



Rotherwick Neighbourhood Plan 2016-2032 Adopted Version



Foreword

Rotherwick is a rural Hampshire Parish comprising the village settlement itself, with a number of outlying dwellings. With Saxon origins, the layout of the village and Parish is little changed from early 19th century maps. The unique character and appearance of Rotherwick are highly valued by local residents, visitors and those responsible for its management and upkeep. It has been stated as being one of the most beautiful historic villages in Hart District.

Rotherwick is a quiet, rural community surrounded by farmland and ancient woodland. The village has limited facilities which include two pubs, a church, a thriving village hall and a primary school (which is full). In keeping with its rural character, Rotherwick has no public transport, lacks any shops, doctors, health centres, dentists, or post office and has limited employment opportunities. For these services the community relies on larger villages, farm shops and towns, with Hook being some 2.5 miles away. This reflects the rural nature of the community set in its historic countryside landscape.

Through various surveys and consultations, the community expressed its wish to support sustainable development consistent with the environment and amenity value that Rotherwick provides today, whilst retaining the unique rural character of the Parish. Residents and visitors particularly value the Parish's remote setting and separation from other communities, its open spaces and views, its Conservation Area, historic listed buildings and a network of footpaths allowing access to the surrounding countryside and woodlands.

Over the past 30 years, the average rate of housing development in Rotherwick has been 0.9 houses per year. Consultation for the Rotherwick Neighbourhood Plan demonstrates community support for Rotherwick to grow at a similar pace over the period to 2032, representing an approximate 10% increase in the number of dwellings over the Plan period.

Rotherwick Parish Council established a Steering Committee to work on the Neighbourhood Plan project early in 2015. A large number of volunteers has contributed to development of the Plan. Rotherwick is fortunate in having many residents with vision and dedication who, voluntarily, devoted many hours of their free time towards this project. Their contribution is gratefully acknowledged.

The Steering Committee supported by the Parish Council believes that the detailed policies and design principles in the Plan will contribute to the delivery of the Vision and Objectives of the community, and will provide sustainable development in Rotherwick over the Plan period whilst preserving or enhancing the valued character and features of the Parish.

This Rotherwick Neighbourhood Plan has been adopted by Hart District Council on 15 December 2016 and made part of the Development Plan for Hart District.

**Steering Committee,
Rotherwick Neighbourhood Development Plan**

Rotherwick Parish Council

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SECTION 1 – SETTING THE SCENE

1. Introduction

The objective of the Neighbourhood Development Plan (“NDP”) is to establish a community vision for the future of Rotherwick, supported by policies to manage land use and development in the period from 2016 to 2032.

Hart District Council, as the local planning authority, designated the whole of Rotherwick Parish as the ‘neighbourhood area’ on 2 October 2014. The map in Figure 1 below shows in red the boundary of the Neighbourhood Area for this NDP, which reflects the administrative boundary of Rotherwick parish (the “Parish”), and also in brown the boundary of the area within it which comprises the Conservation Area.

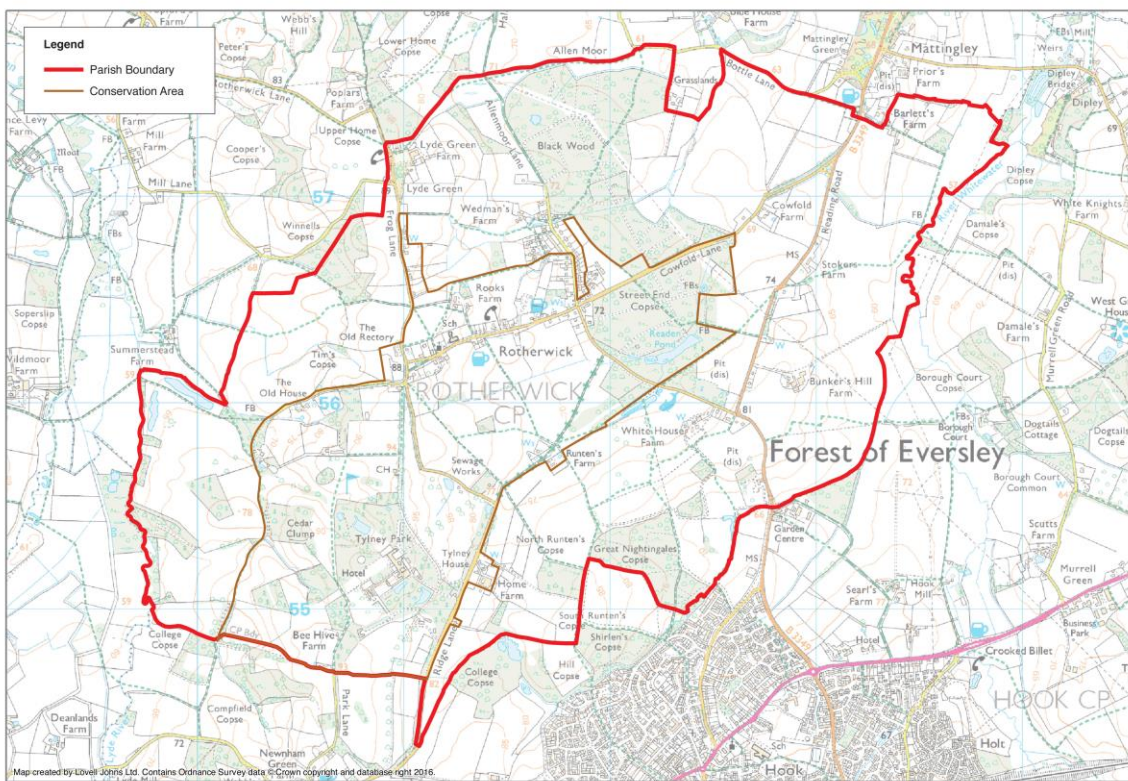


Figure 1. Rotherwick Neighbourhood Area

The NDP does not identify particular development sites or contemplate specific development proposals. Rather, the policies and design principles contained in the NDP are intended to establish a framework for planning and guiding land use and development in the Parish over the Plan period.

2. Context for this NDP

Hart District Council intends to publish a new Local Plan for Hart, setting out where new homes should be built in the District up to 2032. At the time of preparation of this NDP, the evidence from the Strategic Housing Market Assessment (SHMA) suggests there is a need for 7,500 new homes in Hart between 2011 and 2032, of which 5,000 are already

built or planned for. This indicates a need to deliver a further 2,500 new homes to meet Hart District's own needs, excluding any additional need to cover shortfalls in Rushmoor and Surrey Heath.

Hart District Council has been through an exercise of Strategic Housing Land Availability Assessment (SHLAA) to assess potential sites. Sites for use have not yet been determined, but Rotherwick may have to take some share of Hart's housing target. The emerging Local Plan is expected to allocate strategic housing targets across the District. Until a new Local Plan is adopted, the current Local Plan policies comprise the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 (together known as the "Saved Policies").

Over the past 30 years, the average rate of housing development in Rotherwick has been 0.9 houses per year. If a target allocated by Hart for Rotherwick required a substantially higher rate of building, development could radically alter the character of the Parish.

Rotherwick, in common with other villages in the area, sees inappropriate development as a threat to the character of rural communities. Through parish councils, communities are able to influence the application of Local Plans by establishing NDPs which reflect parish-specific considerations.

The local MP, Ranil Jayawardena, has publicly recognised on his web site the importance of NDPs in allowing local people to manage future development in their neighbourhoods, see the link below:

<http://www.tellranil.com/campaigns/planning-petition-brownfield-and-neighbourhood-plans>

3. Status of the NDP

The National Planning Policy Framework (NPPF) of March 2012 is the primary policy document for development planning in England and promotes the creation of NDPs.

The Local Plan produced by the relevant local authority (Hart District Council in the case of Rotherwick) remains key to planning approvals. However, it has to comply with principles in the NPPF.

Like local plans, neighbourhood plans are statutory planning documents, the process for which is legally prescribed. Once 'made' following independent examination and community referendum, the NDP forms part of the formally adopted local development plan used in determining planning applications.

A neighbourhood plan is considered to have met the basic conditions of the regulations if it:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;

- is in general conformity with the strategic policies contained in the relevant Local Plan for the area (or any part of that area); and
- does not breach, and is otherwise compatible with, EU regulations – including the SEA Directive of 2001/42/EC.

The Submission version of the NDP with accompanying Basic Conditions Statement was submitted for independent examination in April 2016. Recommended modifications contained in the Examiner's Report were incorporated in the Referendum version of the NDP which was subject to referendum on 3 November 2016 with a positive result.

This version of the NDP has been adopted by Hart District Council and made part of the Development Plan for Hart District under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

4. NDP consultation process

Building on initial work by the Parish Council, a community survey (Consultation 1) was distributed to residents in December 2014.

158 responses were received, representing some (36%) of the adult population. This allowed analysis of what people value in the Parish of Rotherwick, and what they consider to be important for housing, infrastructure and amenity priorities.

At the community meeting on 19th February 2015 the Steering Committee was established to co-ordinate NDP work. Some 40 volunteers have been involved to date and a web site has been established.

From the community survey, a draft vision statement with objectives was presented to the community on 29th April 2015 (Consultation 2). 90% of respondents felt the vision statement supported their aspirations for the Parish in the future very well or extremely well.

From the vision and objectives, finalised with community input, work on developing draft policies gathered pace. In parallel, a survey was launched at the Village BBQ on 19th July 2015 to seek views on SHLAA sites assessed by Hart (Consultation 3).

Draft policies prepared by volunteer teams and reviewed by an external planning consultant were published for consultation at a community event on 7th October 2015 (Consultation 4), where the results of consultation on SHLAA sites were also published.

Based upon consultations up to Consultation 4, a pre-submission version of the NDP was published on 18th December 2015 to give the community, local stakeholders and other consultee bodies the opportunity to comment formally on the pre-submission version of the NDP in the period to 31st January 2016 as Consultation 5.

Representations made during this period were taken into account in preparation of the submission version of the NDP, which was published on 4th April 2016 for formal submission to Hart District Council for consultation and independent examination.

Rotherwick residents had final input to the NDP through the referendum process on 3rd November 2016.

5. Overview of Rotherwick

History

Rotherwick is a rural Hampshire parish comprising the village settlement itself, with a number of outlying dwellings. With Saxon origins, the layout of the village and the Parish is little changed from early 19th century maps.

Whilst Wedmans Lane has seen significant development since World War II, the slow pace of development of the historic core along The Street, Frog Lane, playing fields, and Tylney Hall and throughout the Parish has determined its character.

The Conservation Area in Rotherwick was initially designated in 1976 and most recently extended in 2011. There are some 61 listed buildings in the Parish. Approximately 50 date from 16th and 17th century (the Church is late 13th), historic properties around the pond being mainly 18th and 19th century. Tylney Hall is grade II* listed.



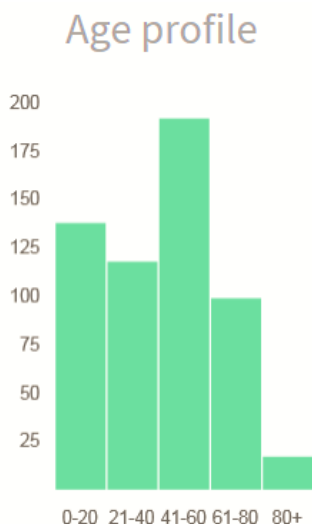
Rotherwick Church Tower



Tylney Hall

The Parish Boundary and Conservation Area are shown at Figure 1 above.

The Neighbourhood Area is 822 Ha, comprising as at the 2011 Census a population of 564 (of Hart total 91,033) living in 202 households. The age distribution in Rotherwick is shown below:



Data Source: 2011 Census and Hart District Council Parish Profile

A summary of the demographics for the residents of the Parish are set out in [Annex H](#).

Natural Environment

Rotherwick has a comparatively remote character due to narrow access roads with a sense of enclosure provided by ancient woodlands. Access through the rural landscape is supported by footpaths, bridle paths and unpaved tracks (such as Green Lane).



Characteristic woodland – SINC at Blackwood

The dispersed pattern of development along The Street provides important glimpses of fields and woodland. A triangle at the western end contains the pond and an area of common. Wide grass verges, high hedges and mature trees contribute to its rural qualities.

The village is set in a landscape of undulating farmland with scattered blocks of woodland, most of it ancient (e.g. Black Wood and Street End

Copse). Two river valleys, various lakes and ponds provide important wetland habitats for migratory birds, amphibians and other wildlife.

There are a several significant long views both out of and in to the village, including the ridge over land to the south of Hook Road and Green Lane protecting the village from the visual encroachment of Hook and the ridge on



View from Great Nightingales Copse towards Tylney Hall

land to the west side of the village providing views over and beyond the River Lodden/Lyde valley which borders the Parish.

Community and commercial

The Parish benefits from a number of community and commercial sites, including Tylney Hall Hotel, a village hall, two pubs and four commercial sites.



Outside The Coach and Horses Pub

These are used by and generate employment in the Parish and the wider community of North Hampshire. Visitors are also attracted to Rotherwick's unspoilt landscape setting and conserved character.



Rotherwick Primary School

The Parish has an historic Church and a thriving Church of England primary school. It also has centres which support and encourage access to the natural environment (Gordon Brown Education Centre, College Copse Farm).

SECTION 2 – A VISION FOR ROTHERWICK

The vision statement and the core objectives in this section were developed with the community from a series of community engagements. They form the foundation of the Rotherwick NDP.

