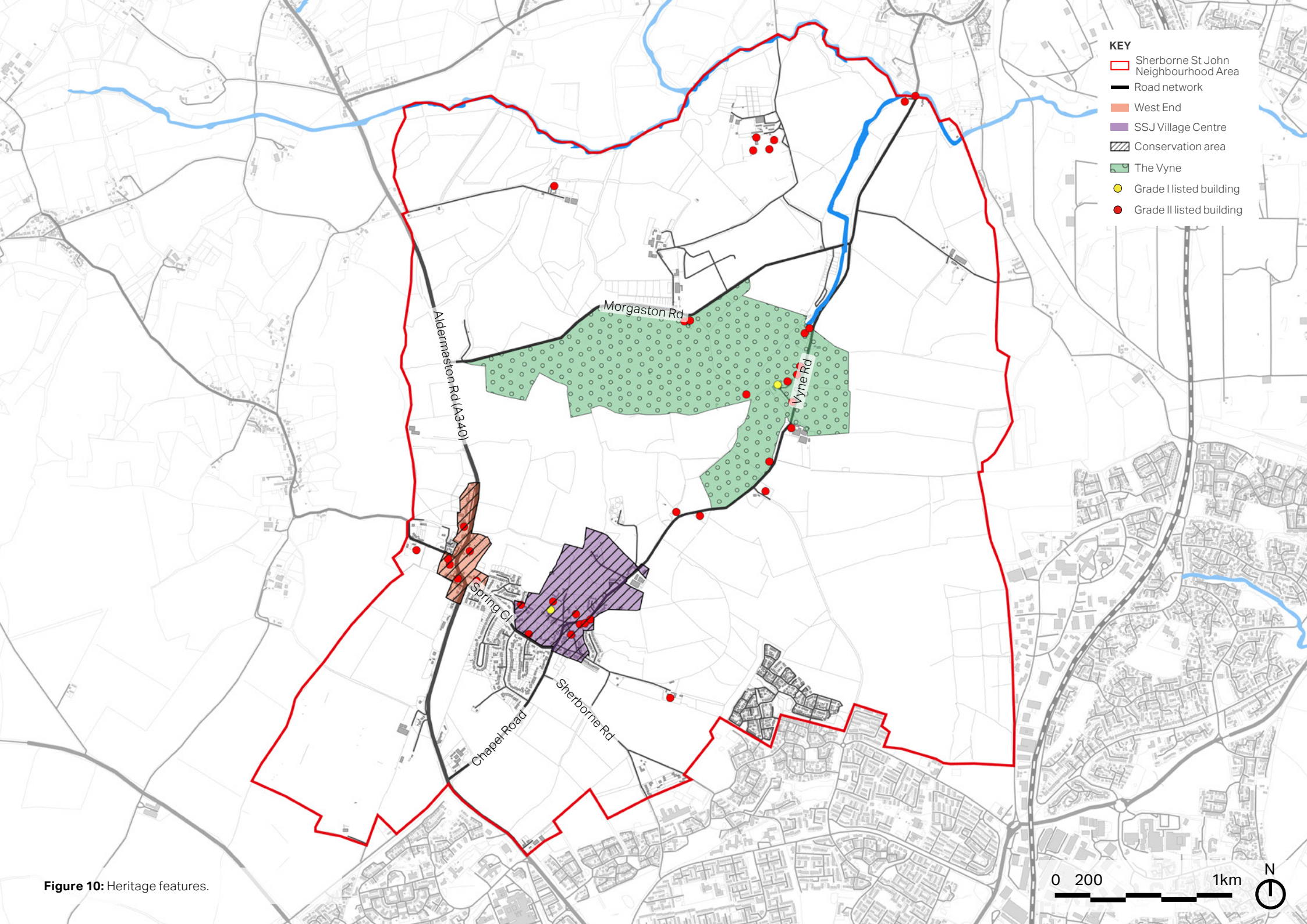
Listed buildings

There are two Grade I listed buildings in the Parish: St Andrew's Church (LEN 1339594) a Norman church and The Vyne (LEN 1296972), a country house originally owned by Lord Sandys and dating back to the 1500s.

There are a further 38 Grade II listed buildings; the majority of which are concentrated within the split conservation area of the village, around The Vyne. There are a cluster of four listed buildings in the north of the Parish, including Beaurepaire House (LEN 1092794) and associated buildings/ structures.



Figure 09: Grade II listed St Andrew's Church located in the SSJ Village Centre.



- KEY**
- Sherborne St John Neighbourhood Area
 - Road network
 - West End
 - SSJ Village Centre
 - Conservation area
 - The Vyne
 - Grade I listed building
 - Grade II listed building

Figure 10: Heritage features.





Character Study

03

3. Character Study

This chapter outlines the different Character Areas (CA) within the Sherborne St John Parish. The characters of these areas are influenced and formed by the period and style of development within them.

3.1 Character Areas

The different areas are characterised and formed by variations in topography, movement, views and landmarks, green space, planting, public realm, street character, built character and architectural details.

The Sherborne St John Village Design Statement and Conservation Area Appraisal both provide further detailed information on the built vernacular of the village.

The Parish has nine character areas (**See Figure 11**), which have been defined with the Steering Group. The nine character areas are listed, right:

CA1- The Vyne

CA2- West End

CA3- SSJ Village Centre

CA4- Spring Close

CA5- Manor Road

CA6- Tyfield

CA7- Edge Development

CA8- Countryside

CA9- The Edge of Basingstoke

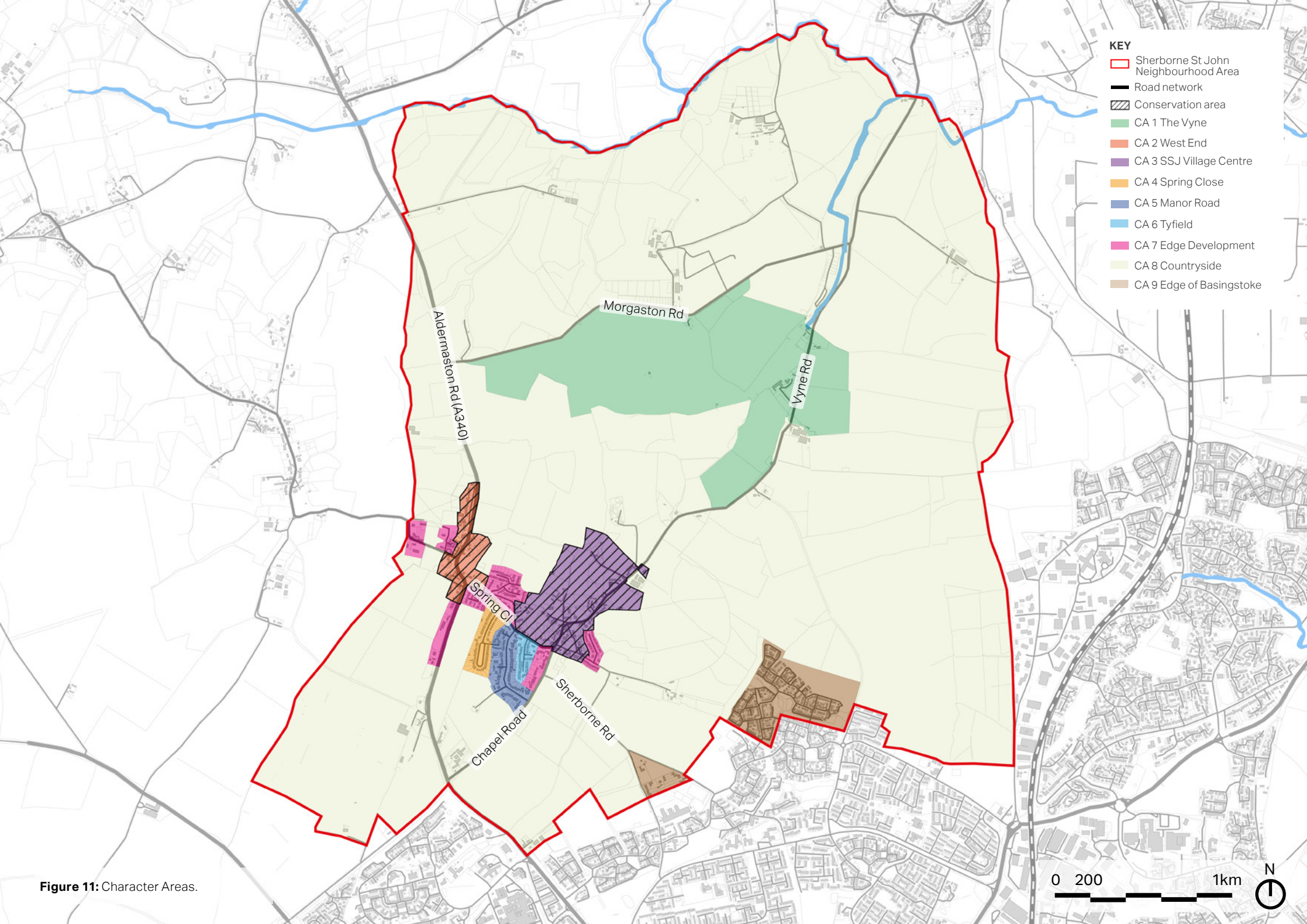
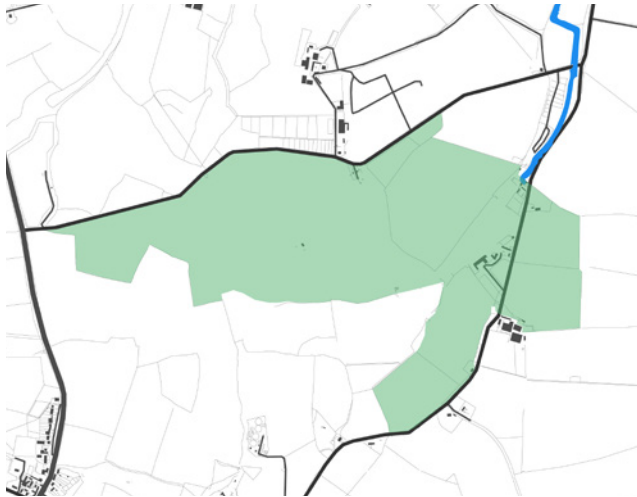


Figure 11: Character Areas.

CA1- The Vyne



03

Lying outside the Conservation Area, this CA includes The Vyne; which is a 16th century Tudor house, now owned by the National Trust. This is the most important building in the Parish and has had a significant influence on the character of the village over the centuries.

