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**APPENDIX A1**

**CROOKHAM VILLAGE PARISH**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

2016-2032 - Referendum Version

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# APPENDIX A1 – VILLAGE DESIGN STATEMENT

Section 1 Introduction

Section 2 History and evolution of Crookham Village Parish

Section 3 Settlement pattern, Conservation Areas and built environment

Section 4 Design Principles (see Appendix A2)

## **Section 1. Introduction**

The Village Design Statement is output from work on the preparation of a Crookham Village Parish Neighbourhood Plan for the Parish area. The community is keen to produce a statement of this type, which will sit within the context of the Neighbourhood Plan to guide and inform future development in the Parish in a way which will reinforce its distinctive local character and appearance.

The Village Design Statement sets out features of design which are expected of all applications submitted to the planning process. Compliance with this Village Design Statement will support the integration of new developments into the natural, built and historic environment of the Parish.

The Village Design Statement sits as an adjunct to the Neighbourhood Plan and provides a level of design guidance that cannot practically be included within the main body of the Neighbourhood Plan itself.

The structure of the Village Design Statement contained in this appendix is as follows:

### **Section 1. Introduction**

This introduction.

### **Section 2. The history and evolution of Crookham Village Parish**

This section provides an overarching context to the document. It describes how the history and evolution of the Parish has provided a very clear context for the settlement pattern and the buildings themselves within the distinct landscape setting of the Parish.

### **Section 3. The settlement pattern of Crookham Village Parish**

This section describes the settlement pattern within the Parish. It also sets out the context for the Crookham Village Conservation Area and those parts of the settlement outside the Conservation Area. It provides a detailed context to vernacular building materials and key design features.

### **Section 4. Design Principles (see Appendix A2)**

The final section sets out key design principles that will be applied to planning applications in the Neighbourhood Plan Area. These design principles provide the details and context to the policies contained in the main body of the Neighbourhood Plan. There is a clear overlap between the various design principles in this section and the background and context provided by the two earlier sections of this Village Design Statement.

## **Section 2. The history and evolution of Crookham Village**

### **Crookham Village today**

Crookham Village is a semi-rural parish (the “Parish”) in Hart District, in north east Hampshire. The Parish boundary constitutes the designated Neighbourhood Area for the Crookham Village Parish Neighbourhood Plan.

The population has changed significantly over the last 30 years, from 697 recorded in 1986 to 4473 in the 2011 Census.

The Village has not had a regular bus service for some years, although The Sixth form College at Farnborough does have an agreement with Stagecoach Buses to provide a daily service during term time. Most residents use cars to travel to places of employment and to access facilities available in Fleet, Church Crookham and beyond. Facilities available in Fleet and Church Crookham include shops, doctor’s surgeries, dental services, Leisure Centre and hospital.

Demographics of the Parish based on the 2011 Census are set out in Appendix A4.

## **Section 3. Settlement pattern, Conservation Area, outside the Conservation area and built environment**

### **Settlement pattern**

The Parish has 22 nationally listed buildings, as some of the listings cover more than one property this equates to 27 properties, dating from between the 13<sup>th</sup> and 19<sup>th</sup> centuries. The Street itself accounts for 13 listed buildings distributed along its length. In addition, there are also locally listed buildings and a number of unlisted historic buildings considered to be ‘positive’ (see Appendix B for details of Listed, Notable and Historic Buildings).

POSITIVE BUILDINGS OF TOWNSCAPE MERIT ARE: CONSERVATION AREA

The Crookham Village Conservation Area covers the village and extensive surrounding rural areas. It was originally designated in 1982. It encompasses The Street and Crondall Road public realm

For the old part of Crookham Village, the public realm is simple and low key, with streets covered in black tarmac few pavements.

Black and white finger posts, copying the traditional style, can be seen at the road junctions in The Street and are a popular local feature. Elsewhere the road signs are in the standard style.

There are occasional public seats, these are situated by the noticeboard in The Street and also on many of the green spaces on Zebon Copse and the play area at Lea Green. A bright red, cast iron K6 telephone box is located immediately outside the Village Shop and Post Office. This is under the care of the Parish Council and has become a particular feature along The Street.