Vision Statement

Our vision is to maintain the rural character and identity of Rotherwick Parish, preserving its heritage assets, listed buildings and conservation area so that it will remain a visually attractive, independent settlement, set in unspoilt, tranquil and accessible countryside, providing an excellent quality of life for residents, visitors and those who work in the Parish.

Objectives

To support our vision, the Neighbourhood Plan has the following objectives:

Environment

1. To conserve and enhance the natural environment and maintain important habitats and ecological corridors by protecting countryside features such as green space, woodlands, rights of way, hedgerows, ponds and streams.
2. To maintain and enhance the character of Rotherwick Parish and the Rotherwick Conservation Area in particular.

Built environment

3. To ensure that any future development in the Parish is proportionate to the size of the existing settlement and does not lead to coalescence with neighbouring settlements.
4. To ensure that any future development in the Parish respects Rotherwick's unique rural character, independence and landscape setting in open countryside.
5. To ensure that any new development is of an appropriate type, size, density and quality that contributes towards meeting the needs of the community.
6. To ensure that any future development and its siting is planned with particular attention to the visual character of the Parish; impact on local amenities and infrastructure; environmental impact; sustainability; traffic flow; and quality of life.

Community

7. To encourage traffic calming and control measures which address traffic flow and speed through the Parish while minimising any visual impact of such measures.
8. To promote and retain local community facilities, businesses, school and farms, all of which are considered significant assets underpinning the vitality of the Parish.
9. To maintain recreational space supporting community activities for all ages which promote a thriving community for residents and visitors.

SECTION 3 – POLICIES

Introduction

1. To provide a clear basis for decisions on land use planning applications in Rotherwick Parish, the policies in this NDP set out the types of development that will and will not be supported. As required by paragraph 154 of the National Planning Policy Framework (NPPF), the policies are aspirational but realistic and reflect the unique characteristics and context of the Neighbourhood Area.

2. The adopted Local Plan that covers the Neighbourhood Area is the Hart District Council (HDC) Local Plan. During the period of NDP development HDC was in the early stages of preparation of a new local plan. Given uncertainty over the approach which this would adopt, this NDP ensures general conformity with the policies of the saved Local Plan. However, it is also consistent with the draft strategic vision and priorities for the new local plan, which were out for consultation at the time of NDP preparation.

3. Individually and taken as a whole, the policies conform with national and local policy by promoting sustainable development. They have a clear and strong focus on preserving and enhancing the nature of the Neighbourhood Area and promoting appropriate and sensitive growth which respects and takes account of its distinctive and special character. Applicants and decision-makers must take them into account in their entirety. All the policies apply as appropriate across the whole of the Neighbourhood Area.

4. The policies are set out in three groups:

- Environment policies:
 - Strategic Policies (numbered SP01, SP02, SP03 and SP04) which set out the fundamental principles against which every planning application should be considered;
 - Natural Environment Policies (numbered NE01, NE02, NE03 and NE04) which set out in more detail the matters which need to be considered in relation to the impact of any planning application on the natural environment in the Neighbourhood Area; and
 - Built Environment Policies (numbered BE01, BE02 and BE03) which set out in more detail the matters which need to be considered in relation to the impact of any planning application on the built environment in the Neighbourhood Area.
- Community policies (numbered CP01, CP02, CP03 and CP04) which set in more detail out the matters which need to be considered in relation to the impact of any planning application on community amenity and activity in the Neighbourhood Area.

5. The policies, the reason they have been prepared, the intention behind them and the evidence to support them are set out below.

Strategic Policies

SP01 - Sense of place

Development proposals will be supported which maintain a strong sense of place through their location, design, density and scale, retaining the distinctive local character of Rotherwick Parish. Where appropriate development proposals should include evidence to demonstrate how the proposed design has sought to sustain the Parish's character including reference to the parameters set out in the Village Design Statement.

The reason for this policy

6. The core planning principles as set out in the National Planning Policy Framework (NPPF) include taking account of the character of different areas, including recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Parts 11 and 12 of the NPPF on conserving and enhancing the natural environment and the historic environment and Part 7 requiring good design are particularly relevant to the character of this Neighbourhood Area. The intention of this policy is to reflect these requirements by providing an underpinning general statement reflecting community priorities as a starting point against which all development proposals for the Neighbourhood Area should be examined.



Dispersed settlement – The Street near the Village Hall

7. As set out elsewhere in this NDP, the Neighbourhood Area has distinctive characteristics as one of a small group of parishes north of the Fleet, Hartley Wintney and Hook corridor and south of Reading that remains truly rural, characterised by thriving farming, biodiversity, wetlands, heath land and woodlands. Road access is through quiet rural lanes. The layout of the village and the Parish is essentially unchanged from that shown in early 19th century maps. Access to the rural landscape is enabled by numerous unpaved tracks, rights of way and bridle paths used for a range of activities by the community and by visitors.

8. The Neighbourhood Area sits within the Landscape Character Area of Tylney identified in the Hart Landscape Character Assessment, which is part of evidence base for the Hart District Council Local Plan. The assessment identifies distinguishing characteristics of:

- a patchwork of mixed farmland;

- scattered blocks of woodland (including several remnant ancient semi-natural woodlands);
- a strong landscape structure of woods and hedgerows which provide a backdrop to open fields and provide views contained by these features;
- a dispersed pattern of rural settlements comprising small hamlets and scattered farms linked by a network of rural lanes;
- a comparatively remote, rural character due to the sparse road and settlement pattern and the enclosure provided by the frequent blocks of woodland; and
- gently undulating land-form which also helps to provide containment of views and create enclosure.

9. A significant part of the Neighbourhood Area is designated as a Conservation Area (map at [Annex A](#)). Many dwellings outside the Conservation Area are also historic, including several listed buildings. The Conservation Area Character Appraisal of August 2011 at [Annex F](#), approved by Hart District Council, refers to the attractive setting of the Conservation Area in the landscape, dispersed pattern of development and remote character due to narrow access lanes with a strong sense of enclosure provided by areas of dense woodlands. It recommends preparation of a Village Design Statement: this has been developed in conjunction with the policies, and development proposals will be expected to demonstrate how the proposed design has sought to sustain the Parish's character including reference to the parameters set out in the Village Design Statement.

10. This policy reflects the feedback from the community in consultations during the development of this plan, in particular the first resident survey identifying community priorities and subsequent consultations on the draft vision, objectives and policies. The policy was strongly supported at pre-submission consultation and contributes to delivery of objectives 1, 2, 3, 4, 5 and 6 as endorsed by the community. It is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation.

The evidence for this policy

11. Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements for conserving and enhancing the natural and historic environments and for good design;
- the Hart District Council Landscape Assessment¹;
- the Rotherwick Conservation Area Character Appraisal at [Annex F](#);
- the response from Historic England to consultation on the pre-submission version of this plan, which concluded that the plan was well-prepared, researched and soundly based on the evidence;
- feedback from the initial consultation to establish community priorities (consultation 1), specifically in relation to the value which residents place on open spaces and woodland, surrounding farmland, the separation from nearby settlements, the conservation area and important/ listed buildings²; and

¹http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf

² <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

- feedback from the community in consultation 2 on the draft vision and objectives; in consultation 4 on the draft policies; and in the consultation on the pre-submission version of this plan, all of which provided further insight on the value placed on the existing distinctive characteristics of the Neighbourhood Area ³.

SP02 - Location and nature of development

New development will be concentrated within the Rotherwick village settlement boundary defined on the map at [Annex A.1](#). Elsewhere development will only be supported where:

- a) it is allocated within the District Local Plan; or
- b) it supports the sustainable growth and expansion of all types of business and enterprise in well-designed new buildings in the Parish; or promotes the development and diversification of agricultural and other land based rural businesses in the Parish; or supports sustainable rural tourism and leisure developments in the Parish; or
- c) it is specifically provided for by policy BE03 in this plan; and
- d) it does not have a significant detrimental effect on the character and setting of the countryside by virtue of its siting, design, size and prominence in the landscape.

Development which is in accordance with the policies in this plan shall be supported if it can be demonstrated that:

- i. the openness of the countryside between Rotherwick, Hook, Mattingley, Lyde Green and Newnham will be maintained; and
- ii. the openness and character of the landscape within settlements and across the Neighbourhood Area will be conserved and not significantly adversely affected, including specifically through conservation of the perspectives identified at [Annex A.2](#) (when viewed from publically accessible locations) which connect the built and natural environment; and
- iii. proposals are designed in a way that reduces greenhouse gas emissions; incorporates energy and water efficiency measures; and incorporates climate change adaptation measures including flood risk adaptation and mitigation measures.

The reason for this policy

12. The core planning principles as set out in the National Planning Policy Framework (NPPF) include allocating sufficient land suitable for development and recognising the intrinsic character and beauty of the countryside. Consistent with this and the associated need to support sustainable development, including support for sustainable growth and expansion of business and enterprise in the Parish, the intention of this policy is to enable new development in the existing built up areas, while avoiding adverse impact on specific characteristics of the Neighbourhood Area. Consistent with NPPF Policy Guidance revised

³<http://www.rotherwick.org.uk/userfiles/NDP%20Doc.%20Storage/Consultation%202/Consultation%202%20Q%20%26%20A.pdf>

at 11 February 2016, a positive approach has been taken in the policy to minimise potential policy conflicts with the emerging Hart District Local Plan by allowing the possibility that development site(s) may be designated in Rotherwick. Along with BE03, this policy supports suitable development outside the settlement boundary.



Landscape view south from settlement

13. The characteristics identified in the policy criteria are in line with NPPF principles regarding the importance of the intrinsic character and beauty of the countryside, enhancing the natural environment and mitigating and adapting to climate change. The majority of households in the Neighbourhood Area are off the gas grid, leading to a high reliance on oil for heating purposes. This contributes significantly to the level of carbon emissions, with any new development potentially adding further to these. In addition, North East Hampshire is identified as a water-stressed area. For these reasons designs that reduce greenhouse gas emissions, mitigate impacts of climate change and incorporate water efficiency measures are required by criterion iii.

14. The policy is consistent with the Hart Landscape Assessment, specifically the Landscape Character Area of Tylney; and with the Hampshire County Council Character Assessment of the Loddon Valley and Western Forest of Eversley, within which the Neighbourhood Area falls. Both form part of the evidence base for the Local Plan. The Hart assessment is described at paragraph 8 above. The Hampshire County Council assessment identifies the dispersed pattern of small settlements and a high concentration of timber framed and pre-1700 buildings as characteristic and threatened by change to settlement pattern distribution and size. This policy reflects the assessment's identification of an opportunity for positive influence through policy for housing allocation North of Hook and through Village Design Statements.

15. The incremental pace of development and its organic nature have been central to the distinct character of the Neighbourhood Area. The community is firmly of the view that this approach should continue to be applied to development. Taken together, past trends and the positive policies in this Plan, which are intended to support development respecting the character and distinctiveness of the Neighbourhood Area, indicate the deliverability of additional housing within the plan period.

16. The relationship of housing with the surrounding landscape and with the open areas within the settlement creates a strong connection between the natural and built environment, as recognised in the Conservation Area Character Appraisal at [Annex F](#). This provides the essence of the rural character of the settlement. The perspectives identified for conservation on the map at [Annex A.2](#) have been specified because they create and frame this characteristic connection. They are those identified by the independent consultants who prepared the Conservation Character Appraisal. The conservation of the openness and

character of the landscape more generally across the Neighbourhood Area will also remain an important consideration in responding to proposals.

17. This policy reflects the feedback from the community in consultations during the development of this Plan, in particular during consultation 1, which identified low support for single large developments or development of green space, but greater support for conversion of existing buildings and individual plots and houses. It also reflects objectives 1, 2, 3, 4, 5, 6 as endorsed by the community and responses to consultation 4 on draft policies and consultation 5 on the pre-submission version of this plan.

18. The community has consistently expressed concern about risks of coalescence with neighbouring settlements, and especially with Hook. The important local gap between Hook and Rotherwick can be clearly identified on the map at [Figure 1](#) in Section 1 of this NDP. In responses to the pre-submission consultation Hook Neighbourhood Development Plan Steering Committee singled out the importance of maintaining this gap and avoiding coalescence with its Neighbourhood Area. The Parish Council of Old Basing also expressed its strong support for conservation of the rural character of the Rotherwick Neighbourhood Area.

19. This policy is at the heart of promoting sustainable development in the Neighbourhood Area. Its spatial concentration of appropriate development and its conservation of the connection between the built and natural environments delivers the social, the economic and the environmental dimensions of sustainable development. It is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation.