Land Use	<p>Apart from the house itself, the Vyne Estate includes a number of other listed buildings and structures; the Grade II Registered Park and Garden provides an important heritage asset surrounding the Mansion, and creates the setting for the listed estate buildings.</p> <p>Morgaston Woods and Wey Brook are Sites of Interest for Nature Conservation (SINCs).</p>
Pattern Of Development	<p>A narrow, twisting road leads past The Vyne, through arable land and extensive mature woodland. The scattered arrangement of the farm workers' cottages along the Vyne Road at Swingate Hill and Smiths Green link the Vyne to the village.</p>
Building Line/Plot Arrangement	<p>Set back from Vyne Road and well screened, with no formal building line.</p>
Density	<p>The density is quite low - less than 3dph due to the registered park and garden area.</p>
Boundary Treatment	<p>Woodland / high hedgerows.</p>
Heights & Roofline	<p>Two storey with three storey elements on The Vyne.</p>
Public Realm	<p>Rural setting with winding streets and no footpaths.</p>
Materials and Architectural Appearance	<p>Wire-cut Hampshire brick. Some tile hanging. Tall brick chimney stacks are a prominent feature and there are dentil eaves on some older properties.</p>

CA1- The Vyne

03



Figure 12: View of the surrounding landscape in The Vyne character area including the water course, field land and wooded areas.



Figure 13: Grade II listed Garden Pavilion



Figure 14: View of lake within the Vyne estate.



Figure 15: The Vyne, Grade I listed house



Figure 16: The Vyne, Grade I listed house

CA2- West End



03

The Sherborne St John Conservation Area was designated in 1983 and is divided into two parts, which represent the historic pattern of development within the village. This character area forms the western part of the conservation area that includes the original nucleus of development at West End, situated astride the A340.

This area includes some small pockets of contemporary development, including post-war infill, a large new dwelling next to the old bakehouse (Aubrey Place), and a row of cottages behind it on Lavers Lane. Some houses have also been sensitively extended in this CA.

Land Use	Solely residential.
Pattern Of Development	This CA has developed along the north/south A340, from Basingstoke to Aldermaston, around its junctions with the Monk Sherborne and Sherborne St John roads. This 'ribbon' type development follows a linear pattern.
Building Line/Plot Arrangement	Relatively large, irregular plots in contrast to the more tight-knit development of the village centre. Some smaller plots are found near the Pond and along Aldermaston Road.
Density	The density is higher in this area and ranges between 15-20dph.
Boundary Treatment	Brick walls that, together with tall belts of trees, define important boundaries of buildings and spaces. Fences and hedgerows are also common.
Heights & Roofline	Two storey development with a consistent roofline.
Public Realm	Its topography is one of its most distinctive features, as it enables important views through, into, and out of the historic centre of the settlement. This CA is influenced by Wey Brook. At the head of this stream are several ponds, with evidence of a second small stream, suggesting the potential of a previous mill site.
Materials and Architectural Appearance	Mainly brick and clay tile, reflecting the proximity of the local clay fields. Brick is often in Flemish bond pattern. Some timber barge boarding (often combined with later brick infill), and thatch. Slate is limited to 19th century buildings. Contemporary buildings are in keeping with this historic material palette. Architectural features such as bay windows, eyebrow dormers and dentil eaves on older properties can be seen and chimneys are a prominent feature, often they are tall and stacks are diagonally arranged.

CA2- West End



Figure 17: Simple in form row of terraced houses on Aldermaston Road, which feature the typical red brick of this CA.



Figure 19: Use of black timber weatherboarding and red brick wall on Cranes Road, which resonates with the prevailing material and colour palette in the CA.



Figure 18: The Old bakery Emporium on Aldermaston Road, which features many positive Victorian details such as bay windows red clay tiles.



Figure 20: A modern detached house on Aldermaston Road, which reflects the historic material palette and architectural features, such as red brick, grey slate, bay windows and a porch.



Figure 21: New built semi-detached houses on Aubery Place, which simple casement windows, porch features and material palette are in keeping with the historic character of the CA.

CA3- SSJ Village Centre



03

This CA comprises the main historic core of the village, as well as Bobs Farm. It is located at two easterly sources of the Wey Brook, towards the point where they merge at the site of Sherborne Mill. This character area forms the eastern part of the conservation area and includes pockets of more recent development including Vyne Meadow, a development of detached houses built on former glebe land of the Rectory; Kiln Road, a row of 1970s maisonettes; and four semi detached dwellings recently constructed on Dark Lane, overlooking at The Square which may once have been a Village Green.

Land Use	Largely residential alongside St Andrew’s Church; Sherborne C of E Primary School; Chute Recreation Ground; Village Hall; Social Club; The Swan Pub; art studios; allotments, and watercress beds.
Pattern Of Development	Tight knit pattern of development in the centre with more loose pattern around the edges. In the village centre is a large area, defined by the junction of roads into the settlement, known as The Square.
Building Line/Plot Arrangement	Largely irregular building line with dwellings set in generally large plots in the centre. Plots are very generous around the periphery of the area. Vyne Meadow has a more regular, courtyard style layout. 6th and 19th century dwellings are located at key visual points in the street scene and make a significant contribution to the special qualities of the CA.
Density	Density varies in this CA, with low density ranging between 3-5dph towards the northwest, and 8dph along Dark Lane.
Boundary Treatment	There are many brick walls in the Conservation Area that, together with tall belts of trees, define important boundaries to buildings and spaces. The approaching roads into the village are lined with hedges.
Heights & Roofline	Predominantly two with some three storey 18th century buildings providing landmarks, such as Edernish House. The roofline is punctuated by groups of mature trees.
Public Realm	Its topography is one of its most distinctive features, as it enables important views through, into, and out of the historic centre of the settlement. The open spaces formed by the sources and tributaries of Wey Brook within this CA are an essential feature of the village as a whole. Mature trees around the Square create a distinctive setting and provide enclosure and cohesion.
Materials and Architectural Appearance	Re-fronted original timber framed buildings in brick (along Cranes Road and Dark Lane). Some thatch. Slate is limited to 19th century buildings. Joinery is present throughout as a feature on windows and door hoods and with timber cladding. Red tile roofs. Architectural features such as decorative barge boarding, eyebrow dormers on thatch-roof buildings and exposed timber framing with brick-nogging can be seen.

CA3- SSJ Village Centre



Figure 22: Detached, corner dwelling on Vyne Road with various elevations which positively contribute to the streetscape and creates a noticeable landmark in this CA.



Figure 24: Painted brick detached cottage with a brick wall, on Dark Lane, which contributes towards the rural setting of this CA.



Figure 25: Swan Cottage, Kiln Road, is recognisable for its intricate and unique features (timber banding, red brick, thatched roof) is an important focal point in this CA and the wider village.



Figure 23: New semi-detached houses, Dark Lane, which simple form (casement windows, porch) and material palette, echoes the prevailing built character in this CA.



Figure 26: The village green is well overlooked and enclosed by The Swan pub, the Village Hall and housing, and is an important and attractive focal point for the village.

CA4- Spring Close



03

An area of approximately fifty semi-detached infill dwellings, which were constructed post WW2 along a discrete cul-de-sac.

Land Use	Solely residential.
Pattern Of Development	Linear with a cul-de-sac layout.
Building Line/Plot Arrangement	A consistent building line with pairs of semi-detached houses forming a strong street enclosure, with some to setbacks to allow for curves in the road. These dwellings have generous plots backing onto farm land.
Density	This CA has a low density of about 10dph.
Boundary Treatment	Predominantly clipped hedgerows, some wooden fencing, and low brick walls.
Heights & Roofline	Two storey with a mix of gabled and hipped rooflines.
Public Realm	Street trees form the gateway to this CA and an informal cluster of trees in the oval shaped green at the southern end of this CA contribute to natural and green atmosphere.
Materials and Architectural Appearance	Red brick with red clay tiles.

CA4- Spring Close

03



Figure 27: View of the oval shaped green at the southern end of the CA with houses looking onto it.



Figure 28: View of the two-storey brick houses from the entrance into the Spring Close cul-de-sac.



Figure 29: Mature trees growing on the green in Spring Close cul-de-sac.



Figure 30: Semi-detached house which is typical to this CA with red brick and a tiled, hipped roof.



Figure 31: View into the southern end of the CA with the mature trees at the end of the sightline, green verges between the pavement and road and hedgerow boundary treatment.

CA5- Manor Road



03

A historic street in the village comprising of large family dwellings built around the 20th century. Approximately 50 infill bungalows on generous plots built during the 1930s. Many properties have been extended and there are several contemporary alterations and newly built dwellings.

Land Use	Solely residential.
Pattern Of Development	Linear development set along a meandering road. A key feature of this character area is the one-plot deep development pattern. The street is set out on a slope that rises to the south and affords views of the village rooftops.
Building Line/Plot Arrangement	Dwellings are positioned within generous plots and setback from the road, which creates an open feel.
Density	Due to the large front and back gardens, the density is fairly low at approximately 10dph.
Boundary Treatment	High hedgerows and low stone walls are commonplace which provides a leafy setting. Some fencing and wooden gates.
Heights & Roofline	A mix of bungalows and two storey properties. Rooflines vary, with front gables and hipped being the most commonplace. Dormers are frequent, especially in bungalow properties.
Public Realm	Traditional residential street, with footpaths on either side. Mature street trees and high hedgerows provide enclosure and privacy.
Materials and Architectural Appearance	Red brick with some white render. Slate and red clay roof tiles.

CA5- Manor Road

03



Figure 32: A recently constructed detached house with timber weatherboarding and rendered facade, as well as other features such as the porch and gabled dormers, which reflect the historic character of the village.



Figure 33: A new, contemporary style house with some elements that are in keeping with the historic character, such as gabled dormers and the low scale. The sand brick and extensive glazing is out of character.



Figure 34: Large detached house which is screened by high hedgerows, which reinforces the rural setting of the CA.



Figure 35: Bungalows with large front gardens which create an open, spacious feeling, in keeping with the CA.



Figure 36: The use of hipped dormer, timber weatherboarding, slate and red brick on this contemporary property echos the historic material palette. The fencing reinforces the rural setting.



Figure 37: Variable rooflines including hipped and gabled, created by a range of house types and ages, which adds interest and character and is typical of the CA and the Parish as a whole.

CA6- Tyfield



03

A small area of housing between Manor Road and Elm Road of largely constructed over twenty years from the 1970s-1990s.

Land Use	Solely residential.
Pattern Of Development	Linear with a cul-de-sac layout.
Building Line/Plot Arrangement	A consistent building line with pairs of semi-detached houses forming a strong sense of enclosure, with some setbacks to allow for curves in the road. These dwellings have generous plots backing on to farm land.
Density	The density is fairly low about 16dph due to the large front gardens.
Boundary Treatment	Predominantly clipped hedgerows and some wooden fencing and low brick walls.
Heights & Roofline	One storey (with dormers) with steeply pitched roofed chalet bungalows and two storey detached dwellings.
Public Realm	Street trees at the gateway into this CA and an informal cluster of trees in the oval shaped green at the southern end of this CA.
Materials and Architectural Appearance	The earlier buildings are of cream or orange brick with brown clay pan-tiles. The later development used red brick with red or brown pan-tiles. Window frames are mostly dark stained timber.

CA6- Tyfield

03



Figure 38: Chalet bungalow typology in Tyfield with steeply pitched roofs.



Figure 40: View from the southern end of Tyfield with high amounts of hedgerows and trees, providing a leafy feel to the area.



Figure 39: Two storey house with dormer windows and half-hipped pitched roof.