The rapid expansion of Crookham Village Parish and significant development locally has increased traffic-related issues in the Parish. With poor sight lines along The Street, the speed of vehicular traffic remains a concern for residents. As does the speed and size of vehicles using Crondall Road. The congestion at many of the road junctions both in and near the parish are of concern to residents.

Aspects of the existing infrastructure supporting the Village already show signs of stress, including limited capacity of existing roads (The Street and Hitches Lane) and surface water run-off.

## **Section 4. Design Principles**

The design principles are set out in this section under the following headings:

- Landscape Principles
- Principles for Settlement pattern and the arrangement of buildings
- Principles for Open spaces
- Building design and detailing principles

### **Landscape Principles**

Sections 2 and 3 of this Design Statement set out the historic and rural context to the setting and the appearance of the Parish in general and the Village in particular. This section of the Design Statement sets out key principles for trees and hedges together with the need to ensure that views out from the Village into the surrounding countryside are safeguarded.

**DP1.** Landscape Mature trees should be retained wherever practicable. New developments that are approved on the basis of policies in the Neighbourhood Plan must be designed and planned to safeguard and respect these important aspects of the local landscape. Trees and their roots should be professionally fenced off during construction works and to standards set out in BS 3998 (2010) The planting of new trees as part of the wider development of built proposals is actively encouraged. Particular support and encouragement will be given to the use of native trees that are common within the Parish. Existing hedges should be retained wherever practicable. They add significantly to the character and appearance of the Village. New hedge planting should use natural species found within the Parish. New residential and other developments are encouraged to include new hedges as part of their overall design. This approach is preferred to the use of close boarded or other forms of mass-produced timber fencing. Where an element of fencing is required as part of the security of the property concerned, or to maintain a separation between domestic and agricultural uses, consideration should be given to the combination of a post and rail fencing system combined with a hedgerow. General layering and coppicing of hedgerows is strongly encouraged. This traditional approach provides both strength and texture to the hedgerow and encourages biodiversity and wildlife. All new development will be required to be designed so that it respects its position within the wider landscape. Existing views into the countryside must be safeguarded and built into the design and access statement for proposals where relevant. The protected views are addressed in policy NE02 of the main body of the Neighbourhood Plan.

### **Principles for Settlement pattern and the arrangement of buildings**

Any new development in the Village that conforms to the policies in the Neighbourhood Plan should respect informal open spaces in the built up areas of the Village. Wherever practicable, developments should be designed around, rather than to the detriment of, such spaces. Grass verges are a key element of the open character of the Village, the verges on The Street and Crondall Road being a notable feature. The conversion of grass verges to hard surfaces and/or hard-standings will not be supported. Breaches of established grass verges required to enable vehicle access to properties must be implemented sensitively. Where kerbs are considered

necessary, for instance to protect verges or retain gravel, these should be of appropriate height and material.

## **Building design and detailing principles**

Section 3 of this Design Statement sets out details of existing building design and details, both generally and within particular parts of the Neighbourhood Area. The design, architecture and integrity of the traditional and modern buildings in the Parish create a strong degree of harmony and character.

This section sets out expectations for the future design of all buildings. In the period of the Neighbourhood Plan, building works and other development will for the most part be centred on the usual range of improvement and extension/adaptations to existing buildings. On this basis, this section is divided into two separate and yet overlapping parts to provide coverage for existing buildings and new buildings.

**Existing buildings DP3 (a).** Building Design – existing buildings’ traditional brickwork should be retained, safeguarded and maintained. While all intended works to historic and listed properties must comply with the relevant national legislation, historic timber-framed houses must be treated with particular care and respect to retain, safeguard and maintain their distinct features. Any proposed alterations to the building that obscure or otherwise harm their integrity or structure will not be supported.

The painting or rendering of traditional brickwork or other similar building materials is actively discouraged. Traditional architectural features should be retained and restored as necessary. Such features add to the visual interest, character and integrity of the Village. Particularly important features in the Parish include chimneys and chimney stacks. Repairs to roofs must be undertaken in a fashion that preserves the integrity and appearance of both the building concerned and the wider street scene. Clay tiled roof-scapes contribute significantly to Village character and their replacement with other materials should generally be avoided.