The evidence for this policy

20. Supporting evidence for this policy can be found in:

- NPPF presumption in favour of sustainable development, the core planning principles, paragraph 28 on support for a prosperous rural economy, paragraph 55 on the location of rural housing; part 10 on meeting the challenge of climate change; and part 11 on conserving and enhancing the natural environment;
- the Hart District Council Landscape Assessment⁴;
- the Rotherwick Conservation Area Character Appraisal at [Annex F](#);
- the Hampshire County Council Character Assessment of the Loddon Valley and Western Forest of Eversley⁵;
- feedback from community consultation 1, specifically in relation to the value which residents place on open spaces and woodland, surrounding farmland, the separation from nearby settlements, the Conservation Area and important/ listed buildings⁶;

⁴http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf

⁵ http://www3.hants.gov.uk/2c_loddon_valley_and_forest_of_eversley_west.pdf

⁶ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

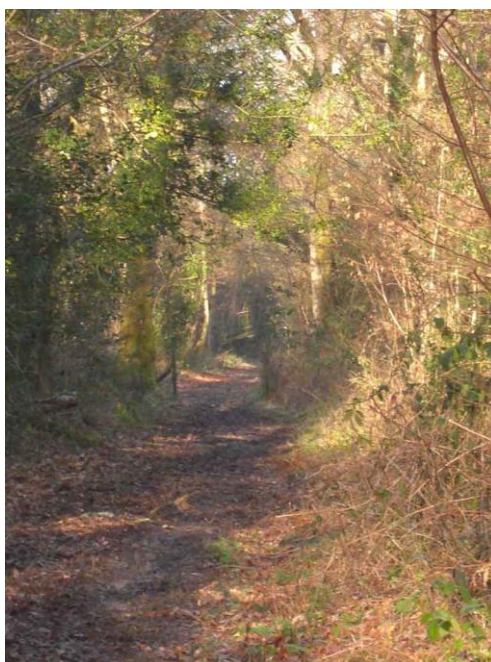
- feedback from community consultation 2 on the draft vision and objectives, which provided further insight on the value placed on the existing distinctive characteristics of the Neighbourhood Area⁷;
- feedback from community consultation 4 on the draft policies, which identified a strong views on the issues listed at points a) - c) and established significant support for the approach taken; and
- feedback from consultation on the pre-submission version of this plan from the community; from Hampshire and Isle of Wight Wildlife Trust; from Hampshire County Council; from Hook Neighbourhood Development Plan Steering Committee; from Old Basing Parish Council; and from Hart District Council.

SP03 - Countryside features

Development proposals will not be supported which significantly adversely affect designated green space, woodlands, rights of way, mature trees, hedgerows, ponds, ditches, streams and rivers. New development will be expected to protect and promote biodiversity.

The reason for this policy

21. This policy reflects the core planning principles of the NPPF in relation to the intrinsic character and beauty of the countryside, and conserving and enhancing the natural environment. The policy has regard to NPPF requirements on promoting healthy communities, including access to high quality open spaces. The policy reflects the importance of countryside features identified for the Landscape Character Area of Tylney in the Hart Landscape Character Assessment, which is part of evidence base for the Hart District Council Local Plan, as set out at paragraph 8.



Footpath between Street End Copse & Hudson Copse

⁷<http://www.rotherwick.org.uk/userfiles/NDP%20Doc.%20Storage/Consultation%202/Consultation%202%20Q%20%26%20A.pdf>

22. The rural setting of the Neighbourhood Area is an important defining characteristic identified in the views of the community during development of this NDP; in the response to consultation from Hampshire Wildlife Trust, a landowner in the Neighbourhood Area; in the response to the consultation from Tylney Hall hotel, one of the largest employers in the Neighbourhood Area; in the Hart Landscape Character Assessment of the Landscape Character Area of Tylney; and in the Hampshire County Council Character Assessment of the Loddon Valley and Western Forest of Eversley

23. This policy provides a general policy on the natural environment against which all development proposals shall be assessed. In addition, the specific reference to ponds, ditches, streams and rivers supports management of water run-off, mitigation of flooding risks and achieving the actions set out in the Thames River Basin District River Basin Management Plan which includes the Loddon River catchment.

24. The policy reflects the feedback from the community consultation 1 about the high value placed on open spaces and woodland, surrounding farmland and the Conservation Area (much of which is open countryside). This community perspective was taken forward in objectives 1, 2, 3, 4 and 6, as endorsed in community consultation 2. Community support for this policy was expressed in the responses to consultation 4 and again in consultation on the pre-submission version of this Plan.

25. This policy makes a significant contribution to the promotion of the environmental dimension of sustainable development. It is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation.

The evidence for this policy

26. Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements in Part 8 on promoting healthy communities and part 11 on conserving and enhancing the natural environment;
- the Hart District Council Landscape Assessment⁸;
- the Hampshire County Council Character Assessment of the Loddon Valley and Western Forest of Eversley⁹;
- the Rotherwick Conservation Area Character Appraisal at [Annex F](#);
- the responses from Hampshire & Isle of Wight Wildlife Trust and Tylney Hall hotel to consultation during the preparation of this plan;
- feedback from consultation on the pre-submission version of this plan from the Environment Agency; Hart District Council; Hampshire and Isle of Wight Wildlife Trust; and Hook Neighbourhood Development Plan Steering Committee;
- feedback from community consultation 1, specifically in relation to the value which residents place on open spaces and woodland, surrounding farmland and the Conservation Area¹⁰;

⁸http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf

⁹ http://www3.hants.gov.uk/2c_loddon_valley_and_forest_of_eversley_west.pdf

¹⁰ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

- feedback from community consultation 2 on the draft vision and objectives, which provided further insight on the value placed on the existing distinctive characteristics of the Neighbourhood Area¹¹; and
- feedback from community consultation 4 on the draft policies and on the pre-submission version of this plan, which established significant support for the approach taken.

SP04 - Quality of life

Development shall enhance and improve the quality of life of residents and visitors to the Parish through maintaining local facilities (identified in Policy CP02), businesses, school and farms. Proposals which support the ongoing use or consolidation of these facilities will be supported and those leading to a material loss or adverse impact on them will not be supported unless it can be demonstrated that the facilities are no longer required or that they are being re-provided to no less a standard on a no less accessible appropriate local site.

The reason for this policy

27. This policy is consistent with the core principles of the NPPF in relation to enhancing and improving the places in which people live and supporting sustainable economic development. More specifically, it supports a prosperous rural economy (NPPF Part 3), including sustainable rural tourism and leisure developments that benefit businesses, communities and visitors and allowing for the possibility of facilities being re-provided at an alternative appropriate site. It is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation.

28. Rotherwick provides a high quality of life for residents and visitors, including a church, primary school, village hall, nursery school, scout/ cubs/ brownie groups, golf course and playing fields with a playground, football and cricket pitches and tennis court. Access to the open countryside, the network of rural lanes, two village pubs and country house hotel attract walkers, cyclists, horse riders and tourists.



Village Hall – locally listed community facility

¹¹<http://www.rotherwick.org.uk/userfiles/NDP%20Doc.%20Storage/Consultation%202/Consultation%202%20Q%20%26%20A.pdf>

29. A 25 acre outdoor education site within the Neighbourhood Area owned by the London Borough of Brent provides unique and safe access to the countryside for urban children as a means of raising standards and improving social development. The facility is also used by local schools and groups. The policy intention is to enhance the quality of life for this vibrant community and retain its attractiveness to visitors, who add value to the local economy as well as enjoying access to the rural landscape. Community Policies provide further detail on this social aspect of sustainable development in the Neighbourhood Area: CP02 concerns the prevention of loss or detriment to specific facilities.

30. This policy reflects feedback from the community in consultations during the development of this plan, in particular consultation 1, which identified regular use by residents of the village hall, playing fields, public houses and playground; consultation 2 which endorsed the draft objectives 8 and 9 which are reflected in this policy; consultation 4 which endorsed the approach taken in the policy; and consultation on the pre-submission version of this plan. This policy will contribute to the delivery of the social dimension of sustainable development in the Neighbourhood Area.

The evidence for this policy

31. Supporting evidence for this policy can be found in:
- NPPF core planning principles and Part 3 requirements on supporting a prosperous rural economy; and
 - Feedback from community consultations as set out in paragraph 30.

Natural Environment Policies

32. The landscape of the Neighbourhood Area comprises large areas of agricultural land and extensive woods, copses and ancient woodland. The Rotherwick Conservation Area covers much of this open countryside, which also falls within:

- the Landscape Character Area of Tynley identified in the Hart District Council Landscape Assessment, part of the evidence base for the Hart District Council Local Plan; and
- the Hampshire County Council Character Assessment of Loddon Valley and the Forest of Eversley West, also part of the evidence base for the Hart District Council Local Plan.

33. Two river valleys, various lakes and ponds form important wetlands providing habitats for migratory birds and other wildlife. In its response to consultation the Hampshire & Isle of Wight Wildlife Trust points to the high value of the rural nature of the Neighbourhood Area as an important agricultural gap between the urban conurbations of Hook, Old Basing, Chineham, Basingstoke and Reading. It specifically identifies the importance of the woodland (much of which is semi-natural ancient woodland or retains semi-natural ancient features) and of nearby water courses. This appraisal is consistent with both the Hart and Hampshire assessments.

34. The Natural Environment policies below address the conservation and enhancement of the natural environment as covered in part 11 of the NPPF. They sit at the heart of the Plan's contribution to the environmental dimension of sustainable development.

NE01 - Local Green Spaces

The sites shown on the map at [Annex A.2](#) and listed below are designated as Local Green Spaces.

- a. Common Land at Rotherwick, including Rotherwick Pond;
- b. Common land at Lyde Green, including Lyde Green pond;
- c. Hudson Copse
- d. Rotherwick Churchyard
- e. Rotherwick Playing Fields
- f. Hook Allotments
- g. Village Hall Curtilage

Development will not be supported that would result in the loss of designated Local Green Space other than in very special circumstances, for example where essential infrastructure cannot be provided in any other place.

The reason for this policy

35. The purpose of this policy is to identify those areas which will be protected as local green space, in line with the NPPF provisions on promoting the health and well-being of communities and specifically paragraphs 76 and 77. The policy is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation. Each of the identified spaces is demonstrably special because of their beauty, historic significance, recreational value, appearance, general quality or amenity value. They have been identified as a result of community engagement, with careful assessment against the NPPF criteria. A map showing their location is at [Annex A.2](#) and a fuller description of the rationale for their selection is at [Annex B](#).



Rotherwick common and pond

36. This policy reflects the feedback from the community in consultations during the development of this plan, in particular consultation 1, which identified the value attached by residents to the open spaces and woodland and surrounding farmland; consultation 2 on the draft objectives 1, 2, 3, 4, 6, 8, 9, to which this policy gives effect; consultation 4 which endorsed the approach taken in the policy and included a specific question in relation to the list of areas designated under this policy; and consultation on the pre-submission version of this plan. It also reflects the Hart District Council Landscape Character Assessment for the area of Tylney, which forms part of the evidence base for the Local Plan. This prioritises

management and enhancement of village greens as distinctive landscape features within rural settlements.

The evidence for this policy

37. Supporting evidence for this policy can be found in:
- NPPF Part 8 on promoting healthy communities and Part 11 on conserving and enhancing the natural environment;
 - the Hart District Council Landscape Assessment¹²;
 - feedback from the community in consultations as set out at paragraph 35; and
 - responses from Hart District Council and Hampshire and Isle of Wight Wildlife Trust on the pre-submission version of this plan.

NE02 - Rural features

Development proposals shall protect and where appropriate enhance the characteristic rural features of the Parish landscape, namely the farmlands, woodlands, mature trees, hedgerows and ponds.

Proposals will not be supported for development resulting in the loss or deterioration of the best and most versatile agricultural land; or of irreplaceable habitats, including ancient woodland; or the loss of aged or veteran trees outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Proposals will not be supported for an otherwise acceptable development unless there is compensation elsewhere on the site for any hedgerows removed; supplementary planting will be particularly welcomed.

The reason for this policy

38. The intention of this policy is to identify natural features which will be protected and, where appropriate enhanced for the purpose of conserving the landscape; benefitting biodiversity; maintaining the quality of life for residents and visitors; and protecting of the best agricultural land. The policy is consistent with the Hart District Council draft vision under consultation at the time of this plan's preparation; with NPPF core planning principles in relation to conserving and enhancing the natural environment; with Part 11 of the NPPF which elaborates on this, in particular paragraphs 109, 112, 113, 114, 117 and 118.



Coppicing – Blackwood SINC

¹²http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf

39. The policy reflects:

- the Hampshire County Council Landscape Assessment of the area as well wooded, with ancient trees, numerous streams and a wealth of traditional buildings in quiet hamlets with limited modern development contributing to a sense of tranquillity;
- the Hart Biodiversity Action Plan, prepared within the framework of the NPPF; and
- the Hart Landscape Assessment of the Character Area of Tylney, which forms part of the evidence base for the Local Plan. This identified that the landscape quality and condition was generally good, with a strong structure of hedgerows, trees and blocks of woodland. It also identified as priorities conservation of these characteristics; management of existing woodlands, hedgerows and trees to secure long term presence in the landscape; new planting of broadleaved woodlands; management and restoration of parkland and landscape features associated with country estates.

40. The Neighbourhood Area includes significant areas of semi-natural ancient woodland, an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to the landscape. Like the Hart Landscape Assessment, the Conservation Character Appraisal identifies features such as mature trees and native hedges as an important element of the rural character of the settlement. In relation to new development, the Appraisal identifies the importance of replanting with suitable species if losses occur. Outside the settlement, trees and hedgerows encourage biodiversity and provide wildlife corridors, for example the Conservation Character Appraisal identifies the importance of hedgerows along Green Lane in providing linear routes for many species of birds and small mammals, linking up to larger areas of grassland and copse.

41. Residents also pointed to the importance of rural features, farmland, agricultural landscape and wood in responses to Consultation 1 during the development of this plan; in their support for objectives 1, 2, 3, 4 and 6 in Consultation 2; in their support for the way in which this policy delivers those objectives during Consultation 4; and in their responses to the pre-submission consultation. Responses to pre-submission consultation from the Environment Agency, Natural England; and the Hampshire and Isle of Wight Wildlife Trust also supported this policy. During preparation of this plan Tylney Hall hotel, one of the largest employers in the Neighbourhood Area, emphasised the importance of the neighbourhood's historic and tranquil character and its biodiversity in the hotel's marketplace positioning and long term vision.