Figure 41: Two storey house with dormer windows and natural boundary treatments and trees providing screening.



Figure 42: High hedgerow boundary treatment.

CA7- Edge development



03

A range of development ranging from post-war to the present day, along the edges of the settlement. This includes Vidlers Farm, Dancers Meadow, Elm Road, the southern end of Aldermaston Road, Sireburne Close and Cranesfield.

Land Use	Residential with a small village shop in Sireburne Close.
Pattern Of Development	Vidlers Farm, Dancers Meadow, and Sireburne Close are single access cul-de-sacs. Aldermaston Road, Kiln Road and Elm Road, are linear in pattern.
Building Line/Plot Arrangement	Dwellings are all set back from the street edge, with grassed verges commonplace. As below, these areas are less enclosed and have less street definition than other parts of the village due to the lack of greenery and wide gaps between buildings.
Density	The density is quite low amongst edge developments, ranging between 5-7dph. Higher density can be found along Dancers Meadow with 23dph.
Boundary Treatment	Fencing and low cut hedges.
Heights & Roofline	One storey bungalows along Dancers Meadow. Otherwise, two storeys with a variety of rooflines and styles.
Public Realm	Trees and hedgerows are commonplace in Cranesfield and Elm Road, but elsewhere less so.
Materials and Architectural Appearance	Largely red brickwork and red clay tiles. Some sand coloured brickwork on Vidlers Farm and Dancers Meadow. Materials do not always reflect the local vernacular.

CA7- Edge development

03



Figure 43: Detached houses, Sireburn Close with clay tile, red brick and timber weatherboarding, in keeping with the historic character of the CA and the village. However due to the small gaps between buildings, short set back distances and use of hard boundary treatments the development has an urban feel which does not fully reflect the rural, village character of Sherborne St John.



Figure 44: Trees and planting are commonplace on Cranesfield, creating enclosure and reinforcing the rural setting.



Figure 45: Properties set back from the street with green verges, tree planting and hedgerows on Cranesfield, which provides a visual connection with the countryside beyond.



Figure 46: Spacious driveway, Cranes Road and high hedgerows affords a lot of enclosure and privacy and enhances the rural character.

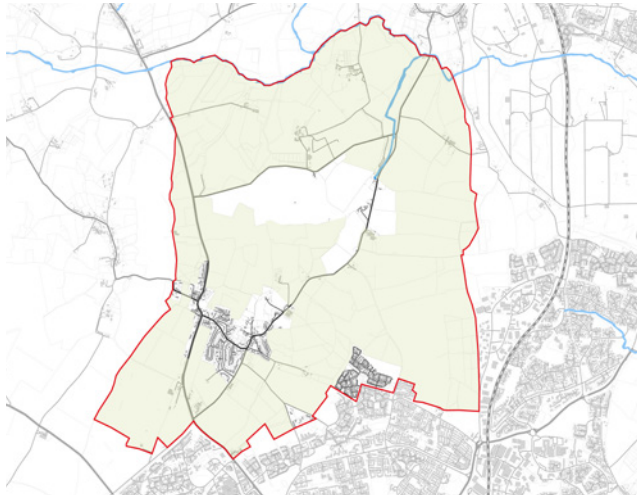


Figure 47: Terraced houses with courtyard parking, Cranesfield, which is somewhat out of character with the rest of the public realm in the village.



Figure 48: Wooden fencing and boundary planting, Elm Road, which forms a strong boundary and screens the elevated dwelling from the street.

CA8- Countryside



03

Open countryside comprising rolling chalk downland, large areas of ancient semi-natural woodland, rivers, and arable fields lined with low hedges.

Land Use	Predominantly rural fields and a few dispersed farms. There is also fringe development to the south of the character area, which is mainly residential with some commercial, community, and retail use.
Pattern Of Development	The largely agricultural landscape is set within a strong hedgerow network with woodland areas creating a sense of tranquility. The rural fields and hills define the unique character of this area, such as those along Vyne Rd.
Building Line/Plot Arrangement	The southern residential zones have an organic street layout, with curved through-roads splitting off into smaller cul-de-sacs. The houses within the residential plots are setback, including small front gardens with driveways and varied sizes of back gardens.
Density	The density is low, less than 4dph in the CA.
Boundary Treatment	Fencing and low cut hedges along recent residential development. Tall hedges, trees and natural landscape on either side of the country lanes.
Heights & Roofline	The remote farmsteads and outbuildings are low rise of one to two storeys, many have a large footprint with a pitched roof. The residential development to the south is typically two storey, with some examples of three storey buildings.
Public Realm	There are limited footways in the area which is predominantly of narrow rural lanes, grass verges, large trees, and established hedgerows. Some of the new build residential developments have very limited landscaped areas, creating a strong built-up feel. Although they do provide a network of footpaths, a good number of accessible green spaces, and children's play areas.
Materials and Architectural Appearance	Recent developments utilise the typical red brick, some stucco facades can also be seen. The roof materials are a variation between black slate, red clay tiles.

CA8- Countryside



Figure 49: Views out towards the countryside from Elm Road, which is typical of this CA.



Figure 50: Extensive views across open fieldland towards dense woodland areas from Chineham Lane.



Figure 51: Narrow, winding country roads, lined with trees and high hedges.



Figure 52: View from Cranesfield into open countryside and towards ribbons of tree belts which characterise this CA and provide a pleasant, rural setting.

CA9- The Edge of Basingstoke



03

The CA is located on the northern edge of Basingstoke and is characterised by cul-de-sac development, which tends to be set out along a meandering road layout. Perimeter blocks predominate and densities are higher than elsewhere in the Parish, due to small plot sizes and gardens.

Land Use	Predominantly residential uses including other uses such as Marnel Park and Spiers Meadow play area.
Pattern Of Development	This CA comprises two areas of recently constructed housing. One to the north of Everest Sports Centre, which features a small amount of linear development along Sherborne Road and Chineham Lane. The second is a 21st century development in the form of cul-de-sacs extending from existing cul-de-sacs off of Appleton Drive and Barrington Drive.
Building Line/Plot Arrangement	Relatively tight-knit development which follows the cul-de-sac layout in the recent development. The linear development has long and relatively narrow plots with consistent set back and generous garden sizes.
Density	The density in this CA is higher than the average density within the Parish, being adjoined to Basingstoke, at approximately 35dph.
Boundary Treatment	There are minimal boundary treatments (such as green verges or hedges) across the majority of the CA.
Heights & Roofline	Consistently two storey development with varied rooflines.
Public Realm	Some of the new build residential developments have very limited landscaped areas, resulting in a strong built-up feel. However, there are different green spaces such as Marnel Park, and tree lines. There is an important woodland screening area which fronts the Park and ensures a buffer. Some footpath networks run through developments to the north east of the CA.
Materials and Architectural Appearance	Recent development utilises red brick, render and weatherboarding. Pantile and slate for roofs feature on the majority of houses.

CA9- The Edge of Basingstoke

03



Figure 53: View of modern residential properties along a winding road at the edge of Basingstoke.



Figure 55: View of semi-detached houses on Appleton Drive.



Figure 54: Terraced properties with a large area of car parking outside the houses and no green front garden.



Figure 56: Large open green space off Carter Drive.



Figure 57: Houses along Carter Drive which overlook the green space.

3.2 Summary table

The table below summarises a number of positive, unifying characteristics which occur across the NA, which must influence future development.

Relevance design guidelines and codes	Unifying features and related guidance
DG.1, DG.3, DG.5	The green open spaces, planting and woodland in the NA are an integral part of its green, tranquil and rural setting. As such, this important relationship of the built environment to the landscape should be maintained and enhanced through new development. New development must integrate and incorporate the landscape and green open spaces. In line with Basingstoke and Dean Borough Council local policy and set out in the Council's Biodiversity, Trees and Landscape SPD, development should be located 20m away from the edge of a recognised treeline/ treebelt.
DG.2	Eco-design should be promoted. New housing should include sustainable features. Electric car charging ports should be included in new developments.
DG.11	The prevailing architectural style and materials in Sherborne St John should be reflected in any future development to ensure that it responds to the surrounding vernacular and is rooted in its setting.
DG.6	The historic character of the village, formed in particular by the Conservation Area, is a great asset which must be respected and enhanced.
DG.4	The village's topography is one of its most distinctive features which frames long and short-distance views of the settlement. Green spaces, backdrop woodland, and open fields are other important elements. Views of these features should be preserved and promoted in new development.
DG.7	Existing hedgerows should be retained wherever possible to maintain the continuity of hedges throughout the village. This should be native hedgerows wherever possible, to enhance biodiversity.
DG.10	New development should seek to preserve the open character of the village. In either case the plot size and building footprint should reflect that of surrounding properties in the area.

3.3 Summary table

The table below summarises a number of potential issues that may arise from insensitive future development.

Relevance design guidelines and codes	Potential threats and related guidance
DG.5, DG.7	Abrupt edges in the rural countryside should be avoided. Instead, natural boundary treatments should be introduced, to provide a natural transition to the countryside. Natural boundary treatments should always be prioritised over hard boundary treatments to preserve the rural character. As such, gates and high timber fences should be avoided.
DG.3	The footpath network in and around the NA are an important element of its character and provide amenity value for both residents and visitors. Where possible the settings of these should be enhanced, they must be maintained and should be extended, with signage provided for wayfinding.
DG.10	The density of new houses is integral to the built setting of the NA. If new development is not broadly in keeping with the prevailing density in the area, it has the potential to degrade the existing rural character. Building density and massing of new houses therefore should match their surrounding environs to preserve the rural context.
DG.8	New buildings and extensions which do not fit within the context have the potential to negatively impact on the surroundings. Any house extensions must harmonise with their surroundings. Extensions must conform with the principles set out in the Basingstoke and Deane Design and Sustainability SPD - Section 11-Extensions ¹
DG.9	Poorly designed backland/tandem development can cause issues for access and privacy of both new houses and the existing houses in the immediate area. Backland/tandem development should follow national standards to address issues of access and privacy.
DG.10	Rooflines in some new developments are higher in pitch than the prevailing roofscape and often feature bulky massing, and therefore are imposing to the overall character. The roofline of any new development should match the overall surrounding roofline and should, most of all, complement the street scene.

¹ Section 11- Extensions, Design and Sustainability SPD 2018, Basingstoke and Deane Borough Council (<https://www.basingstoke.gov.uk/design-and-sustainability-spd/>)



Design Guidelines

04

4. Design guidance

This chapter provides guidance on the design of new development and the extension of existing properties in the Parish. Where possible, local images are used to convey the design guidelines. The design guidance supports the Neighbourhood Plan and should be read in conjunction with relevant local policies.

4.1 Introduction

This section is divided into two parts. The first is a set of general design considerations appropriate for Sherborne St John's rural environment, and should be addressed by applicants and their design teams. Where guidance is already covered by national, district or parish level planning / design guides in, relevant links are provided.

The second part is a set of specific design codes in relation to the key characteristics of the Parish, that are not covered by existing planning / design guidance. The codes are specific instructions which give clear directions for the development of design proposals.