Many of the traditional buildings within the Village have retained their original windows and associated detailing. Traditional features must be retained and repaired where necessary. In circumstances where the windows are beyond repair they should be replaced with like for like wooden windows and with a painted and not stained finish. Outside the Conservation Area, the same principles will apply in general terms to the maintenance and repair of windows. Where modern or UPVC windows are proposed, they will be expected to be designed in both their format and style to respect the traditional window designs in the immediate area. UPVC windows will not be supported on listed buildings or other character buildings in the Parish.

Extensions to residential properties in the Parish will be expected to be designed to be in character, scale and appearance consistent with that of the original building. The original or matching materials should be used in extensions, having regard to nearby historic buildings, to ensure harmony in design and visual appearance. Where an existing property outside the Conservation Area is substantially redeveloped (e.g. to enlarge accommodation within increased ridge height) the principles for new buildings shall be applied. Generally, it is expected that solar panels and external equipment related to other renewable energy technologies, TV satellite dishes, utility meter boxes and other external equipment will be located on less sensitive and/or rear elevations of buildings to minimise visual impact on the street scene and/or important views

identified under policy NE02 in the main body of the Neighbourhood Plan. It is expected that external items fitted to all buildings, such as guttering/downpipes, light fittings and utility boxes, will be of an appropriate colour and form to preserve the integrity and appearance of both the building concerned and the wider street scene, using appropriate materials in the case of listed buildings.

**New buildings DP3 (b).** Building Design – New Buildings All new buildings constructed within the Parish will be required to demonstrate through their design and access statements (for schemes of over 10 or individual units in Conservation Areas) at planning application stage how they respect and interpret their location within the Neighbourhood Area. Quality should be at the heart of each and every proposal. In all cases the proposal concerned must respect its plot, size and orientation. The overall scale, mass, height, landscape, layout, materials and access aspects of all new buildings will be expected to respect the design and character of surrounding buildings, in particular the setting of nearby historic buildings.

New infill residential buildings must be designed in a fashion that seeks to integrate and incorporate into the established built fabric, including sensitive landscaping as appropriate. The use of over-size dormers and roof lights will be resisted. The density of any new residential development will be expected to respect and reflect the density of the part of the Village in which it is located in general, and the density criteria set out in policy BE01 of the main body of the Neighbourhood Plan. New residential development will not be supported if it results in a dwelling that is inappropriate both in scale and in relation to its proposed plot.

New residential developments will be expected to provide for the appropriate number of off-street parking spaces as designated by parking policy TM01. Those spaces must be sensitively incorporated into the overall design and integrity of the layout of the dwelling concerned. Large areas of hard-surfacing (including block paving and tarmacadam) to the front elevation of houses will not be supported. Any free-standing garage blocks must be designed in a way which relates to and complements the design and appearance of the parent building. Complementary design features and materials should be used. Garages or garage blocks should not be located within a building plot in such a fashion that they become either the dominant visual feature or obscure the principal elevation of the dwelling itself (of particular concern in the Conservation Area). The insensitive positioning of garages and other garden structures (including sheds) has the ability to have a detrimental effect on local character and appearance in a Village, which is most typically characterised by an open vista of trees, hedges and dwellings set back from the road.

In order to achieve an early assimilation of new buildings into the Parish wherever it is practical and appropriate, it is expected that the colour texture and pattern of traditional and vernacular local materials will be used as the choice for building materials of new properties. Particular support will be given to proposals that use Hampshire red-multi-stock brickwork and plain red handmade clay tiles. It is expected that existing established hedgerows that form a boundary to a new building plot will be retained. Wherever practicable, it is expected that the installation of additional overhead cables for connection of utilities to properties, with associated telegraph poles and/or high level supports, will be avoided. Proposals which include provision to remove existing overhead cables will be encouraged.