The evidence for this policy

42. Supporting evidence for this policy can be found in:

- NPPF core principles and Part 11 in relation to conserving and enhancing the natural environment;
- the Hampshire County Council Character Assessment of Loddon Valley and the Forest of Eversley West¹³;
- the Hart District Council Landscape Assessment¹⁴;

¹³http://www3.hants.gov.uk/2c_loddon_valley_and_forest_of_eversley_west.pdf

- the Hart Biodiversity Action Plan¹⁵;
- the Conservation Character Appraisal at Annex F;
- feedback from community consultation 1 in relation to the value which residents place on open spaces, woodland and surrounding farmland¹⁶;
- feedback from community consultation 2 on the draft vision and objectives, which provided further insight on the value placed on the existing distinctive characteristics of the Neighbourhood Area¹⁷;
- feedback from community consultation 4 on the draft policies, which established significant support for the approach taken;
- feedback from the community to the pre-submission consultation;
- correspondence from Hampshire and Isle of Wight Wildlife Trust during the development of this NDP;
- correspondence from Tylney Hall hotel during development of this NDP; and
- responses to the pre-submission consultation from Natural England; the Environment Agency; Hart District Council; and the Hampshire and Isle of Wight Wildlife Trust.

NE03 - Biodiversity and nature conservation:

Development proposals will be expected, where appropriate, to conserve or enhance biodiversity by:

- a) incorporating measures to sustain and improve biodiversity; and
- b) protecting local watercourses from adverse impact through increased water consumption, foul water discharge, waste water treatment, agricultural pollution and recreational pressure; and
- c) contributing to the environmental works required to enable the River Whitewater to meet the Water Framework Directive target of good status by 2020; and
- d) incorporating robust and effective alleviation and mitigation measures for management of rain water run-off and flooding risks from all sources. Where appropriate developments should employ Sustainable Drainage Systems (SuDS) for water quality and quantity management purposes; and
- e) conserving the environment for nocturnal species, through the avoidance of street lighting and mitigating the impact of domestic external lighting as set out in the design principles in the Village Design Statement at [Annex D](#); and
- f) protecting or enhancing wildlife habitats and wildlife corridors, including Sites of Importance for Nature Conservation and those of high ecological value.

In particular the Hampshire & Isle of Wight Wildlife Trust property at College Copse Farm

¹⁴http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape%20Assessment%20Merged.pdf

¹⁵http://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Countryside_and_nature/Biodiversity%20Action%20Plan.pdf

¹⁶ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

¹⁷<http://www.rotherwick.org.uk/userfiles/NDP%20Doc.%20Storage/Consultation%202/Consultation%202%20Q%20%26%20A.pdf>

and designated Sites of Importance for Nature Conservation (SINCs) shall be safeguarded from development that would adversely affect their integrity and designation, including the following SINCs identified on the map at [Annex A.3](#):

1. Black Wood (SU72005700)
2. Great Nightingale's Copse (SU72205530)
3. Icehouse Copse (SU70605510)
4. Kernots Copse (SU71355730)
5. Little Nightingale's Copse (SU72405550)
6. Lyde Green (SU71005710)
7. North Runten's Copse (SU71805510)
8. River Lyde Fen (SU69805530)
9. River Whitewater (SU73986107)
10. Street End Copse (SU72305650)
11. Street End Copse (Old Readon Common) (SU72055610)
12. Stroud's Green Common (SU70305580)
13. Winnell's Copse (SU70705670)
14. Twelve Acre Copse (SU72405510)

Proposals that result in the loss of or harm to an existing area of natural habitat will not be supported, unless proposed mitigation measures would result in an effective solution to ensure that the integrity of the habitat continued after implementation of the development, or unless the area is of limited or no value.

The reason for this policy

43. The intention of this policy is to support development which conserves or enhances biodiversity and to provide specific measures to achieve this relevant to the Neighbourhood Area. The policy addresses a number of issues relating to flooding and surface water; to waste water/ sewerage; and it identifies sites to be safeguarded from adverse impact as a result of development. It is consistent with:

- the NPPF core planning principles;
- NPPF part 10 on meeting the challenge of climate change, flooding and coastal change, in particular paragraph 100;
- NPPF part 11 on conserving and enhancing the natural environment, in particular paragraphs 109, 113, 117, 118, 120 and 125; and
- the Hart District Council biodiversity action plan, which identifies the importance of Sites of Importance for Nature Conservation (SINCs) and the harmful effects of pollution, including light pollution.

44. The sites identified for safeguarding from adverse impact are:

- sites within the Neighbourhood Area identified by the SINCs Advisory Panel as qualifying for designation. The SINCs listed in the policy are all those designated at the time of plan preparation. The policy is intended to cover any such sites which may subsequently be assessed as qualifying for designation; and
- College Copse Farm, owned by the Hampshire & Isle of Wight Wildlife Trust. This supports conservation grazing and is used for educational visits. The Trust manages College and Hill Copses through long term woodland management

plans for wildlife and manages hedgerows and grassland to improve their biodiversity, using rotational hedgerow management and coppicing. In specifying the farm, the policy seeks to protect these characteristics.

45. While the policy specifies only those SINCS which sit within the Neighbourhood Area, others provide a frame for it and touch the parish boundary, thus contributing to the sense of place. In response to consultation on the pre-submission version of this plan, Hampshire and Isle of Wight Wildlife Trust and the Hook Allotments Society pointed to the importance of conserving SINCS sitting just outside the Neighbourhood Boundary. The impact of development proposals on the following SINCS will also be a consideration:

- College Copse (SU71405470)
- Hill Copse (SU71605470)
- Shirlens Copse (SU72005480)
- Upper & Lower Home Copses (SU7090570)
- River Lyde (SU69555437)

46. The reference in the policy to the avoidance of external and street lighting reflects the views of residents and of the Whitewater Valley Preservation Society as expressed during consultations in respect of the rural character of the Neighbourhood Area and in relation to nocturnal species. It is consistent with the Hart Biodiversity Plan. The avoidance of external light is also a character and design issue as identified in the Conservation Area Character Assessment and this aspect is addressed in the Village Design Statement prepared in the context of policy BE01.



Whitewater Valley – diverse habitats

47. In respect of water, sewerage, drainage and the ecology of water courses, the intention of this policy is to enable compliance with the EU Water Framework Directive and NPPF sustainable development requirements by protecting local water courses; contributing to the River Basin Management Plan; supporting the return of the River Whitewater to good status (Good Status); and by establishing that new development will only be supported if it can be demonstrated that it does not over-burden the foul drainage and sewage network infrastructure.

48. The Neighbourhood Area falls within Whitewater sub-catchment of the Loddon Catchment, and the River Whitewater runs along its eastern boundary. Several watercourses running through the Parish are tributaries of the Whitewater. The Whitewater is an important Hampshire chalk stream and site of conservation: chalk streams are rare and fragile habitats under threat. The Whitewater is a priority water body for improvement action

under the EU Water Framework Directive: Environment Agency monitoring indicates that the river is failing to achieve the Good Status legal standard.

49. The Environment Agency has in place a Loddon Catchment Implementation Plan, which includes actions to achieve Good Status which will secure benefits for biodiversity. The Whitewater is identified as a Biodiversity Opportunity Area by the Hampshire Biodiversity Information Centre: the Environment Agency / Hampshire and Isle of Wight Wildlife Trust Loddon Catchment Biodiversity Strategy includes actions for River Whitewater biodiversity within the Neighbourhood Area.

50. Priorities for returning the Rivers Whitewater and Loddon to Good Status include improving fish passages; enhancing water level management; reducing point pollution; reducing diffuse pollution; channel management improvements; flood risk measures; and implementation of SuDS. SuDS measures reduce the amount of surface water runoff leaving a site and the pollutant loads in that water. Employment of SuDS where appropriate is specified in this policy. As relevant, new developments will also be expected to take account of other priorities of the Loddon Catchment Steering Group and the Environment Agency.

51. As set out in Hart District Council's response to the pre-submission version of this plan, Rotherwick is at risk of flooding from surface water and ordinary water courses. As climate change leads to warmer, wetter winters, flood risk is expected to increase, so adapting and mitigating for the flood risk impacts of climate change should be included in development design. Aside from these flood risks, the foul water system in Rotherwick suffers from ground and surface water ingress and has insufficient capacity, with the Wedmans Lane Sewage Pumping Station discharging overflow sewage into a watercourse adjacent to Blackwood SINC when it exceeds capacity during wet weather. This watercourse drains to the River Whitewater.

52. Developers will need to demonstrate that they have made proper provision for surface water drainage to ground, water courses or surface water sewer and that it will not drain to the foul sewer, as this is the major contributor to sewer flooding. Where relevant, they be expected to, for example, maintain the water carrying capacity of ponds and watercourses; encourage a reduction in surface water runoff; and incorporate measures for the alleviation and mitigation of flooding risks on and off site. Green buffers along water courses help prevent flooding and provide a corridor for wildlife.

53. Developers will also need to demonstrate that adequate water supply and sewerage treatment capacity exists on and off site to serve the development and to ensure that problems are not created for existing users. In some circumstances this will require appropriate specialist studies: where infrastructure constraints are identified, the developer will be required to set out robust counter measures.

54. During consultations 2 and 4, residents supported objectives 1, 2, 3, 4 and 6, and the way in which this policy delivers those objectives. Community responses to the pre-submission version of this plan supported the policy. Responses to pre-submission consultation from Thames Water, the Environment Agency, Hart District Council, the Hampshire and Isle of Wight Wildlife Trust and the Whitewater Valley Preservation Society were also positive: a range of suggestions made regarding the policy by these bodies have been taken into account. The policy is consistent with the draft vision of Hart District Council.

The evidence for this policy

55. Supporting evidence for this policy can be found in:

- NPPF Parts 10 and 11 requirements in respect of climate change and flooding; and conserving and enhancing the natural environment respectively;

- UK Climate Change Projections¹⁸;
- the Hart Biodiversity Action Plan¹⁹;
- EU Water Framework Directive;
- Thames River Basin Management Plan: Loddon Catchment²⁰;
- the Hampshire Biodiversity Partnership Review of Land Management Provision within Biodiversity Opportunity Areas in Hampshire²¹;
- Environment Agency/ Hampshire and Isle of Wight Wildlife Trust Biodiversity Strategy for the Loddon Catchment²²;
- Correspondence with the Hampshire & Isle of Wight Wildlife Trust during preparation of this plan;
- feedback from community consultation 1, specifically in relation to the value which residents place on open spaces, woodland and surrounding farmland²³;
- feedback from community consultation 2 on the draft vision and objectives, which provided further insight on the value placed on the existing distinctive characteristics of the Neighbourhood Area²⁴;
- feedback from community consultation 4 on the draft policies, which established significant support for the approach taken;
- community responses to the pre-submission consultation; and
- responses to pre-submission consultation from Thames Water; the Environment Agency; Hart District Council; the Hampshire and Isle of Wight Wildlife Trust; and the Whitewater Valley Preservation Society.

NE04 - Rights of way

Development proposals shall maintain or enhance the network of footpaths and rights of way within the settlement and across the Parish, including those shown on the map at [Annex A.4](#). Proposals which harm the character, appearance or the use of rights of way will not be supported.

¹⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69257/pb13274-uk-climate-projections-090617.pdf

¹⁹ http://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Countryside_and_nature/Biodiversity%20Action%20Plan.pdf

²⁰ https://consult.environment-agency.gov.uk/portal/ho/wfd/draft_plans/consult?pointId=s1406201448406#section-s1406201448406

²¹ http://www3.hants.gov.uk/review_of_land_management_provision_within_boas_in_hampshire__full_report.pdf

²² http://www.hiwwt.org.uk/sites/default/files/files/Living%20Landscapes/Loddon/loddon__catchment_biodiversity_strategy.pdf

²³ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

²⁴ <http://www.rotherwick.org.uk/userfiles/NDP%20Doc.%20Storage/Consultation%202/Consultation%202%20Q%20%26%20A.pdf>

The reason for this policy

56. As shown on the map at [Annex A.4](#), the Neighbourhood Area is crossed by a number of pathways, which as well as enabling access to the open countryside provide safe and attractive routes across the main settlement area, linking school, village hall, public houses, country house hotel, playing fields, golf course and church. These are widely used by residents and visitors for walking, riding and cycling and help keep cars off the road. In the area around Rotherwick village, parallel spines to which footpaths interconnect are provided by The Street and by Green Lane, which features on maps dating from 1759 and acts as an important wildlife corridor. Beyond the village, footpaths link to outlying groups of dwellings and the network of pathways includes a significant section of the long distance route the Brenda Parker Way.

57. The Hampshire character assessment of Loddon Valley and the Forest of Eversley West, within which the Neighbourhood Area falls, identifies as characteristic the dense footwork network in a pastoral setting with views enclosed by woodland on surrounding higher ground. The intention of this policy is to safeguard the rights of way from the adverse impact of developments and retain them as a highly valued and widely used resource of the Neighbourhood Area. While the characteristics of importance vary on a case by case basis, the aspects of the pathway network this policy aims to protect include:

- attractiveness, including views;
- natural features such as trees and hedgerows;
- unmetalled surfaces;
- access and connections;
- directness; and
- convenience.



Footpath by River Whitewater

58. This policy aligns with:

- NPPF core planning principles in respect of making the fullest possible use of walking and cycling and promoting healthy communities through access to high quality open spaces
- Hart PPG17 Open Space Audit, which forms part of the evidence base for the local plan, and which points to the importance of the countryside providing opportunities for recreation for residents and visitors and supporting rural economies. Specifically within Hart a high proportion of residents visit the countryside, with rural footpaths having the highest number of visits per year.