Both the design considerations and the design codes focus on housing development, such as small scale or infill, as well as potential conversions or extensions. In addition to

this, more strategic design guidance will also be included to cover potential larger developments coming forward.

The purpose of both the design considerations and the design codes is to ensure that development in the Parish is place specific, and responds sensitively to the local context. New proposals will be expected to apply the codes to reflect the vernacular style of the Neighbourhood Area (NA).

4.2 Part 1. General design considerations

1. Access and movement

- a. Development should propose streets that filter traffic and speed, to retain the

Parish's rural setting. For that reason, a legible hierarchy should include primary, secondary, tertiary roads and edge lanes;

- b. Development should link up with the with well connected streets and footpaths within and surrounding the Parish;
- c. Development should feature streets that meets the needs of all users; pedestrians, cyclists, and those with disabilities; and
- d. Development should propose streets that incorporate trees, hedgerows and other planting, to retain the characteristic green setting of the Parish.

2. Parking and utilities

- a. Parking should be well integrated and should not dominate the public realm, so that it is in keeping with the Parish, which features predominantly on plot parking;
- b. High-quality and well-designed soft landscaping, hedges, hedgerows and trees should be used to increase the visual attractiveness of parking and enhance the rural character of the Parish;
- c. Driveways must be constructed from porous materials, such as gravel to minimise surface water run-off and help mitigate flooding and to maintain the rural character of the Parish;
- d. Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontages to the street;
- e. Electric vehicle charging points, both for off-street and on-street parking, should be integrated into the design;
- f. Adequate provision should be made for bin storage, including areas for waste separation, holding and recycling;
- g. Adequate provision should be made for cycle parking, on public and private land;
- h. Lighting schemes should be in place to promote safety, whilst ensuring the protection of dark skies.

3. Green infrastructure and landscape

- a. Development should provide adequate public open space in terms of both quantity and quality;
- b. Development should propose adequate private/ communal amenity space to meet the needs of the population;
- c. Development should identify existing biodiversity assets and corridors and contribute to their preservation and enhancement and should maximise opportunities for the restoration, enhancement and connection of natural habitats in accordance with the Biodiversity Action Plan for Hampshire¹.
- d. Development should promote green links (cycle ways, footpaths, tree lined streets) which connect with existing neighbourhoods within the Parish;
- e. Development should be 20m away from the edge of a recognised treeline / treebelt, in line with BDBC local policy;
- f. Sustainable Urban Drainage Systems (SUDs) should be provided wherever possible; and
- g. Development should demonstrate a connection to landscape setting of the Parish and propose a design that does not undermine the existing qualities of the area.

1. <https://www.basingstoke.gov.uk/content/doclib/2999.pdf>

4. Built form

- a. Development should respect surrounding buildings in terms of scale, height, form, and massing, which is generally low;
- b. Development should retain and incorporate existing building features which add richness and character;
- c. Buildings should front onto the street and avoid blank facades;
- d. Buildings should overlook public green spaces to ensure natural surveillance;
- e. Development should propose a combination of soft and hard boundary treatments to reinforce the existing character of the Parish, which combines walls, fences and hedgerows;
- f. Development should propose designs that allow for relatively irregular building lines and setbacks to match the built character of Sherborne St John;
- g. The massing of landmark buildings (i.e. those on corners or at the end of a street) could be slightly larger, or more intricate than the surrounding street to help them stand out;
- h. Development should include a range of house types and sizes to allow for a variety of options and bring balance to the Sherborne St John population profile; and
- i. Infill development should complement the street scene into which it will be inserted. Thus, building lines, boundary treatments, massing, heights should reflect the surrounding context.



Figure 58: Properties fronting onto the streets with adequate fenestration to ensure natural surveillance



Figure 60: A large, detached, corner dwelling on Vyne Road with a steep, varied roofline with feature chimneys, which creates a noticeable landmark.



Figure 59: A mix of hard and soft boundary treatment enhancing the current character of Parish

4.3 Part 2. Design Codes

The analysis in Chapters 2 and 3 outline the key features that contribute towards the unique setting of Sherborne St John Parish.

Building on this, and the general design considerations section in this Chapter, the following section sets out a number of design codes, which comprise specific instructions that provide clear directions for the development of design proposals. Additional suggestive information including diagrams should be understood as best-practice guidance only.

The design codes have been prepared based on site visit observations, desktop research, and liaison with the Neighbourhood Plan Steering Group.

The following design guidelines and codes should be applied to oversee the design of new development proposals in the NA:

Area wide design guidelines - these guidelines apply to all the character areas.

- **DG.1** Biodiversity
- **DG.2** Eco-design
- **DG.3** Accessible and attractive footpaths and cycle networks
- **DG.4** Views and landmarks

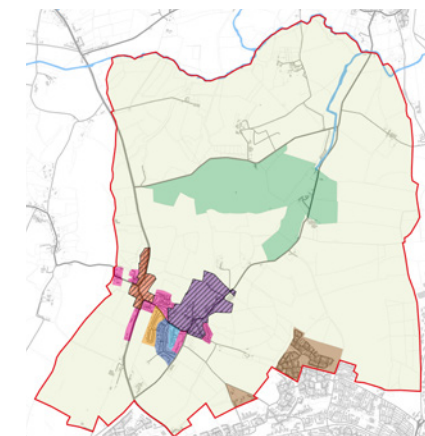
Area wide and character area specific guidelines - these contain guidance which applies to the most relevant character areas, as shown in the table opposite, and additional guidelines which are specific to individual character areas.

- **DG.5** Development edges in the rural landscape
- **DG.6** Development affecting heritage assets
- **DG.7** Boundary treatments
- **DG.8** Extensions, conversions and infill
- **DG.9** Backland/ tandem development
- **DG.10** Settlement pattern
- **DG.11** Architecture and materials

Design codes	Particularly Relevant Character Areas
DG.5 Development edges in the rural landscape	CA2, CA3, CA4, CA5 and CA7
DG.6 Development affecting heritage assets	CA1, CA2 and CA3
DG.7 Boundary treatments	All
DG.8 Extensions, conversions and infill	CA2, CA3, CA4, CA5, CA6, CA7 and CA9
DG.9 Backland/ tandem development	CA2, CA4, CA5, CA6, CA7 and CA9
DG.10 Settlement pattern	All
DG.11 Architecture and materials	All

For reference, the Character Areas are:

- CA1- The Vyne
- CA2- West End
- CA3- SSJ Village Centre
- CA4- Spring Close
- CA5- Manor Road
- CA6- Tyfield
- CA7- Edge development
- CA8- Countryside
- CA9- The Edge of Basingstoke



DG. 1 Biodiversity

Close access to nature - and biodiversity - is a key factor in wellbeing. The National Model Design Code (NMDC) recognises this:

“Development should enhance the natural as well as the built environment. Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating food risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.”

NMDC, paragraph 57

Therefore, boosting biodiversity wherever possible is imperative in Sherborne St John, which benefits from a wide range of green features and planting, that contributes significantly towards its unique green setting.

This code sets out some additional design guidelines that should be implemented in both private properties and public spaces, as follows:

- a. Biodiversity interventions in the public realm should help to bolster biodiversity as well as inform and educate the community about nature. For instance,



Figure 61: Example of a pollinator garden that could be placed in a communal green space within the built environment



Figure 62: Existing habitat and fauna at Farm Pond

hedgehog streets, wildlife friendly corridors, community forests or designated areas within green space for wildlife would raise awareness about the importance of biodiversity. The high hedgerows such as those in the Manor Road Character Area provide a habitat for a plethora of native wildlife. In addition, other important green spaces like open spaces in Marnel Park and Weybrook Golf Course should be protected to enhance habitats;

- b. In private properties, smaller interventions should be implemented to provide species with cover from predators and shelter during bad weather, as well as helping to promote new habitats and creating wildlife corridors. Some examples of this are ponds, bat boxes, bug hotels, and frog houses;
- c. Gardens and boundary treatments should be designed to allow wildlife to pass through and to retain the rural character of the Parish. Native bird species include Herons and Kingfisher,

Raptors (including sparrow hawks, kestrels and buzzards), which prey on rodents and small birds.

- d. Blue assets can also contribute to biodiversity and habitat connectivity. Therefore, existing water resources, streams and ponds like the Chalkstreams, Wey Brook and Farm Pond which provide important wildlife habitats, should be protected and enhanced;
- e. In addition, rich, native vegetation should always be implemented, while impermeable boundaries and surfaces (such as bonded gravel, solid fencing or walls) should feature sparingly. Regular gaps should feature to facilitate wildlife movement; and
- f. Green roofs should be used to boost biodiversity and improve visual amenity.



Figure 63: Example of a structure used as a frog habitat corridor located in an outdoor green space.



Figure 64: Example of a bat box placed in the front or rear garden of a property



Figure 65: Example of a bug hotel that could be placed in the front or rear garden of a property.



Figure 66: Example of bin storage surrounded by flowers and plants, improving visual amenity and enhancing biodiversity

DG. 2 Eco-design

This code will focus on some design guidelines and suggestions for properties to improve their energy efficiency.

Site analysis

- Determine the position of the sun throughout the year;
- Identify the direction of the prevailing wind;
- Determine seasonal characteristics; and
- Identify topographical features that might optimise or degrade the performance of the buildings. For instance, slopes, tree belts, the shape and orientation of the site.

Building orientation

- One of the main glazed elevations should be within 30° due south to benefit from solar heat gain. Any north facing facades might have a similar proportion of window to wall area to minimise heat loss on this cooler side;

- If the main elevation of a house face east and west i.e. there is no main elevation facing south, rear wings could be included so that some of the property benefits from solar passive gain from the south;
- Homes should be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies including high- and low- level openings, longer roof overhangs, deep window reveals and external louvres/ shutters to provide shading in hotter summer months;

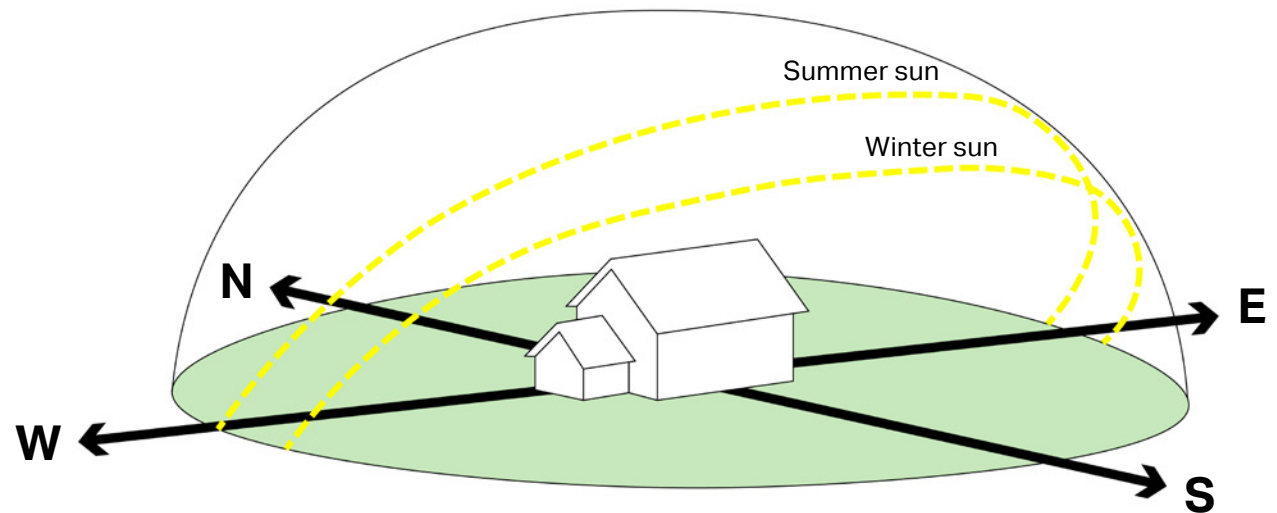


Figure 67: Diagram showing sitting with the sun during summer and winter periods. In cooler months, the lower position of the sun can heat the indoors

Building form

- a. Building layouts should suggest cooler service spaces to be located with a northerly aspect and habitable rooms to be located to the warmer southerly aspect;
- b. Exposed areas of the site with no natural shelter should be avoided;
- c. Vegetation on the walls could provide an additional thermal layer.