## Analysis of the main features of Zebon Copse

### Plus Points

1. There are wildlife corridors both surrounding the housing development and in strips through the estate. These areas are not accessible to residents to protect the wildlife that lives in them. These contribute to the semi-rural feel of the estate which differentiates it from the more urban feel of other large estates in the local area.
2. A network of footpaths runs through the estate between the blocks of housing. These permit residents to travel between the different elements of the estate without having to walk along the roads for much of the way. All of these footpaths lie between green corridors which also contribute to the semi-rural nature of the estate.
3. The estate is brick built in separate phases by three different builders around the Zebon Copse conservation area, an area of ancient woodland. This provides a good mix of low-density housing with differing styles and layouts to create interest and variety.
4. The ground on which the estate has been built was prone to localised flooding. This has been resolved with the creation of several balancing ponds to drain the excess water. These are sited throughout the estate and provide additional areas of green space which enhance the local environment and provide opportunities for local residents in the form of the Residents Association to plant displays of spring bulbs and create small wildflower meadows. These are complimented with other more substantial areas of green space that are accessible to residents. These are used mainly for recreational purposes including informal play. Again, all of these aspects contribute to the semi-rural nature of the estate.
5. There are several groups of affordable housing scattered throughout the estate. These are fully integrated into the main housing areas and of similar appearance to the surrounding housing. The spread of affordable housing in small pockets throughout the development means that affordable housing is not “ghettoised” as has been the case in more recent housing developments. This has led to improved community integration.
6. The majority of the roads within the development have a good mix property sizes which provides a balance of different households.
7. The development is well supplied with leisure facilities, most of which have been implemented as a result of S.106 funding. Of particular note is the Zebon Copse Centre which is run by the Parish Council. There are also two children’s play areas for toddlers and older children over the age of 12 which are co-located on the grounds of the Centre. While the location of this essential resource is at the western edge of the development and is not easy to find for non-locals, the evidence of bookings diary shows that this facility is very well used by local residents.
8. There is anecdotal evidence that the Zebon Copse estate is well liked by the residents, many of whom choose to move to larger properties within the development rather than to another area of Fleet or Church Crookham. (Evidence for this is based on conversations with local



residents during canvassing for the local elections where it is very common for the same resident to appear at a different addresses within the estate over a succession of years. Obtaining statistics for this will be difficult as it is illegal to use the electoral register for this purpose.)

### **Negative Points**

1. While there are formal play areas in the form of a single NEAP and LEAP, these are segregated to the area of the Community Centre which lies at the western edge of the development. This means that residents have to travel some distance to supervise their children using the play area designed for children under 12 which is less than satisfactory. Funding for other LEAPS which would have been in close proximity to the housing was provided by the original developer but these were not implemented prior to the occupation of the development. When the Parish Council attempted to implement these play areas, it was met by local opposition and this implementation was halted. This has shown that it is essential for all LEAPS and LAPS to be implemented prior to first occupation on any new development to prevent this situation from re-occurring.
2. Despite the parking allowance being the maximum stated, even the smaller properties frequently need parking for some four or five vehicles. As a result, vehicles are regularly left on the spine and other side roads. This impedes the smooth passage of traffic in and out of the estate and may also impede the passage of emergency vehicles.
3. The level of affordable housing within Zebon Copse is far less than the current requirement of 40% (believed to be about 20% but figures for the exact numbers have been requested from HDC and are awaited.) This, coupled with the high market prices for the starter homes on the estate, means that older children tend to either have to leave the area or remain in the family home. This is evidenced by numbers of parked vehicles which overspill onto the local roads as there is insufficient parking on the curtilage of the average property. This has the effect of exacerbating the parking problems described above.
4. For some 22 years, Zebon Copse was supplied with a local bus service that provided access to the facilities in Fleet including the rail network. This ceased in 2015 with the result that there is now no provision for public transport. This has tended to contribute to the parking problems.
5. Limited range of local facilities. Zebon Copse is served with a single Spar shop, dentist and hairdressers which are co-located at the centre of the estate. Other than these and home working, there are no other employment opportunities and, in the absence of public transport, residents need access to a vehicle to address most of their needs.