59. The policy reflects Plan objectives 1, 2, 4, 8, 9 and the value which the community places on easy access to the countryside as consistently and repeatedly reflected in consultation 1, where a high number of residents reported daily or weekly use of footpaths; consultation 2 on the objectives which underpin this plan; consultation 4 on the policies to deliver these objectives; and responses to consultation on the pre-submission version of this plan. It is consistent with the draft vision of Hart District Council.

The evidence for this policy

60. Supporting evidence for this policy can be found in:

- NPPF Part 8 on promoting healthy communities;
- Hart District Council Open Space Audit²⁵;
- the Hampshire County Council Character Assessment of Loddon Valley and the Forest of Eversley West²⁶ ; and
- feedback from community consultations as set out at paragraph 59.

Built Environment Policies

61. Housing and community buildings in the Neighbourhood Area are concentrated in the village of Rotherwick, most of which lies within the Conservation Area and has a particular cohesiveness. Many of the traditional village buildings reflect the North Hampshire character, with steeply pitched roofs, often with substantial brick stacks, timber framing, clay tile roofs and red and blue brick. The majority of dwellings are detached but there are also short terraced groups. Agricultural buildings (some converted to dwellings) are also an important constituent, with timber framed, brick, clay tiles and barns with black timber cladding.

62. Elsewhere in the Neighbourhood Area, the impact of a higher concentration of 20th century development varies, matching the characteristics of the overall Neighbourhood Area to a greater or lesser extent depending on design, materials and setting. Community consultation identified concerns that application of inconsistent standards may dilute the character of the Conservation Area and that consistent standards should be applied across the Neighbourhood Area.

63. The Conservation Character Appraisal ([Annex F](#)) recommended accepting only the highest quality development. On this basis a Rotherwick Village Design Statement has been

²⁵https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Open_Space_Audit_PPG17_Assessment.pdf

²⁶ http://www3.hants.gov.uk/2c_loddon_valley_and_forest_of_eversley_west.pdf

produced to support these policies. It is set out at [Annex D](#): the design principles it contains form an important and central part of the built environment policies in this Plan. They have been produced to provide detailed guidance that will be applied through the development management process when planning applications are determined. They will also be applicable as general advice and guidance to property owners for sensitive on-going maintenance and other repairs.

64. The intention of the Built Environment policies is to address the requirements for good design and for conserving and enhancing the historic environment as required by parts 7 and 11 of the NPPF. They apply across the Neighbourhood Area. They seek to ensure that consistently high principles are applied for development proposals within or adjacent to the Conservation Area, with appropriate attention to design, scale, bulk, separation and density to mitigate impacts. They are supported by the Village Design Statement at [Annex D](#) and by the housing density statement at [Annex E](#). They are consistent with the draft vision of Hart District Council and central to the environmental dimension of sustainable development.

BE 01 - Design

To be supported the design, scale, bulk, access, separation and density of development throughout the Neighbourhood Area, including conversions, alterations and additions, should:

- a) secure high quality design; and
- b) maintain a good standard of amenity for all existing and future occupants of land and buildings; and
- c) reflect and enhance its immediate setting and the local character; and
- d) maintain a consistent street scene in relation to neighbouring buildings and the Neighbourhood Area, having regard to scale, density, mass, height, landscape, layout, materials, off-road parking and access to the development; and
- e) comply with the design principles set out in the Village Design Statement at [Annex D Section 4](#); and
- f) reflect the existing scale and character of buildings in the surrounding area; and
- g) reflect the density table set out at [Annex E](#).

To be supported infill housing within the settlement boundary should maintain appropriate spacing between buildings having regard to the immediate layout, character and setting of the application site.

The use of renewable, decentralised and/or low carbon energy generation technology and of water harvesting will be supported.

The reason for this policy

65. Core planning principles in the NPPF include enhancing and improving the places people live; and securing high quality design and a good standard of amenity for existing and future occupants. This is elaborated in NPPF Part 7 requiring good design, specifically paragraphs 57-61. This policy translates these NPPF requirements to the Neighbourhood

Area. Part 10 of the NPPF concerns the challenge of climate change, and this policy is aligned to paragraphs 96 and 97 in respect of renewable and low carbon energy generation.

66. The intention of this policy is to ensure that development reflects and enhances its setting and is in keeping with the scale, density and character of the surrounding area. Responses to consultation 4 on draft policies provided evidence that the community considered design detail important in meeting the policy intent and in maintaining the sense of place, local character and history. This policy is supported by detail in two supporting Annexes – [Annex D](#) regarding design principles and [Annex E](#) regarding housing density. These Annexes have been carefully prepared to ensure that new development properly respects the distinctive characteristics of the Neighbourhood Area. Both in their own rights and in combination they are considered to be essential to maintaining and safeguarding the character of the Neighbourhood Area.

67. Policy NE03 addresses the issue of dark skies in relation to nocturnal species, however the question of external and street lighting is also a design characteristic: the absence of lighting was noted in the Conservation Area Character Appraisal and contributes to the strong rural feel of the Neighbourhood Area. The design principles at [Annex D](#) therefore address the issue, in line with NPPF paragraph 125 regarding limitation of light pollution on local amenity, intrinsically dark landscapes and nature conservation; and the Hart District Council biodiversity action plan, which identifies the harmful effects of light pollution.

68. One of the ways in which organic housing growth has taken place in the Neighbourhood Area is through infill, in some cases in gardens. The Conservation Area Character Appraisal identifies this as a risk and the NPPF states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para 53). Some of the gardens in the Neighbourhood Area are very large. The Conservation Area Character Appraisal recommended that gardens should be protected from development where this would have an adverse impact on the special character of the Conservation Area.

69. Large developments will compromise the social fabric of the Parish, which has evolved through the historic incremental development: the community views expressed in Consultation 1 showed strong opposition to these and to development of green space, with mixed views on garden development, individual houses and small developments. This policy, taken with the Village Design Statement and density statement aims to allow for sustainability by continued limited and controlled development in gardens and other infill, where this can be done in accordance with the other policies in this Development Plan; where the factors specified in this policy are satisfied; and where the infill housing maintains spacing between buildings which reflects the immediate layout, character and setting of the site.

70. The policy is also intended to support sustainable development and mitigate climate change, of particular importance in the Neighbourhood Area where the majority of the dwellings are off the gas grid and reliant on oil for heating, leading to disproportionate carbon emissions. The North Hampshire Renewable Energy and Low Carbon Development Survey, which forms part of the evidence base for the Hart Local Plan, identifies Hart as having the highest energy demands in North Hampshire and a high use of high carbon fuels. North-East Hampshire is designated a water-stressed area and the River Whitewater suffers from over-abstraction. This policy promotes water harvesting to contribute to reducing average consumption from around 150 litres per person per day to the meet water performance targets in Building Regulations.

71. This policy delivers objectives 2, 5 and 6 as developed in response to community consultation. It is consistent with Hart District Council's draft vision.

The evidence for this policy

72. Supporting evidence for this policy can be found in:

- NPPF core planning principles and Part 7 requiring good design;
- North Hampshire Renewable Energy and Low Carbon Development Survey²⁷;
- the Rotherwick Conservation Area Character Appraisal ([Annex F](#));
- community consultation 1 and the range of views expressed on the alternative types of housing development; feedback from community consultation 2 on the draft vision and objectives; feedback from consultation 4 on the draft policies; and community responses to consultation on the pre-submission version of this plan; and
- responses to consultation on the pre-submission version of this plan from Hampshire and Isle of Wight Wildlife Trust; Historic England; Hampshire County Council; and Whitewater Valley Preservation Trust.

BE 02 - Conservation Area

To be supported development proposals within or adjacent to the Conservation Area should:

- a) respect the historic fabric of the area; and
- b) conserve or enhance the character of the Conservation Area, the buildings within it and its setting; and
- c) be in accordance with the design principles set out in the Village Design Statement at [Annex D Section 4](#); and
- d) ensure that the size and scale of new and extended buildings relate sympathetically to the surrounding area; and
- e) use traditional and vernacular building materials which respect the context of the development concerned.

Proposals that would have a detrimental impact on, or result in the loss of either historic parks and gardens, listed buildings, locally listed buildings or positive buildings of townscape merit, as identified in [Annex G](#) of this NDP will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.

²⁷http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/North_Hampshire_Renewable_Energy_and_Low_Carbon_Development_Study%20-%20March_2010.pdf

The reason for this policy

73. The Rotherwick Conservation Area was initially designated in 1976 by Hart District Council and extended in 1986, 1988, 1996 and most recently in 2011. As shown at [Figure 1](#) in Section 1 of this NDP it covers much of the Neighbourhood Area, most of Rotherwick village, the historic buildings and parkland of Tylney Hall and open countryside. There are 61 listed buildings in the Neighbourhood Area, of which 49 are in the Conservation Area. There are in addition four locally listed buildings and a number of unlisted historic buildings. Most of the historic buildings are in residential use and on a domestic scale, built with red brick or timber frame and characterised by steeply pitched clay tile roofs. Few buildings in the core of the Conservation Area are not listed, locally listed, or considered to be ‘positive’.

74. The Conservation Character Appraisal and Management proposals were prepared in 2011 and subsequently adopted by Hart District Council. The appointed independent consultants who prepared the report specialised in Conservation Area reviews and had undertaken work on other Conservation Areas throughout the UK, including elsewhere in Hart. The recommendations as regards new development were to protect the special character of the Conservation Area by accepting only the highest quality development. This policy and BE01 are consistent with these recommendations.



Old Store House, The Street

75. Tylney Hall, now a country house hotel, is listed grade II*. The surrounding garden and sections of the historic parkland are included on English Heritage’s Register of Historic Parks and Gardens, also grade II*. In correspondence during development of this plan, Tylney Hall Hotel, one of the largest employers in the Neighbourhood Area attracting a significant number of visitors, emphasised the importance of the neighbourhood’s historic character and the Conservation Area in the Hotel’s marketplace positioning and long term vision.

76. The intention of this policy is to reflect the priority placed by the community on the Conservation Area and on important and listed buildings through providing a means to achieve objectives 2, 5 and 6. The policy is consistent with Hart District Council’s draft vision; with NPPF core planning principles regarding the conservation of heritage assets so that they can be enjoyed for their contribution to the quality of life now and for future generations; and with NPPF part 12 on conserving and enhancing the historic environment. Hampshire County Council Character Assessment Loddon Valley and the Forest of Eversley West, which is part of the evidence base for the Local Plan, remarks on the quality of the

historic built environment, with the area having one of the highest concentrations of surviving timber framed and pre 1700 buildings incorporating brick in Hampshire.

The evidence for this policy

77. Supporting evidence for this policy can be found in:
- NPPF requirements as set out at paragraph 76;
 - the Conservation Area Character Appraisal and Proposals ([Annex F](#));
 - Hampshire County Council character assessment of Loddon Valley and the Forest of Eversley West²⁸;
 - feedback from community consultation 1, specifically in relation to the value placed on the Conservation Area, and on important and listed buildings²⁹;
 - feedback from community consultation 4 on the draft policies, which established significant support for the approach taken;
 - community response to consultation on the pre-submission version of this plan;
 - correspondence from Tylney Hall hotel during the preparation of this plan; and
 - the response of Historic England to the pre-submission version of this plan.

BE03 - Dwellings in the countryside

The replacement of an existing dwelling in the countryside will be supported providing that it:

- a) has lawful residential use rights; and
- b) is not the result of a temporary or series of temporary permissions; and
- c) the proposal meets the requirements of the other policies in this plan.

The extension of a dwelling in the countryside will be supported, providing that:

- a) the existing dwelling has lawful residential use rights; and
- b) the extension does not materially change the impact of the dwelling on the countryside; and
- c) the proposal meets the requirements of the other policies in this plan.

The conversion of an existing building in the countryside to a dwelling will be supported, provided that:

- a) the conversion is not detrimental to the character or setting of the building or adjoining buildings; and
- b) the building is of permanent and substantial construction; and
- c) the proposal meets the requirements of other policies in this plan.

New isolated homes in the countryside will only be supported where there are special circumstances in accordance with paragraph 55 of the NPPF.

²⁸ http://www3.hants.gov.uk/2c_loddon_valley_and_forest_of_eversley_west.pdf

²⁹ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

The reason for this policy

78. To avoid reliance on saved Hart District Council policies and in the absence of a Local Plan, this policy is intended to identify the nature of development which will be supported outside the settlement boundary. Previously incorporated in Strategic Policy SP02, but elaborated in a separate policy in the light of comments from Hart District Council on the pre-submission version of this plan, it allows for conversions of existing buildings to dwellings, the replacement of existing dwellings and the extension of existing dwellings, subject to conditions intended to maintain the concentration of development within the settlement boundary.

79. The policy reflects NPPF paragraph 55 as regards re-use of redundant or disused buildings and supports sustainable development in the Neighbourhood Area. It is consistent with Hart District Council's draft vision and reflects the views of the community, in particular the range of views expressed in consultation 1 on the alternative types of housing development.

The evidence for this policy

80. Supporting evidence for this policy can be found in:

- the NPPF paragraph 55;
- community responses to Consultation 1, which showed support for conversions;
- community responses to Consultation 4 on the policies in this plan;
- community responses to consultation on the pre-submission version of this plan; and
- the response of Hart District Council to the pre-submission version of this plan.

Community Policies

81. The Community policies which follow build on SP04 and set out in more detail the matters which need to be considered in relation to the impact of any planning application on community amenity and activity in the Neighbourhood Area. They support the social and economic dimensions of sustainable development and objectives 6, 7, 8 and 9 of this plan.