External environment

- a. Vegetation should be placed appropriately so that south-facing windows are not overshadowed between 9am and 3pm; and
- b. Planting should be placed to the north to offer protection from north cold winds. In addition, the most effective height for trees is the height of the building and placed 1-3 heights away.



Figure 68: Example of a property with vegetation on the facade, elsewhere in UK



Figure 69: Examples of green roofs in a rural context

DG.3 Accessible and attractive footpaths and cycle networks

Sherborne St John Parish is characterised by a good network of footpaths and cycle routes offering connections to Basingstoke and other nearby smaller settlements.

The design guidelines below offer guidance on the materials and quality of footpaths as well as the relationship between residential developments to pedestrian and cycle networks:

- a. Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local facilities and amenities. Establishing a robust pedestrian network across new developments and among new and existing development is key to achieving good levels of connectivity and promoting walking and cycling;
- b. Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and to offer good sightlines and unrestricted views, this makes people feel safer;
- c. Restrictive features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences must be avoided;
- d. Cycle parking should be implemented in both private and public spaces to encourage cycling in the Parish;
- e. Paving used along the pedestrian and cycle links should, in principle, be permeable to help absorb surface water and mitigate flooding. Thus, concrete paving should be avoided. In addition, materials can vary depending on the context, however, an overall earthy palette is recommended to fit into the rural surroundings. For example, different colours and shapes of stones can be used within the village, whilst on the outskirts or along edge lanes, a less formal character can be introduced using mainly gravel;
- f. Strategic signage should be in place to offer guidance and help people with navigation highlighting important destinations, facilities, cities and smaller settlements. The materials and design of the signage should be appropriate of the rural character of the Parish; and
- g. Any new or replacement signage or furniture should be designed to limit any visual clash with the existing environment and especially to avoid any urbanising affect.



Figure 70: An example of edge lane that uses gravel, in an earthy-coloured palette, which could also be used in footpaths within the countryside, elsewhere in the UK



Figure 72: Photographs showing wooden signs to indicate footpaths in Sherborne St John, which fit well within its rural context. A similar design could be used to indicate any new pedestrian or cycling routes.

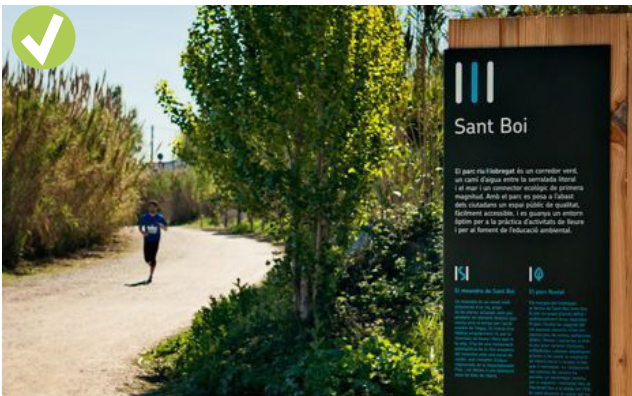


Figure 71: Example of signage that could be implemented along footpaths within the open countryside to navigate people towards important destinations, elsewhere in the UK



DG.4 Views and landmarks

- a. New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate;
- b. Development should incorporate and protect long distance views, for example towards key landmarks buildings, towards any points of interest beyond the village and all views included in the Scarp Landscape Architecture's Key Views report;
- c. Development should preserve key short-distance views towards important landmarks or heritage assets, such as St Andrews Church and neighbouring Manor Farm house and buildings. Significant long- and short- distance views which should be protected are identified on a map as part Sherborne St John's Neighbourhood Plan policies;
- d. These existing views and vistas should be actively considered when preparing new development proposals. The comprehensive list of views within the parish are set out in Scarp Landscape Architecture's Key Views report, commissioned by Sherborne St John Parish, and the Conservation Area Appraisal. These documents should be referred to and views identified should be protected and preserved in any new development proposal;
- e. Where appropriate, future development proposals should incorporate landscape and built features to create landmarks, helping with legibility;
- f. New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside beyond and maintain the perceived openness of the settlement;
- g. Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes and places; and
- h. The views between Morgaston Wood and the village, and between Basing Forest and the village are important visual amenities. Any development permitted should not impair the quality and character of these publicly available views.



Figure 73: Any views towards St Andrews Church should be respected. The setting and relation between the village, the Church, facilities, woodland and rural landscape, which is strengthened through visual links between them including both short and long distance views, should be retained with any new development.



Figure 74: Long distance view into the surrounding countryside.



Figure 75: Trees at the entrance to the church and low density and low height buildings near to the church protect and frame views towards it.



Figure 76: Views from the village towards to countryside in the background - any new development should consider the rural transition of the village to the countryside and respect the green setting of the Parish by protecting existing mature trees and planting more wherever possible to maintain the rural character.



Figure 77: Long distance views towards surrounding countryside.

DG.5 Development edges in the rural landscape

Sherborne St John Parish has a strong rural character and rich vegetation, which should be maintained and enhanced by any new development. In particular, any new development set on the edges of the village or next to existing woodlands needs to respect the existing nature and take opportunities to improve existing green assets. Therefore this code is relevant for CA the Countryside, West End and Edge Development character areas and any development within these areas should use the follow design guidance:

- a. New development should protect clear physical separation which provides a sense of change from the urban areas of Basingstoke to rural Sherborne St John. The flats on Kiln Road which are visible from Vidlers Farm are an example of a built character that is generally incongruous to the prevailing historic character, but the scale and material palette are in keeping, providing a visual consistency. This farm is located across fields to the northwest.
- b. New development should conserve existing native trees and shrubs along the lanes and within any potential developable site and incorporate any green/ecological asset within design, whilst any unnecessary loss of flora should be avoided;
- c. Abrupt edges with little vegetation on the edge of the development should be avoided. On the contrary, rich vegetation including native trees and hedgerows should be in place to provide a smooth transition from the built-up areas to the rural landscape. For example, in [Figure 80](#), Manor Farmhouse integrates green features into its design with green features and boundary treatments;
- d. Edges must be designed to link rather than segregate existing and new neighbourhoods. Therefore, green corridors should be proposed to provide additional pedestrian and cycle links that will improve connectivity between neighbourhoods and contribute to the successful integration of any new development within the Parish;
- e. New development adjoining public open spaces should face onto them, as shown in [Figure 78](#) and [Figure 81](#), to improve natural views and vistas; and
- f. New development adjoining open fields and countryside should have a soft landscaped edge, to create a gradual transition into the open fields.



Figure 78: Development facing onto public open spaces.

Character Area Specific Design Guidance

Character Area	
CA2 West End	Maintain the linear pattern and provide generous building gaps. Tall belts of trees define important boundaries of buildings and spaces - the existing high level of vegetation should be maintained. Consider the effect of the topography in any new development.
CA3 SSJ Village Centre	Any new development at the edges of the village should integrate with the development pattern - plots in these areas should be more generous and follow a loose and informal development pattern, with trees and hedges to line roads and define boundaries.
CA4 Spring Close	Development edge plots back onto farmland and should have generous back gardens and landscape planting to reflect this setting.
CA5 Manor Road	Maintain the open feel of this character area, which provides a transition between the countryside and development edge. Development must be low height, low density, one plot deep and should feature trees and shrubs to maintain the leafy setting.
CA7 Edge Development	This character area specifically encompasses areas of existing edge development. Development proposals should respect the more rural character - with less enclosure, more informal arrangements and greater set back than in other character areas.



Figure 79: Diagram to illustrate the appropriate use of landscape buffering - in this case generous back gardens and a dense treeline, along edges of properties to create a transition between the built up area and surrounding countryside, Cranesfield.



Figure 80: Manor Farmhouse respects the existing green features by integrating them into the design with proposed soft edges and a footpath



Figure 81: Properties overlooking the public open space with the large tree as a landmark improves natural views, Kiln Road. The village hall and Swan Pub also facing this green space

DG.6 Development affecting heritage assets

There is a rich history in Sherborne St John Parish, mainly concentrated within the conservation area which covers west and east part of the village settlement. There are a number of listed buildings that contribute to the local vernacular as well as The Vyne as registered park and garden and ancient woodlands.

Therefore, reasonable design guidelines are needed to ensure that any new design is aware of those assets and stimulate ways in which they could be further promoted and protected:

- a. New development in close proximity to a heritage asset must respect its significance and demonstrate how local distinctiveness is reinforced. Development opportunities will be by their nature more limited in the core conservation area due to its higher heritage value;
- b. New development proposals should not block key views to and from heritage assets and the setting of the conservation area (see relevant NP policy) should not be affected. For example, careful consideration should be given to St Andrew Church, to maintain the view towards it.
- c. Key views and vistas identified in the Conservation Area Appraisal contribute to the setting of heritage assets as well as their visual presence within the village and should be protected. These include:
 1. View from Dark Lane, northern corner of the green looking south/ south-west
 2. View from Vyne Road looking west from opposite No. 10
 3. View from Vyne Road to the southwest from entrance to the recreation ground car park
 4. Vista north-west from Mill Lane junction with Vyne Road
 5. View from Church Walk to the church tower
 6. View from Church Walk looking north across the pond
 7. View from Church Walk to the war memorial
 8. View from Cranes Road into Bourne Field
 9. View from Manor Farm to north-east
 10. View adjacent to Kingfishers looking out to the countryside north of the village
- d. New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development close to the asset; and
- e. New development should propose architectural details and materials that complement the ones used in the surrounding heritage assets to preserve and respect the local vernacular. More details on the local vernacular and materials that are used in the village are analysed in DG.11.

Character Area Specific Design Guidance

Character Area	
CA1 The Vyne	A very sensitive character area within the parish due to the listed status of the registered park and garden. The setting and key views into and out of the character area must be protected. The enclosed character of this area due to woodland and high hedgerows should be maintained.
CA2 West End	Part of the conservation area the West End has 6 listed buildings: Cranes Farmhouse, 6, 8, 7, 9, 21 and 23 West End, Weybrook House and Weybrook Cottage. Any new development in close proximity should respect the setting of these assets. Some existing contemporary infill development examples in this area are more successful than others. For example use of large areas of glazing in infill to the northern end is not in keeping with the historical material palette. The infill developments at 33-35 West End are more in keeping and this should approach should be utilised in new development proposals.
CA3 SSJ Village Centre	There are 9 listed buildings in this character area: Spring Cottage, the Old Rectory, Manor Farmhouse, Church of St Andrew, Edernish House, 6, 8, 18 and 20 Vyne Road, Peppercorn and April Cottage. The whole character area is designated as a conservation area. Therefore any new development must be sensitive to the surrounding character and heritage assets, with generous buffers from these assets maintained and views towards and out from also respected. In particular, development close to the grade I listed Church of St Andrew is not be acceptable.



Figure 82: Church of St Andrew, views toward the church should be preserved.



Figure 83: Woodland landscape of the Vyne registered park and garden.

DG.7 Boundary treatments

- a. Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- b. Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street;
- c. Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the village. The use of *Cupressus leylandii* or other fast growing conifers as a hedging plant should be discouraged;
- d. Provide effective boundary treatment through sufficient structural landscaping;
- e. Existing hedgerows should be retained wherever possible to maintain the rural character;
- f. Fencing and brick walling should be used with care and should not detract from the existing street scene. The external appearance of fences and walls can be softened by the planting of shrubs and trees; and
- g. New developments should have a buffer as per principle RA6 of the Basingstoke and Deane Design and Sustainability SPD where the minimum back to back requirements are 20m for 2 storey development and 28m for 3 storey development to protect privacy and right to light of existing residents and homeowners.

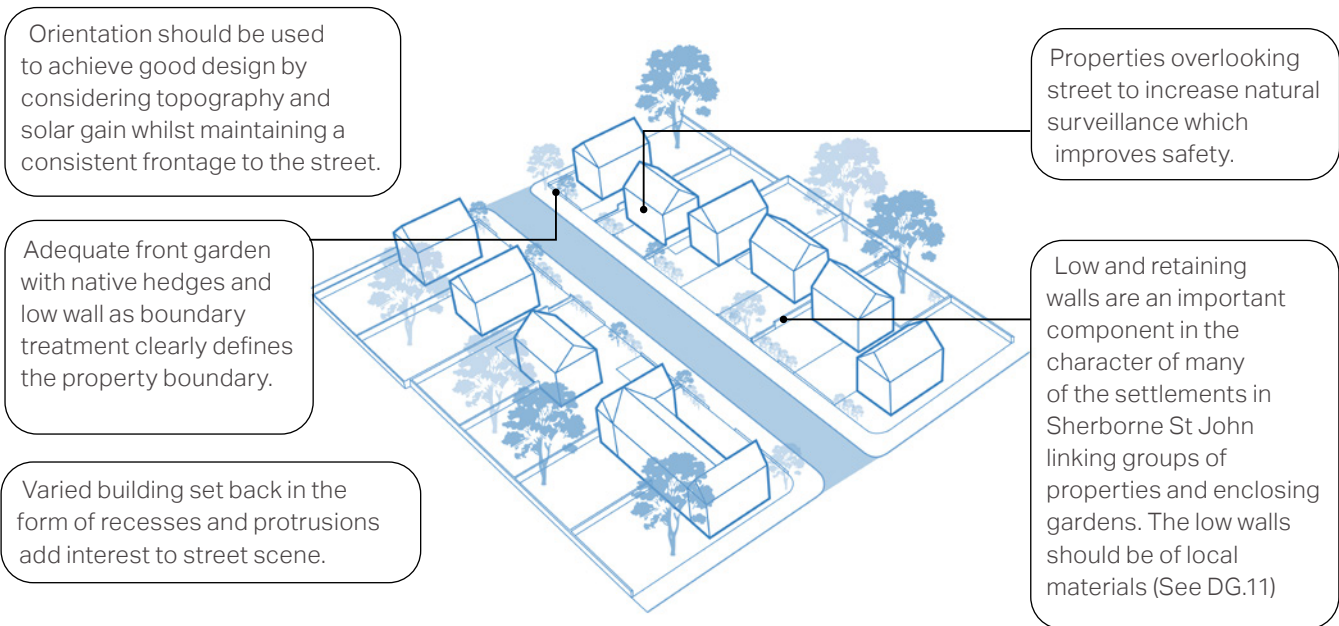


Figure 84: Illustrative diagram showing boundary treatments

Character Area Specific Design Guidance

Character Area	New development must feature characteristic boundary treatments, as follows:
CA1 The Vyne	Woodland / high hedgerows.
CA2 West End	Brick walls, tall belts of trees, hedgerows and infrequent use of low fences with gaps.
CA3 SSJ Village Centre	Low brick walls, tall belts of trees, approaching roads lined with hedges.
CA4 Spring Close	Clipped hedgerows, infrequent use of low wooden fencing with gaps and low brick walls.
CA5 Manor Road	High hedgerows, low stone walls, infrequent use of fencing with gaps and wooden gates.
CA6 Tyfield	Clipped hedgerows, infrequent use of fencing with gaps and low brick walls.
CA7 Edge development	Infrequent use of fencing with gaps and low-cut hedges
CA8 Countryside	Infrequent use of fencing with gaps and low-cut hedges along residential development. Tall hedges, trees and natural landscape on either side of the country lanes.
CA9 The Edge of Basingstoke	Predominantly natural boundary treatments, such as green verges and hedges.



Figure 85: Clipped hedgerows



Figure 86: Brick wall combined with hedgerows



Figure 87: Dark wooden fencing with gaps combined with vegetation.

DG.8 Extensions, conversions and infill

Extensions

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

- a. The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- b. Extensions should not result in a significant loss to the private amenity area of the dwelling;
- c. Designs that wrap around the existing building and involve overly complicated roof forms should be avoided;
- d. Side extensions should avoid creating a 'terracing' effect as demonstrated by good examples in Figure 88;
- e. The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate;
- f. Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building;
- g. In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- h. In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;
- i. Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas; and
- j. Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts. For more information see Basingstoke and Deane Design and Sustainability SPD - Section 11-Extensions¹.

¹ Section 11- Extensions, Design and Sustainability SPD 2018, Basingstoke and Deane Borough Council (<https://www.basingstoke.gov.uk/design-and-sustainability-spd>)

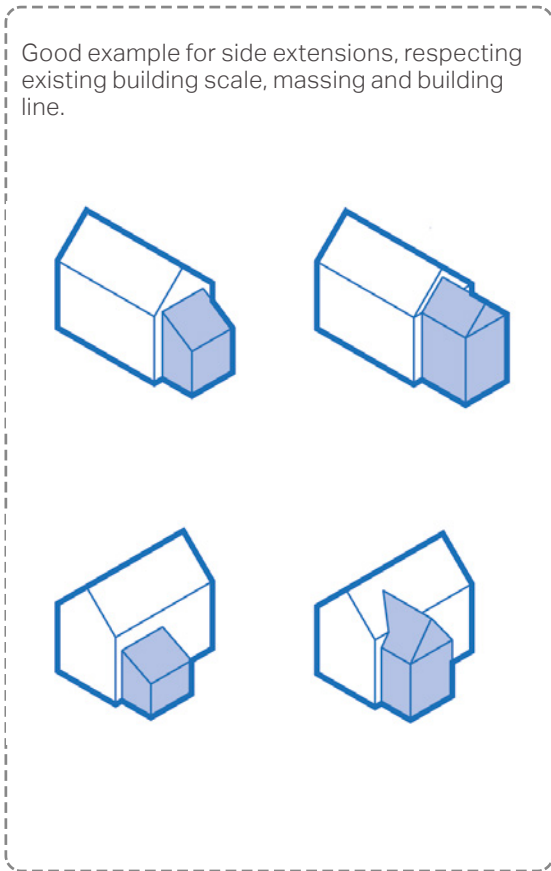


Figure 88: Some examples for different type of building extensions



Figure 89: Positive example of side extension



Figure 90: Positive example of side extension

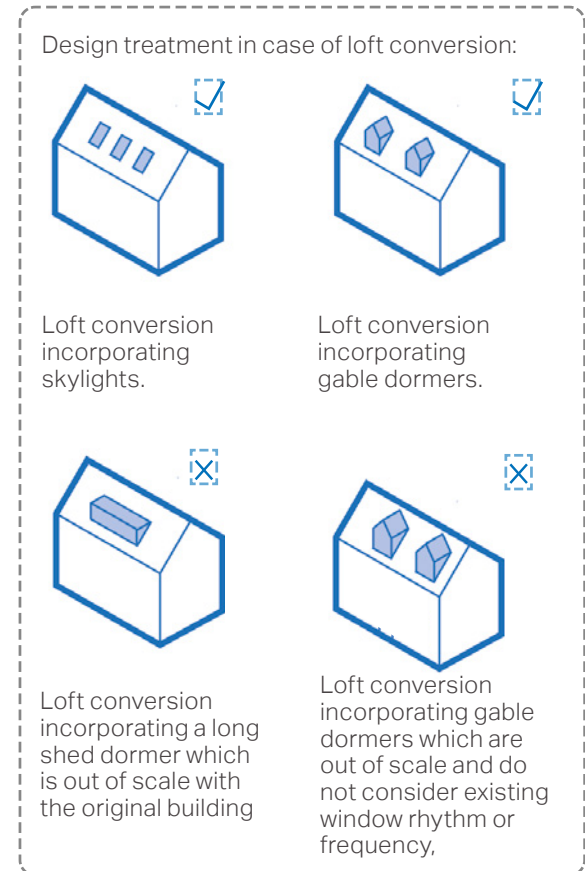


Figure 91: Some examples of positive and negative loft conversions.

Conversions

As previously described, the Parish has a rich history and features countless historic building. Some of these buildings have successfully been converted to residential use and therefore there are positive examples of conversion within the Parish.

- a. Features and general layout of the site setting that signify the historic working of the building/s should be retained. For instance, loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum when necessary. Agricultural sites should remain open and not be divided by fences or walls;
- b. The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets should be avoided;
- c. Wall treatment should reflect the existing materials of the building and be sympathetic to the surroundings;
- d. Features such as dormer windows need to be avoided. If rooflights are used, they should be sited discreetly so as to not become over dominant in the landscape;
- e. Courtyards, streets and footpaths should be surfaced in a material that reflects its rural setting and the original building materials;
- f. Parking spaces should not be formally marked out; and
- g. Boundary brick walls should be left intact, and not chopped through or reduced for access or to create visual splays.