CP01 - Rural nature

Development proposals which adversely affect the tranquility, rural nature and layout of the existing roads, lanes, byways and footpaths will not be supported. Development proposals will be expected to recognise and respect the intrinsic character of the countryside and its community in general, and in particular to minimise the adverse impact of vehicular traffic. Proposals which fail to demonstrate that these factors have been adequately addressed will not be supported.

The reason for this policy

82. The intention of this policy is to mitigate the adverse impact of development on existing residents, given the particularly tranquil and rural setting of the Neighbourhood Area.

This is consistent with the NPPF core planning principle relating to enhancing and improving the places where people live their lives. It also reflects Part 11 on conserving and enhancing the natural environment and is consistent with Hart District Council's draft vision.



Tranquil rural setting – Strouds Green Lane

83. Consultation with the community identified significant concern about the adverse impact of the volume and speed of vehicular traffic on the rural lanes of the Neighbourhood Area, where the road pattern is unchanged from that on historic maps. The narrow rural roads serving the village are national speed limit roads, which many residents consider unsafe. Increased traffic volume will exacerbate this issue, in particular if measures are not taken to limit its flow. This policy will assist with the implementation of objectives 2, 6 and 7 of this Plan developed in the light of that consultation.

The evidence for this policy

84. Supporting evidence for this policy can be found in the NPPF; in feedback from community consultations 1, 2, 4³⁰; community responses to consultation on the pre-submission version of this plan; and in correspondence from Tylney Hall hotel, which emphasises the importance of the neighbourhood's historic and tranquil character, biodiversity and the Conservation Area in the business' marketplace positioning and long term vision.

CP02 - Community facilities

Development proposals that would result in the loss or detriment to the existing community use of the following services or facilities shown on the map at [Annex A.3](#) will not be supported unless it has been demonstrated the services or facilities are not viable through unsuccessful reasonable marketing for a period of six months, or the services or facilities are to be re-provided to an equivalent standard and convenience:

- a) Rotherwick Village Hall, The Street

³⁰ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

- b) Whitewater Church of England Primary School, The Street
- c) Rotherwick Church, The Street
- d) The Falcon public house, The Street
- e) Scout Hut, Hook Road
- f) Traditional “K6” telephone box, The Street
- g) Cricket Pavilion on Rotherwick Playing Fields, off Stroud Green Lane
- h) Hook Allotments, near Hook Cross
- i) The Gordon Brown Outdoor Education Centre, Ridge Lane
- j) Tylney Park Golf Course, off Ridge Lane
- k) The Coach and Horses public house, The Street

Development proposals to maintain or improve existing community facilities for an established use or identified need which accord with the policies in this plan will be encouraged, provided that any resulting increase in use does not have an adverse impact on:

- a) the amenities of adjoining residents; or
- b) the local road network; or
- c) the local environment.

The reason for this policy

85. The Neighbourhood Area provides community facilities which are well used by residents of all ages and by visitors, with the village hall usage particularly varied (toddler groups, exercise classes, badminton, bowls, weddings, meetings and cultural events). This policy aims to prevent the loss or detriment of these facilities and resulting adverse impact on the community, and to enable their development and improvement unless there is robust evidence that the service or facility is no longer viable.



Pavilion – locally listed community facility

86. The policy reflects the NPPF core planning principles on enhancing and improving the places where people live their lives; and on supporting local strategies to improve health, social and cultural wellbeing and meeting local needs for community and cultural facilities and services. The policy's approach to safeguarding and allowing the improvement of

existing community facilities is an important element in positively addressing the social dimension of economic development in this plan.

87. Community consultations 1 and 4 identified the importance of village facilities as listed in this policy, and the policy implements objectives 8 and 9. Community response to the pre-submission version of this plan was positive and the response from the Campaign for Real Ale pointed to the importance of the pubs in community life, echoing the views of residents at consultation 4, which led to their inclusion at point d) of the policy.

88. The importance of this issue extends beyond well-being: the catchment area for Whitewater Church of England Primary School is very large, extending to Mattingley, Heckfield, Hartley Westpall, Turgis Green and parts of Sherfield-on-Loddon. The school is over-subscribed. Creation of significant additional demand through new development would have a detrimental impact, in particular for families moving into the Neighbourhood Area with children over 4 years old. The Whitewater School published admissions number for each year is 20. In September 2015 there were 70 applications for these 20 places.

89. The allotments listed at point h) of the policy provide an amenity for residents from outside the Neighbourhood Area, but nevertheless merit inclusion as an important community facility. This block of around 150 allotments is located close to the boundary of the Neighbourhood Area and is managed by Hook Allotments Association, a not-for-profit community interest company. The Hart District Council Open Space, Sport and Recreation Assessment, part of the evidence base for the Local Plan identified a need for more allotments. However, review of availability of land by Hart District Council identified no suitable public sites which could be made available to communities near the Hart/Basingstoke & Deane boundary. This scarce facility has been available to the local community since 2010.

The evidence for this policy

90. Evidence in support of this policy can be found in the:

- the NPPF provisions identified at paragraph 85;
- the responses of the community to consultations 31 during development of this plan;
- the response of the Campaign for Real Ale to consultation on the pre-submission version of this plan;
- Hampshire County Council Schools Admissions Data³²; and
- the Hart District Council Open Space, Sports and Recreation Assessment³³.

³¹ <http://www.rotherwick.org.uk/37/Consultations/Consultation-1---Resident-Survey.html>

³² <http://documents.hants.gov.uk/education/September2015admissionsdataforYear7.pdf>

³³ https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Open_Space_Sport_Recreation_Assessment%20-%20June_2012.pdf

CP03 - Commercial premises and land

There will be a presumption against the loss of commercial premises or land which provides either benefits to the community and to visitors; or existing employment; or potential future employment opportunities. Development proposals for the use of commercial land or buildings for other non-commercial purposes will only be supported if the existing use is no longer economically viable and the site has been marketed for freehold or leasehold purposes at a reasonable commercial price for at least twelve months without an appropriate offer being received.

The reason for this policy

91. Commercial premises in the Neighbourhood Area include Tylney Hall Country House Hotel, agricultural businesses, small motor vehicle repair and light engineering workshops, public houses and micro businesses. They range in nature from purpose-built industrial warehousing units of varying sizes to meet the needs of Small and Medium Sized Enterprises (SMEs), such as the Optrex Business Park located on the outskirts of the Rotherwick settlement, to converted agricultural buildings, such as those at Bunkers Hill Farm and Rooks Farm. Commercial land includes Tylney Hall golf course.



Local business providing services and employment

92. All of these businesses provide local services, attract visitors and provide employment to residents and others. The Hart, Rushmoor and Surrey Heath Joint Employment Land Review, which forms part of the evidence base for the local plan, found that there was no shortage of such employment land in the area. However, it is important for the sustainability of the community that, wherever possible, this commercial activity is retained. This policy is intended to promote such activities in suitable premises. It reflects objective 8 of this NDP and is consistent with NPPF requirements to support a prosperous rural economy. Policies CP03 and CP04 sit at the heart of the Plan’s contribution to the economic dimension of sustainable development. They are consistent with Hart District Council’s draft vision.

The evidence for this policy

93. Evidence to support this policy can be found in:
- NPPF requirements set out in paragraph 91;

- Community consultations and the responses to pre-submission version of this plan; and
- the Hart, Rushmoor and Surrey Heath Joint Employment Land Review³⁴.

CP04 - Employment

Proposals for the conversion of traditional, vernacular rural or agricultural buildings for business use (Class B1) that provide employment opportunities will be supported if it can be demonstrated that:

- a) the proposed design respects the character and appearance of the building concerned and the Neighbourhood Area; and
- b) the proposals do not have significant adverse impact on residential amenity; and
- c) the proposals do not have significant severe impact on the transport network; and
- d) all parking can be accommodated within the site; and
- e) there are no other significant adverse environmental impacts, including on the historic and rural environments.

The reason for this policy

94. A number of rural and agricultural buildings in the Neighbourhood Area have been converted for business use. The policy reflects the fact that Rotherwick seeks to maintain economic activity as part of the rich character of the Parish and to contribute to ongoing sustainability of the settlement. It is intended to support economic development proportionate to the size and character of Rotherwick on a sustainable basis, and to mitigate any adverse impacts of economic development on matters of concern to the community. Whilst the policy has an important economic focus, detailed criteria have been included to safeguard the intrinsic character of the buildings concerned and to protect residential amenities. The policy reflects objective 8 of this NDP and is consistent with NPPF requirements to support a prosperous rural economy.



Conversion of traditional agricultural building for commercial use

³⁴http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/ELR%202015%20Joint%20-%20Final%20Report.pdf

The evidence for this policy

95. Evidence to support this policy can be found in NPPF requirements in part 3 regarding a prosperous local economy. Community consultations 2 and 4 supported objective 8 and this policy as implementing it.

SECTION 4 – DELIVERING THE NDP

Once the Rotherwick NDP has been ‘made’, the Parish Council will have ongoing responsibility for the NDP.

The Parish Council has been active over many years in promoting a sustainable approach to development in the Parish and in preserving the character features of Rotherwick. The implementation of the Rotherwick NDP will provide clear policies and design principles to shape sustainable development across the Neighbourhood Area in the period to 2032. The Parish Council will consider the need for review of this NDP no less frequently than every five years in line with good practice.

Where Community Infrastructure Levy (CIL) raised by Hart District Council from a qualifying development in Rotherwick is passed to the Parish Council, this funding can be used to support priorities in Rotherwick.

Through the process of developing this NDP, the community demonstrated strong support for managing future development to conserve the rural character and identity of Rotherwick. The community has an important ongoing role in assuring the continued vitality of the neighbourhood, not least of respecting the village environment, including its heritage assets and biodiversity, and supporting local community amenities, facilities and activities.

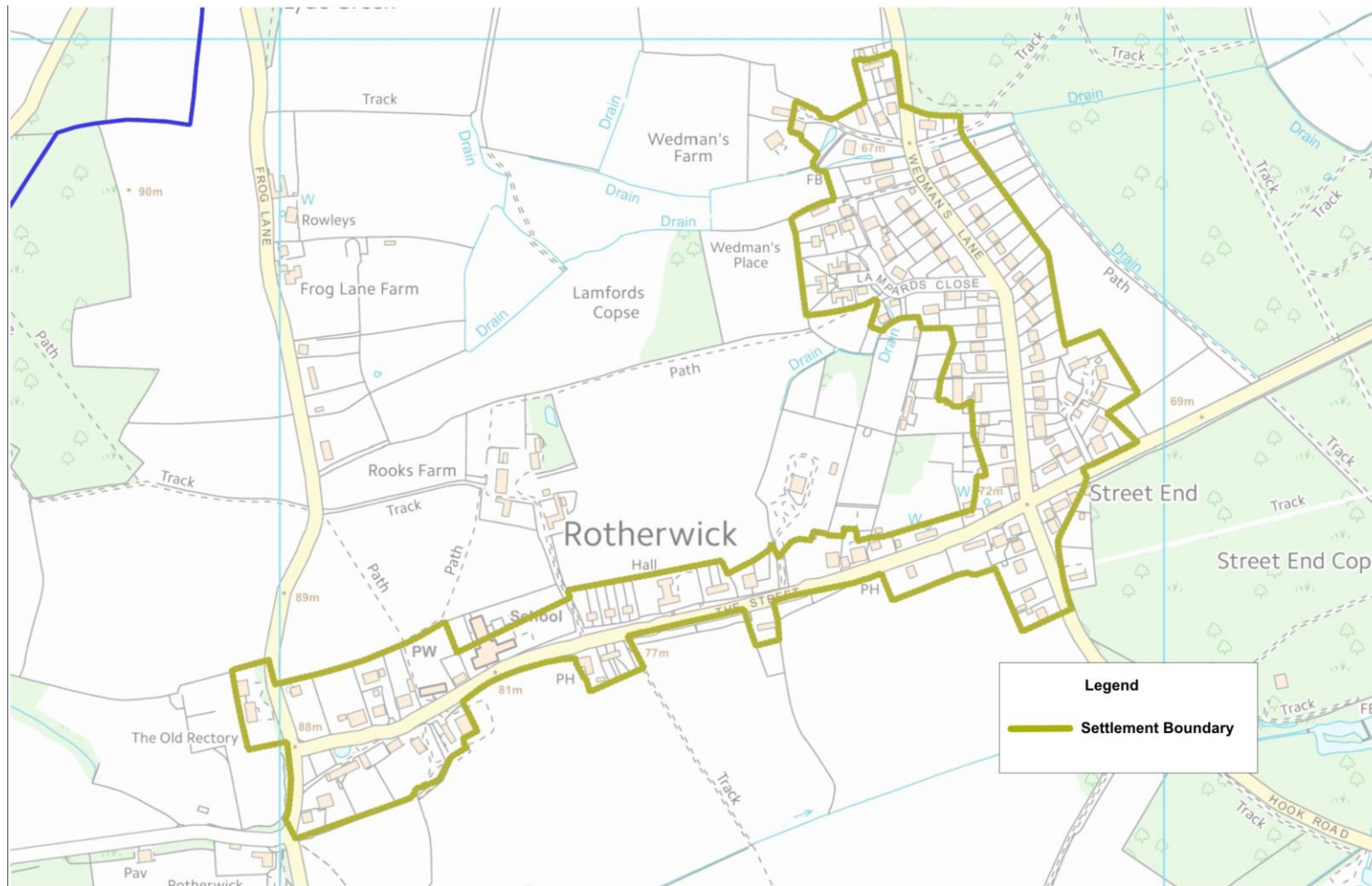
ANNEX A - Rotherwick Policies Maps

This Annex contains the following maps:

- a. A.1. Map showing the Settlement Boundary;
- b. A.2. Map showing perspective views (policy SP02) and designated Local Green Spaces (policy NE01);
- c. A.3. Map showing SINC's (NE03) and community facilities (CP02); and
- d. A.4. Map showing rights of way (NE04).