Infill

Infill sites will vary in scale, context and location within any given settlement. An infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site, if any do come forward in the future:

- a. Infill development should complement the street scene into which it will be inserted. Points of continuity in the streetscape can be created by material / colour palette, roofscape features (such as chimneys and ridge/eave heights), scale and massing;
- b. The above elements also need to be considered in relation to topography, views, vistas and landmarks. In particular, important views should not be blocked by any new development;
- c. The building line of new development should generally be in keeping with the existing. Building set backs should provide some defensible space and should not front straight onto the pavement edge. Very often, with terraced or dense groupings, the building line will be exactly the same, but it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line;
- d. The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land; and
- e. Individual or groups of buildings should contribute to the street scene and the spaces that surround them.

A potential site for infill. The future infill property should complement the street scene and should generally be consistent with existing building line patterns.

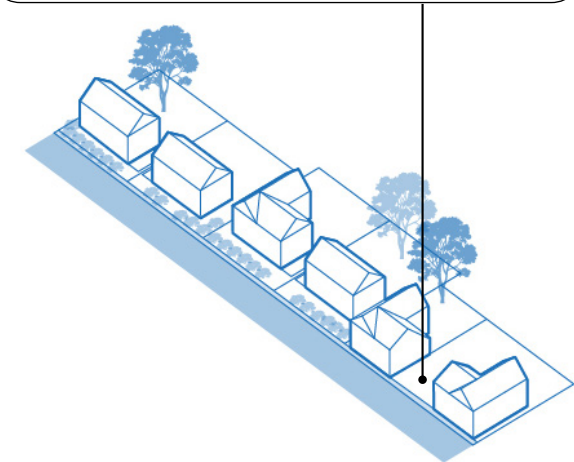


Figure 92: An indicative site before infill.

Character Area Specific Design Guidance

Character Area	
CA2 West End and CA3 SSJ Village Centre	New infill, conversions and extensions should follow existing planning guidance in relation to the setting of the conservation area. Infill development, conversions and extensions in close proximity to heritage assets could impact the setting of these assets and therefore should be avoided.
CA4 Spring Close	This area has a strong and consistent character in terms of building line, plot layout, material use and height. Therefore it is important that any infill, extension or conversion maintains these prevailing features.
CA5 Manor Road	Any infill development must retain the one-plot deep pattern of development in this area. There are existing examples of modern infill development which is out of character in this area due to use of materials such as glazing and sand brick. Any infill, extension and conversion should retain the existing rural character and refer to the material palette as set out in DG.11.
CA6 Tyfield	One storey buildings are common in this area and the two storey buildings often have high amounts of screening through vegetation and generous setback. This results in a leafy feel which should be retained, by restricting upward extensions, and maintaining the set back building line.
CA7 Edge development	Building gaps should be retained to enable a transition from the built up areas to the countryside.
CA9 The Edge of Basingstoke	Any infill development should incorporate landscaped areas to introduce more green space into the area.

DG.9 Backland/tandem developments

Backland development is development on land of an existing dwelling. This sort of development has the potential to cause issues for existing residents including loss of privacy, daylight and parking problems. Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and served by the same vehicular access.

- a. Tandem developments will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site;
- b. Proposed backland development should ensure that the density, scale and appearance of the development reflects its immediate context and reduces impacts to the amenity of existing properties.
- c. Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwellings behind existing dwellings within the site, the proposal should demonstrate the privacy of existing and future residents

means of access, and it should not extend the limit of settlements.

- d. Access roads to backland development should meet technical requirements to ensure sight lines are clear and use appropriate materials and boundary treatments to fit with the surrounding context and incorporate attractive planting. To ensure good road safety backland development should not be accessed from main roads or at points in the roads with limited visibility for example at junctions
- e. Green buffers are encouraged to mitigate visual impacts with surrounding properties
- f. Distances between back to back properties should be minimum 19m, whilst distances between back to side properties could be reduced up to 15m. Lower distance could create privacy issues
- g. Any proposals must consider the effect on wildlife, biodiversity and amenity space of neighbouring properties.

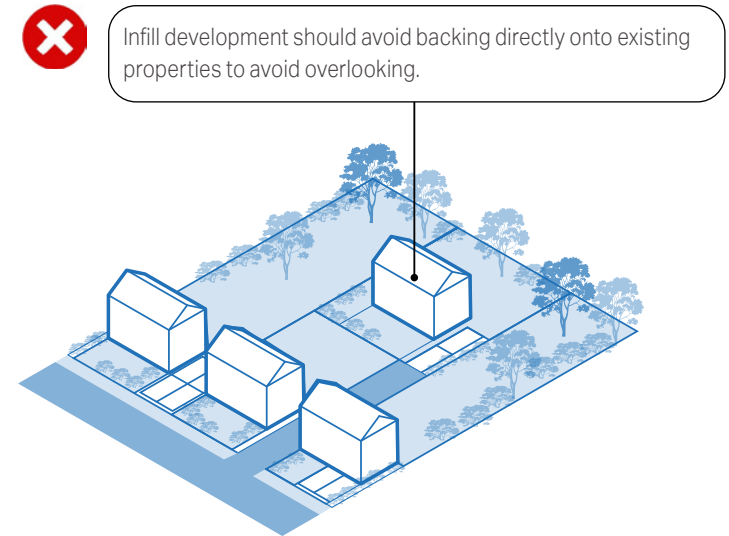


Figure 93: Diagram showing tandem development which will generally be unacceptable due to unacceptable erosion of privacy and amenity.



Figure 94: Aerial image of Lavers Lea off Aldermaston Road. This layout of a short cul-de-sac behind linear development with an access road between the front of properties and the back of existing properties is a more acceptable development layout and could be appropriate in some areas of Sherborne St John.

DG.10 Settlement pattern

Plot, layout and building line

Sherborne St John contains a tight knit pattern of development in the centre with more a loose layout around the edges and is predominantly residential in character, focused around The Square and along West End. To preserve the character of the village new development should use the following guidelines:

- a. Assets such as the mature trees around the Square, which create a distinctive setting and provide enclosure and cohesion, need to be protected and retained in future development;
- b. Development should adopt building lines and setbacks which fit with the character area it sits in. For example in Spring close development should reflect the existing continuous building line with small gaps to create a strong distinction between public and private spaces, and provide definition to the public realm. However in Manor Road, where buildings are more generously set back from the

carriageway, development should use larger setbacks with well landscaped threshold spaces;

- c. Where the streetscene requires a sense of enclosure, the front gardens should have a modest depth and be laid out to accommodate a small garden or an area for plantation;
- d. Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area;
- e. Front gardens can be much deeper where the topography requires so or to respond to the existing character area. It also helps to create a softer transition between countryside, green spaces and built environment;
- f. Development should adopt the enclosure characteristics demonstrated in the village. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics; and
- g. Development should be considered strategically within the context of the

settlement of Sherborne St John, taking into account both the immediate character area and the wider village character and should not be considered in isolation.



Figure 95: Fairly regular building lines with no gap and few setbacks on Cranesfield



Figure 96: Building lines along Manor Road are generously set back from the road with gaps in the line

Densities

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the Parish varies between character areas, though is overall low which is justified by its rural character. The lowest density character areas are around 5 dwellings per hectare (dph) and all character areas except the edge of Basingstoke have overall densities of less than 30 dph. The following guidelines highlight how new development should be designed to ensure that existing density within the Parish is respected:

- a. Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing surrounding area;
- b. Housing densities should be reduced along rural edges in order to create a gradual transition towards the countryside. The density on the edge of developments like Elm Road has a low density of around 7dph (See [Figure 978](#)).

- c. There are higher densities towards the village centre such as the development in CA3 abutted by Kiln Road and Elm Road, which has with a density of 26dph (See [Figure 989](#));
- d. Small scale development and infill is acceptable, where they meet NP and LP planning policies. Small scale development should always follow the scale and pattern of the existing grain and retain the character of the area.

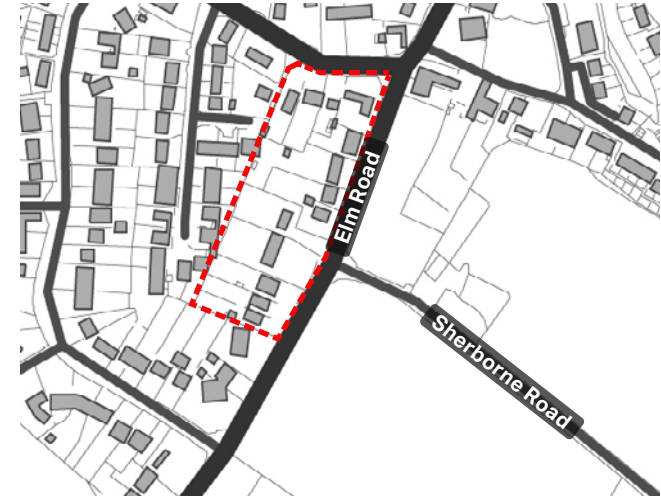


Figure 97: Local example of a low density settlement in edge development - CA7- with generous gaps between properties and good-sized front and back gardens with 7dph

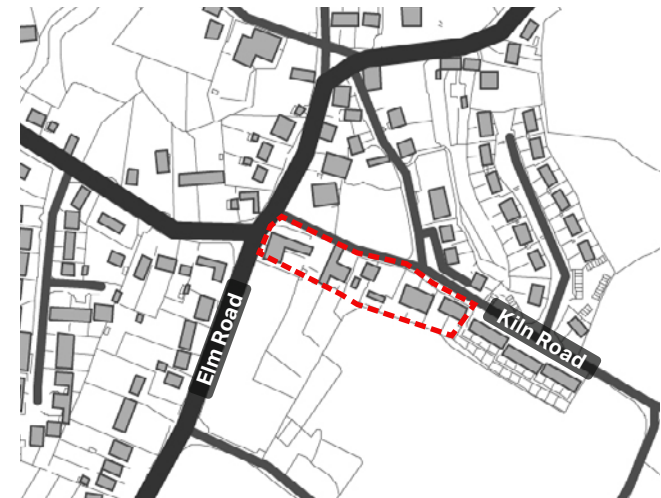


Figure 98: Example of higher density development in village centre in CA3 being around 26dph



Figure 99: 18dph in CA2 which provides higher density due to narrower front gardens



Figure 100: The density is very low about 5dph to the north west of CA3

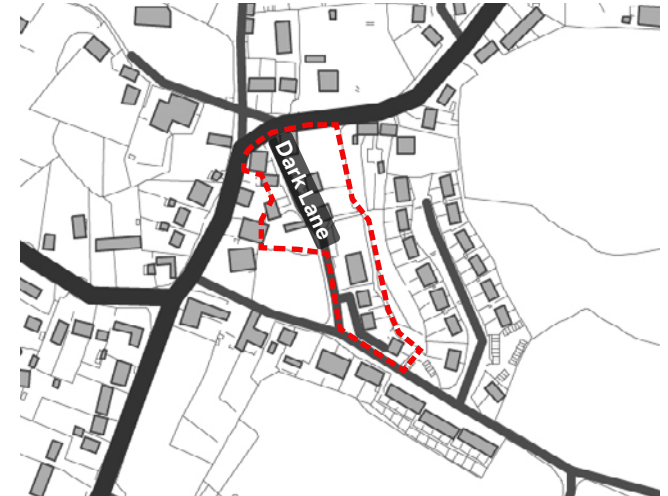


Figure 101: The density is fairly low about 8dph on Dark Lane in CA3, but still higher compared to figure 101 due to smaller gardens