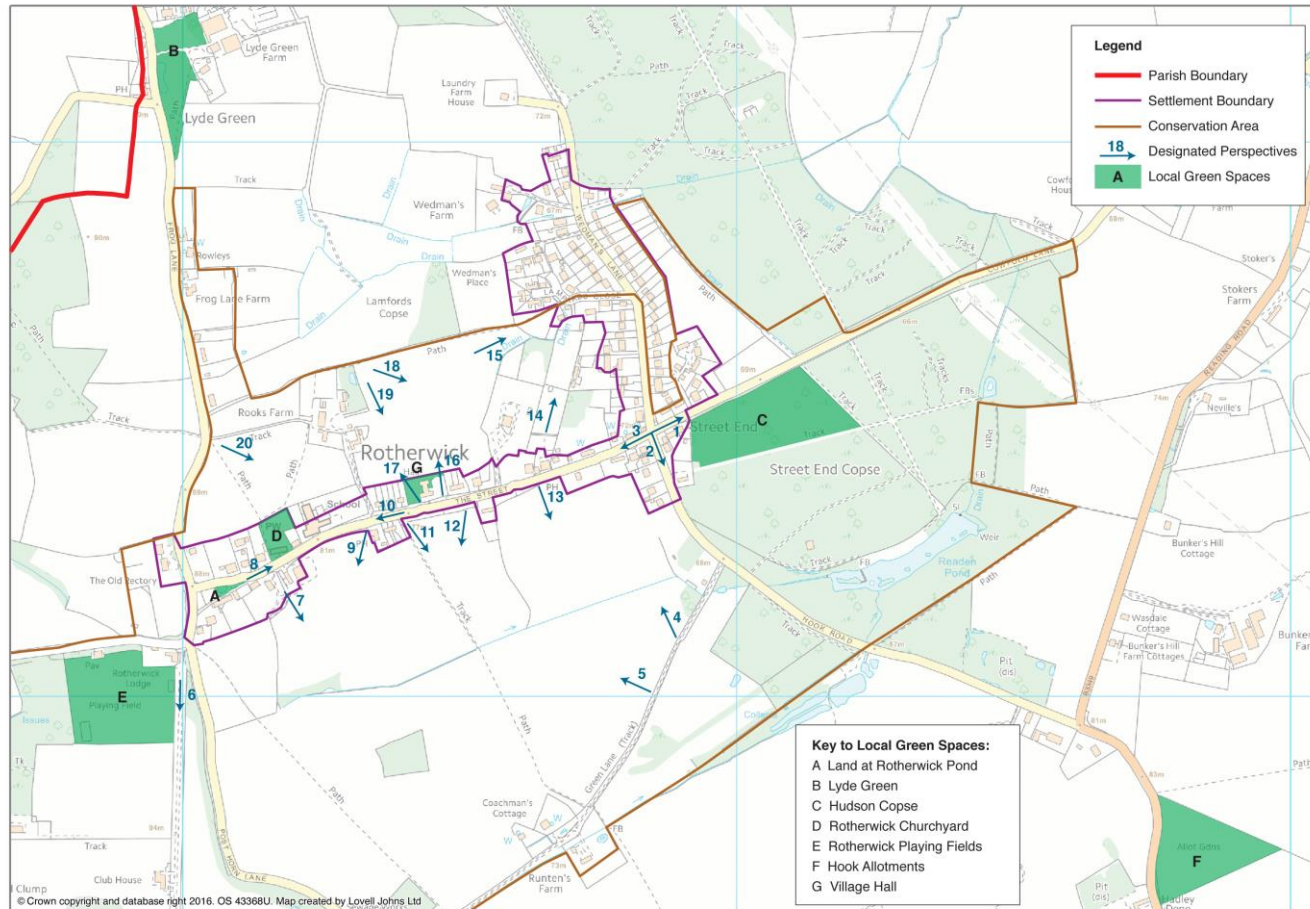
Annex A.1. Map showing the Settlement Boundary

The Rotherwick defined settlement boundary is shown on the following map.



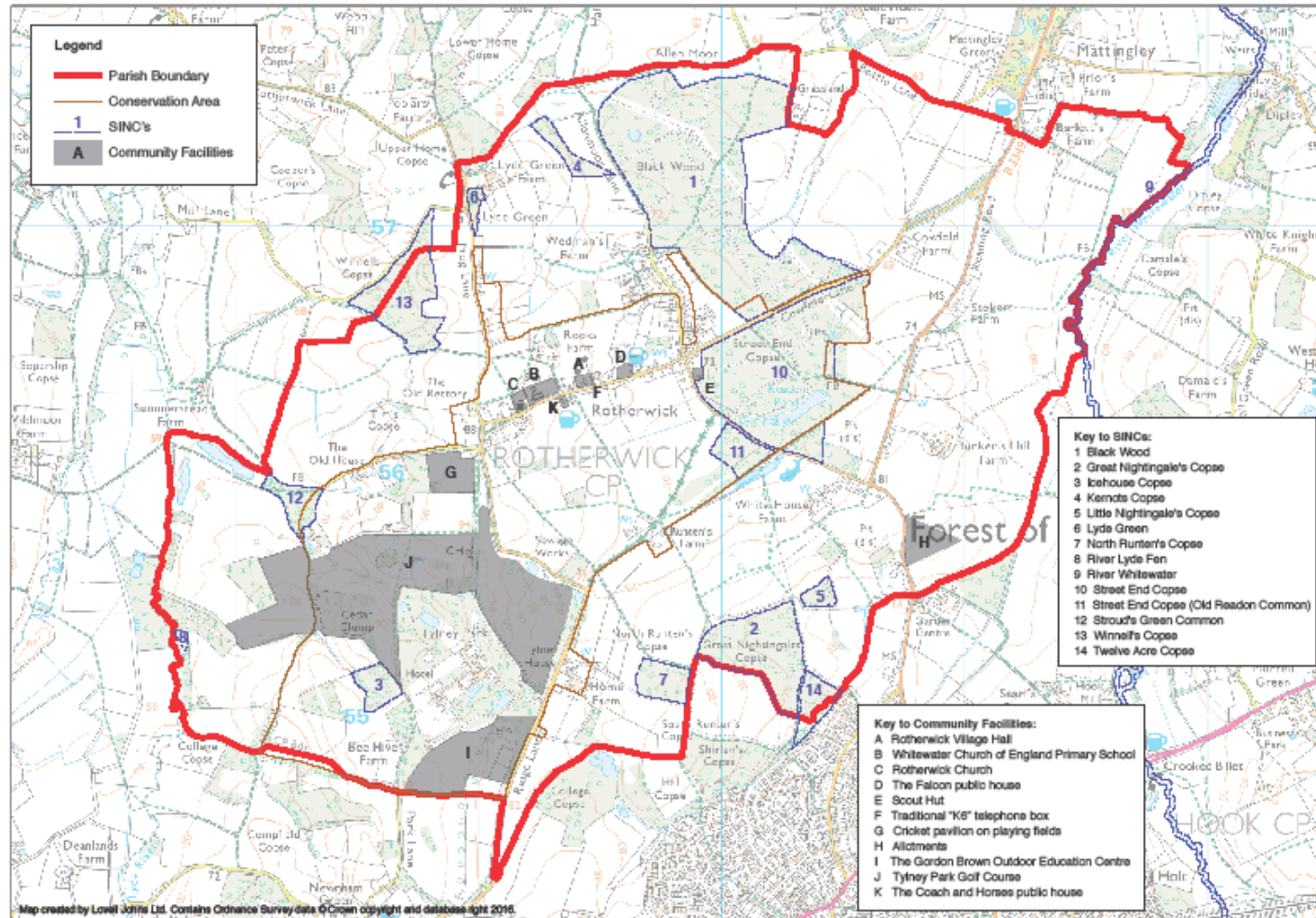
Annex A.2. Map showing perspective views (policy SP02) and designated Local Green Spaces (policy NE01)

The locations of views shown in Annex C and the Local Green Spaces described in Annex B are identified on the following map:



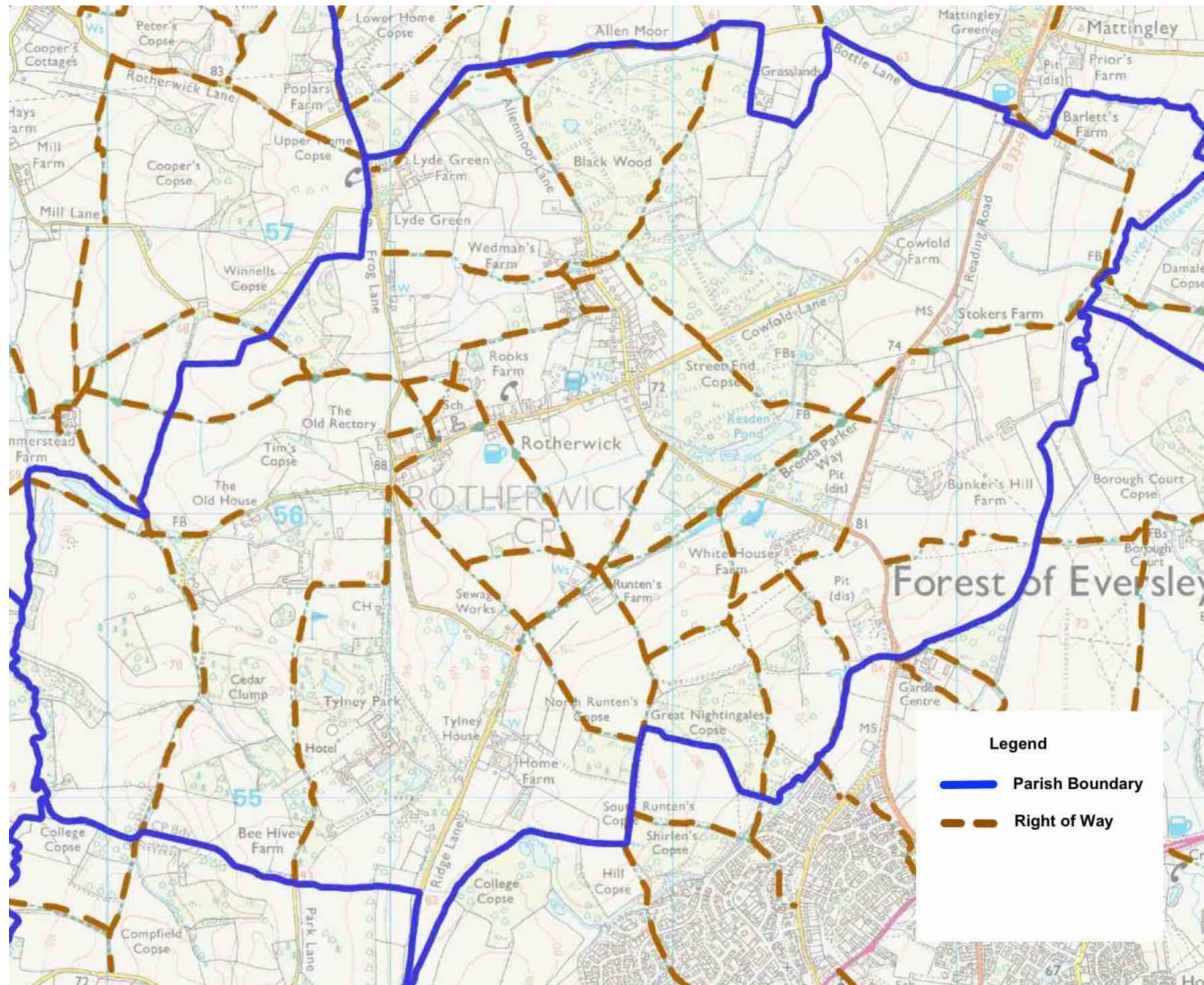
Annex A.3. Map showing SINCs (NE03) and community facilities (CP02)

The locations of SINCs listed in policy NE03 community facilities listed in policy CP02 are identified on the following map:



Annex A.4. Map showing rights of way (policy NE04)

Rights of way are shown in brown dash lines on the following map which has been reproduced from Hart mapping at www.maps.hart.gov.uk:



ANNEX B – Rotherwick Local Green Space Designations

Each Local Green Space identified in the table below (A-G) meets the Local Green Space designation criteria of the National Planning Policy Framework (NPPF, paragraph 77).

Each:

- “is in reasonably close proximity to the community it serves”;
- “is demonstrably special to the local community and holds a particular local significance” (e.g. because of its beauty, historic significance, recreational value, tranquility or richness of its wildlife”); and
- “is local in character and is not an extensive tract of land”.

Additionally, no Local Green Space identified:

- falls under an extant planning permission within which the Local Green Space could not be accommodated; or
- is allocated for development in the Neighbourhood Plan or the Local Plan

The NPPF and Practice Guidance do not define specific criteria for the proximity or the maximum/minimum size of a Local Green Space. All sites identified are located within 2km of the Village Hall in The Street, consistent with Natural England’s Accessible Natural Greenspace Standards (ANGSt) which indicate that Local Green Space should normally be located within 2km (1.25 miles) of the community it serves.

Each Local Green Space in the table below is shown with descriptions of its significance against NPPF criteria and is located on the map in [Annex A.2](#) of this NDP.