Figure 102: The density in CA4 and CA5 is the same with both being low about 10dph due to spacious gardens

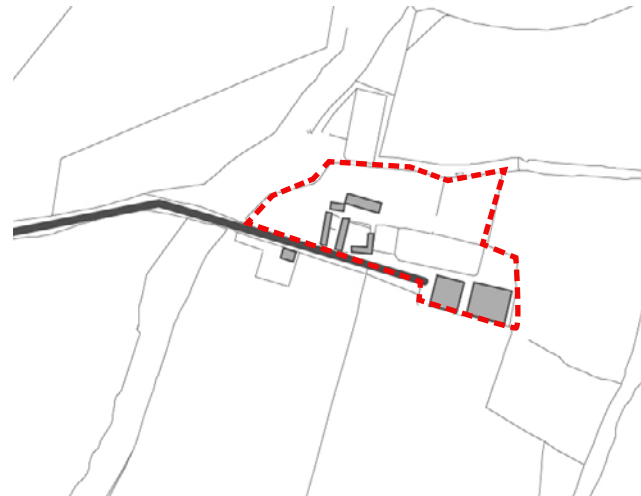


Figure 103: The density in CA8 is about 5dph - north of CA7

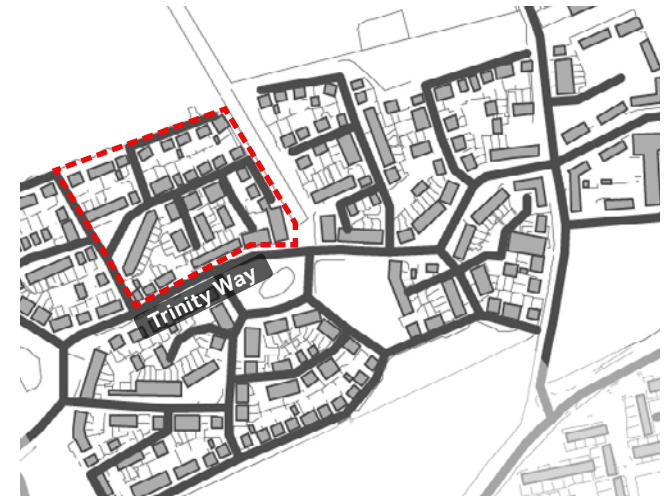


Figure 104: Trinity Way area and Spiers Meadow. The density in CA9 is about 45dph which is the highest compared to other CAs

Character Area Specific Design Guidance

Character Area	Plot layout and building line	Density influences
CA1 The Vyne	Informal development pattern with high vegetation and well-set back building line should be maintained.	Very low density should be maintained via large plots, garden landscape and dense treescape.
CA2 West End	Informal settlement pattern should be maintained with irregular plots and a spacious layout, with large plots and set backs.	Density varies within the area, but generally is low. Development should reflect the immediate context and should maintain the connections of this area out towards the countryside by incorporating frequent building gaps.
CA3 SSJ Village Centre	Building lines should feature set back variations, to reflect the existing irregular building line.	Density varies within the area and development should reflect the prevailing densities and influencing elements, such as the high number of heritage assets in this area.
CA4 Spring Close	Development should reflect the existing continuous building line with small gaps to create a strong distinction between public and private spaces, and provide definition to the public realm	The relatively low and consistent density should be maintained. Any new development should consider how this area backs onto open field land and the transition between the built up area and the open space.
CA5 Manor Road	Buildings are generously set back from the carriageway and therefore development should use setbacks with well landscaped threshold spaces. Development must maintain the one plot deep development pattern.	Development should maintain a low density to fit into the surrounding density of the area. Overall heights should be low and therefore bungalows are appropriate in this area.
CA6 Tyfield	The consistent building line and strong sense of enclosure should be maintained through use of front gardens and neat hedgerow boundary treatments.	Density in the area is fairly consistent and any new development should reflect this. Bungalows are appropriate in this area.
CA7 Edge development	Any new development should use a loose, informal layout and set back building line to maintain the rural character.	Low density is generally required in this character area. There are existing examples such as Sireburn Close where building gaps and set back distance are too small resulting in a loss of the rural character.
CA8 Countryside	Any new development should be well set back and follow an informal layout, development is mostly farmsteads and outbuildings.	Very low density must be maintained in this area.

DG.11 Built character

A variety of building types, mainly dating from the 16th to 19th centuries make a significant contribution to the special qualities of the Conservation Area. The re-fronting in brick of existing timber-framed buildings was particularly common in the 18th century. Some examples are Spring Cottage on Cranes Road and April Cottage on Dark Lane;

A degree of cohesion can be seen from small groups of similar building types, particularly on Vyne Road, Dark Lane, Kiln Road and parts of West End. The following section sets out design guidance on the built form of new development.

- a. Development, whether traditional or contemporary, should be rooted in Sherborne St John's historical architectural character.
- b. Development proposals should provide specification on the building scale, massing and roofscape, as well as the detailed architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the setting of the local context has been considered.

Scale and roofscape

Creating variety and interest in the roofscape and scale of properties is an important element in the design of attractive buildings and places. Rooflines in Sherborne St John are varied, with a mix of front gable and hipped roofs (gabled are more commonly featured). Dormer windows can also be seen, around Manor Road on Bungalow houses. There are also some small clusters of consistent roofline, especially around the West End. Roof materials and detailing features are also varied, and include red and black clay tile, black slate and some thatch. Although some examples of masonry chimneys can be seen in the conservation area, they are not as consistent in recent developments. The varied building height and roof elements make an important contribution to defining the character of the Neighbourhood Area. Guiding principles for development to consider in order to achieve a well-designed roofscape include:

- a. Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;

- b. Consider how the roof design integrates with the surrounding development or creates a new roofscape; and
- c. Design the scale and pitch of the roof to be in proportion with the dimensions of the building, and avoid overly complex designs.
- d. The proportion of a building's elements should be related to each other as well as the scale and proportion of the buildings.

Fenestration and detailing

The intricacies of the architectural features and detailing in the Parish are locally distinctive and define the unique built character. The range of features and detailing include sash and casements windows, timber stained banding, wooden porches, tile hanging, and dormers. These elements provide visual interest and reduce the scale and bulk of the buildings. The use of architectural features and detailing is of particular importance given the generic architectural material palette and lack of details used in newer developments in some areas of the Parish and the wider Hampshire area.

Guiding principles for development to consider to achieve locally distinctive design include:

- a. Include locally distinctive fenestration and detailing in new development, drawing on examples in the Sherborne St John Conservation Area and listed buildings within other settlements. Avoid mixing historic styles;
- b. Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs; and
- c. Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.

Materials and colour palette

There are a range of materials used within Sherborne St John Parish. However, the historical palette is fairly restrained, with strong roots in the typical architectural vernacular.

AECOM

Common wall materials are mainly red brick and off-white render, some of which have exposed painted timber frames and banded, which add to the character of the Parish. More recently constructed development utilise red brick and some render. Fenestration is generally timber painted in a dark walnut, black or white.

Guiding principles for development to respond to the local character include:

- a. The choice of colour and finish of materials is an important design factor in reducing the impact of the buildings on the surrounding landscape and in continuing to maintain the consistent built vernacular in the Parish. Generally large areas of intense strong colours do not blend well with the rural landscape.
- b. The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials, as they lack the variation on colour and texture found in natural materials; and

- c. Use of materials on roofs that encourage moss growth is favoured and any chemical treatment to remove moss growth should be discouraged.



Figure 105: Large detached house with rendered upper floor and red brick ground floor



Figure 106: Thatched roof, red brick, black exposed timber frame



Figure 107: Red brick front, exposed timber frame

Wall and Fenestration



Casement window



Sash window and fenestration detail



Window muntins and vertical brick details



Red brick detailing



Exposed timber framework



Roughcast off-white render



Red and black brick mix front



Decorative features on the roof eaves



Gabled porch

Roof



Black slate



Red clay tile



Thatch roof



Gabled dormer



Masonry chimney stack



Solar Panels

Ground surface



Gravel



Gravel and block edging



Block paving



Patterned block paving



Block paving and lawn



Tarmac footpath and green verges

Boundary treatment



No boundary treatment minimal shrubbery



Low hedges



Natural finish post and rail wooden fence



Hedge and low brick wall



Wooden fence



Diamond wood rail fence

Colour palette



Character Area Specific Design Principles

Character Area	Built form, materials and details	Roof form and materials
CA1 The Vyne	Historical palette of wire-cut Hampshire brick, tile hanging and dentil eaves should be maintained.	Tall brick chimney stacks and clay tiled roofs should feature.
CA2 West End	Mainly brick, often in Flemish bond pattern. Some timber barge boarding and thatch. Contemporary buildings often in keeping with this historical material palette and this should be maintained in any new development.	Clay tiles, reflecting the proximity of the local clay fields, should feature in new development.
CA3 SSJ Village Centre	Historic palette should be maintained. Original timber framed buildings have been re-fronted in brick, any conversions must use good quality materials in keeping with the existing material palette.	A variety of roof materials can feature to reflect the variety in the area. Thatch and slate are limited to older properties and red clay tiles are most prominent.
CA4 Spring Close	Red brick - bricks should vary slightly in colour and not be too bright to fit into the rural character. Vertical brick headers are typical and can be used in any new development to add interest and fit with existing context.	Plain clay tile roofs which are hipped or pitched. Roofs are dark brown in colour which fits well with the rural context. All new development should be consistent with the colour palette to ensure it represents the rural character.
CA5 Manor Road	Red brick and some white render. Contemporary design as well as traditional design can be considered; however any new development should maintain the rural character, be informed by local context and specify materials of high quality design and sustainability.	Mainly clay tiles are used. Roof materials and colour should fit with the rural context and should not detract from the green, leafy feel of the are.
CA6 Tyfield	Red brick and gault brick with some tile hanging. Detailing on buildings add interest and any new development should add good design quality and interest.	Some common features which provide a character to the area include use of steeply pitched roofs. Overall dark brown colours are used for the roof. Consideration of the impact of the roofline is important especially to the north of Tyfield where ground is higher.
CA7 Edge development	Mainly red, with some sand coloured brickwork. Existing edge development examples do not always reflect the local vernacular. Any new development should maintain the rural character, be informed by local context and specify materials of high quality design and sustainability.	Roof materials should reflect the rural context and particularly in this character area it is important for new design to consider the roofline in relation to views to ensure it does not negatively impact any of the important views mentioned earlier in the design codes. A darker colour palette usually better fits with the rural context.



Delivery

05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality designed development within the Parish of Sherborne St John, where development proposals are compliant with other policies in the Development Plan. The Design Guidelines will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

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

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](https://www.aecom.com) and [@AECOM](https://twitter.com/AECOM).