ROTHERWICK NEIGHBOURHOOD PLAN 2016 TO 2032 – FINAL VERSION

15 December 2016

#	LGS name	Ownership /Control	Location	Local or Community Value	Beauty/ Landscape Value	Historical Value	Recreational Value	Wildlife or Other Value
A	Common Land at Rotherwick, including Rotherwick Pond (0.08 Ha)	Parish Council	Triangle of land at western end of The Street comprising small common and pond, houses to north and south. (352m from Village Hall)	Long established village pond, a focal point near the traditional heart of the village.	Pond in village centre featuring unusual thatched duck house. Complements nearby historic houses and has been used in picture postcards	Emphasises the historic heart of the village around the west end of The Street. Historic use to keep wood tight against the iron bands.	Village pond adjacent to footpaths. With public bench, provides place to rest for the community and visitors, and opportunity for children to feed the ducks.	Habitat for newts, frogs and toads.
B	Common Land at Lyde Green, including Lyde Green Pond (1.50 Ha)	Parish Council	Land to the east of Frog Lane near the northern Parish boundary, houses to north, west and east. SINC SU71005710. (756m from Village Hall)	Forms focal point for dwellings clustered at Lyde Green.	Area of lowland heath supporting broom (<i>genista anglica</i>) and gorse	Historically used for grazing livestock. Area of biological and historical interest. Red oak at pond planted June 1937 commemorating coronation George VI.	Adjacent to, and crossed by footpaths. In regular use by ramblers and dog walkers	Habitat for variety of wildlife and bird life.
C	Hudson Copse (2.95 Ha)	Parish Council	Woodland area to the south of Cowfold Lane and east of Hook Road near Street End. Part of SINC SU72305650. (482m from Village Hall)	Woodland area managed by the Parish Council for the enjoyment of the community. Area of tranquility rich in wildlife.	Woodland which falls within the wider Street End Copse area, with access by footpaths. Area of tranquility, rich in wildlife. Includes trees subject of Tree Preservation Order 66/00233/TP.	Area gifted to the community by the family of the Hudsons, local landowners	Public access for ramblers and dog walkers, managed as environment with educational value for Rotherwick Scouts and Rotherwick Primary School	Habitat for deer (row, fallow and munjac), foxes, badgers, squirrels, rabbits, bats and other wildlife. Haven for extensive birdlife including woodcock, owls and skylarks.
D	Rotherwick Churchyard (0.42 Ha)	Whitewater Benefice	Rotherwick Church, The Street, between houses to west and east. (258m from Village Hall)	A local burial ground adjacent to 13 th century Rotherwick Church, still in use for burials today.	Provides the setting for Rotherwick Church. Populated with mature trees (principally yew). Area is subject of Tree Preservation Order ORD/14/00073.	Earliest marked grave is 1736, unmarked graves are thought to be earlier. Two headstones placed by War Graves Commission commemorate war dead in WW I.	Tranquil haven with public access and benches for the community and visitors. Hub for several public footpaths, including a section of public footpath on the Brenda Parker Way	-

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#	LGS name	Ownership /Control	Location	Local or Community Value	Beauty/ Landscape Value	Historical Value	Recreational Value	Wildlife or Other Value
							(78 mile path from Andover to Aldershot).	
E	Rotherwick Playing Fields (3.21 Ha)	Parish Council/Playing Fields Trust	Playing fields at the north east corner of the Tylney Hall & Park character area of the Conservation Area, accessed from the junction of Strouds Green Lane with Post Horn Lane. (551m from Village Hall)	Large open space with historic, locally listed, thatched cricket pavilion. Playing fields have long been the Parish's principal recreational area.	Open space, set in an attractive high position, near the edge of the historic Tylney Hall and Parkland area. Quiet area, bounded by a variety of mature trees and native hedgerows around the periphery. Includes trees subject of Tree Preservation Order 49/004/TP.	Playing fields for more than 100 years. Originally the sports ground for Tylney Hall, used mainly for the workers, after a short period under the plough in World War II, it became a community resource for the Parish. Norway maple near bungalow planted by Rotherwick WI for the 1977 Silver Jubilee.	Provides a rural setting for activities including cricket, football, rugby and tennis, with well-equipped play area for younger children. Frequented by the community, several sports clubs and visitors of all ages for a variety of sports and leisure activities.	Nature of vegetation at periphery supports biodiversity. Owls and red kite regularly sighted.
F	Hook allotments (2.18 Ha)	In private ownership, option condition fulfilled. Formal title transfer to Hook Allotment Association CIC in progress.	Land near the south east boundary of Rotherwick with Hook, located to the east of the B3349 and accessed near Hook Cross. (1420m from Village Hall)	Area of 2.18 Ha provides scarce allotment facility not generally available in west Hart. Review by Hart in 2006/07 indicated no suitable public sites could be made available for allotments to communities near the Hart/Basingstoke & Deane boundary.	Set in high position affording views outward to the east across the Whitewater Valley, over fields and trees that screen Hook, the railway and the M3.	-	Around 150 allotments made available to residents of local communities, satisfying a demand unfulfilled until Hook Allotment Association secured this location in 2010. HAA is a not-for-profit community interest company (CIC) established for the benefit of the community around Hook and Rotherwick.	Site bounded by native protected hedgerow along B3349 and Woodland Trust-supplied native hedgerow on other boundaries, providing habitats for many species of wildlife. Owls and red kite regularly sighted. Supports feeding for honey bees from adjacent farm and plot holders' hives.

ROTHERWICK NEIGHBOURHOOD PLAN 2016 TO 2032 – FINAL VERSION

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#	LGS name	Ownership /Control	Location	Local or Community Value	Beauty/ Landscape Value	Historical Value	Recreational Value	Wildlife or Other Value
G	Village Hall curtilage (0.16 Ha)	Village Hall Trustees/Management Committee	Village Hall, The Street, between houses to west and east. (0m from Village Hall)	Village Hall is a landmark in The Street. In regular use for community and private activities and functions, also as off-road parking for Rotherwick Primary School.	The setting is representative of the low housing density character of The Street, with views across adjacent countryside. Complemented by traditional 'K6' red phonebox to the front aspect	This space is part of the locally listed Village Hall amenity established by Mr and Mrs Henry De Forest in 1932 for the benefit of the community. Trees include copper beech planted by Rotherwick WI in 1983 for the Diamond Jubilee.	Used in support of activities and functions in the Village Hall, including weddings, private parties, sports and village functions: for the Parish and beyond.	-

ANNEX C – Perspectives connecting Built Environment and Natural Environment (SP02)

This Annex C contains perspectives supporting the character and openness of the settlement in its landscape setting for policy SP02 of this NDP, comprising an assessment table and associated photographic images below, whose locations are shown in the map at [Annex A.2](#).

Important views in the Rotherwick Conservation Area are identified in Appendix 1 of the Rotherwick Conservation Area Character Appraisal and Management Proposals dated August 2011 at Annex F, being shown in Map 1 (for the Rotherwick Village character area) and Map 2 (for the Tylney Hall & Park character area) of that Appendix 1.

Perspective # on map at Annex A2	Location name	Description	Character of landscape; Openness of countryside/rural environment
1	Cowfold Lane	NE down Cowfold Lane exiting the settlement towards Mattingley	Mature oaks forming part of SINC (including areas subject of TPOs) frame the entrance to the Village, providing a strong sense of enclosure along the access lane. Dwellings set back from road behind high native hedging, no pavement, no street lighting.
2	Hook Road	From the crossroads down Hook Road exiting the settlement	Perspectives in and out of the Conservation Area are of great importance as identified by the 2011 Character Appraisal. Dwellings set back from road behind high native hedging, no pavement, no street lighting' Mature oaks (including areas subject of TPOs) forming part of SINC provide a strong sense of enclosure.
3	The Street	Looking up The Street from Hook Road/Cowfold Lane crossroads	Perspective towards the centre of the historic settlement connecting the dispersed layout and mature trees of the street scene with the rural character of the wider landscape. Grass verges, low density housing. No street lighting, little street furniture, dwellings set back from the road.
4 and 5 (panoramic)	From Green Lane	Open arable fields looking towards the main settlement (The Street)	Wide perspective from a well-used public footpath across open farm land to the Conservation Area at the centre of the main settlement, supporting the connection between the rural landscape in the foreground and the historic built environment at the horizon. Open farmland bordering whole length of The Street. Arable fields, mature trees, native hedging.
6	Access to playing fields and Tylney Park Golf Club	Long avenue bordered by mature limes	Tree lined historic avenue of specimen trees within the Conservation Area at the edge of the Grade II * listed Tylney Park and Gardens character area.
7	From Post Horn Cottage, Post Horn Lane towards Green Lane	Public footpath across open farmland to Green Lane	Perspective from the south western edge of the settlement south west across the Conservation Area to Green Lane, which provides its boundary to the south and contains a listed farm group. Binds the historic built environment and the rural landscape which frames it. Undulating expansive arable farmland

Perspective # on map at Annex A2	Location name	Description	Character of landscape; Openness of countryside/rural environment
			punctuated by mature oaks
8	From the village pond down The Street	Primary road through the settlement	Perspective along The Street in the historic settlement, connecting the dispersed layout and mature trees of the street scene with the rural character of the wider landscape. A number of mature trees including limes outside Rotherwick Church.
9	From the garden of The Coach and Horses pub.	View from The Street to Green Lane	Perspective south of the Street across the Conservation Area to Green Lane, supporting the connection between the street scene and the rural character of the wider landscape. Arable fields divided by native hedging and mature trees.
10	The Street	View towards Whitewater C of E Primary School	Perspective approaching the centre of the historic settlement, showing open areas and mature trees within the settlement as defining characteristics.
11, 12 and 13 (panoramic)	From the field bordering the length of the The Street over to Green Lane	Arable farmland separating The Street from Green Lane	<p>The reverse of perspective 4 and 5 from the heart of the Conservation Area across open landscape southwards, connecting the built landscape bordering the length of The Street in the foreground to the native hedgerows of the parallel spine of Green Lane. Interconnecting footpaths provide a framework for the integration of the built environment with its rural landscape setting.</p> <p>Dispersed buildings along The Street allow views to the surrounding countryside</p> <p>Public footpaths which sweep through the Village from the surrounding countryside reinforce its rural character.</p>
14	Behind The Falcon pub	From The Falcon garden towards Rosemary Cottage in Wedmans Lane/Lampards Close	Perspective from The Street across open farm land towards Lampards Close at the edge of the Conservation Area, exemplifying the interconnection between the built environment and the rural landscape. Framing by mature trees provides a sense of enclosure.
15	In field behind Village Hall	View across fields towards settlement boundary	Perspective from a well-used footpath along the north edge of the main Conservation Area across open rural space to enclosed meadows, encompassing listed buildings and mature trees, which reinforce the rural

Perspective # on map at Annex A2	Location name	Description	Character of landscape; Openness of countryside/rural environment
	towards Tudor Cottage, Wedmans Lane/Lampards Close		character of the settlement.
16	From Village Hall car park	View north across arable farmland to mature oak trees bordered by Rooks Farm to the west	Perspective from the Village Hall north-north-east across an open field towards the footpath along northern boundary of the Conservation Area. The beauty of Rotherwick's open rural environment is of great recreational value to villagers and visitors alike.
17	Across Village Hall garden towards Rooks Farm	View from The Street across to listed buildings at Rooks Farm	Perspective connecting the open rural area adjacent to the heart of the settlement to complex of Grade II listed buildings which provide a focal point of views from The Street.
18 and 19 (panoramic)	Field to NE of Rooks Farm	From public footpath in NE corner of Rooks Farm from within the Conservation Area across to Grove House and The Street	Perspective providing panorama across open arable field to north side of Conservation Area to The Street and the Village Hall.
20	Rooks Farm track joins Frog Lane	From public footpath across fields to Church and Whitewater Primary School	Perspective for pedestrians on well used footpath, providing panorama across open arable field to north side of Conservation Area and supporting the rural framing of the settlement. Open arable field with mature native trees screening The Street. Glimpsed views to Grade II*listed Rotherwick Church.



Perspective 1



Perspective 2



Perspective 3



Perspectives 4 and 5



Perspective 6



Perspective 7



Perspective 8



Perspective 9



Perspective 10



Perspectives 11, 12 and 13



Perspective 14



Perspective 15



Perspective 16



Perspective 17



Perspectives 18 and 19



Perspective 20

ANNEX D - Village Design Statement

VILLAGE DESIGN STATEMENT

Contents of Annex D

- Section 1 Introduction (p.63)
- Section 2 History and evolution of Rotherwick (from p.64)
- Section 3 Settlement pattern, Conservation Area and built environment (from p. 68)
- Section 4 Design Principles (from p.78)
- Appendix 1 Examples of historic timber-framed and brick dwellings (p.83)

Annex D - Section 1. Introduction

Rotherwick is a very special place. Its character and appearance is highly valued by local residents, visitors and those responsible for its management and upkeep. This Village Design Statement has been produced to set a detailed context within which new development can be brought forward in a sensitive way and to set out recommendations for ongoing building repairs and maintenance.

The Village Design Statement is output from work on the preparation of a Rotherwick neighbourhood plan (the “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 Annex 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 Annex D is as follows:

Section 1. Introduction

This introduction.

Section 2. The history and evolution of Rotherwick

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 Rotherwick

This section describes the settlement pattern within the Parish. It also sets out the context for the Rotherwick 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

The final section sets out key design principles that will be applied to planning applications in the Neighbourhood 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.

Annex D - Section 2. The history and evolution of Rotherwick

Rotherwick today

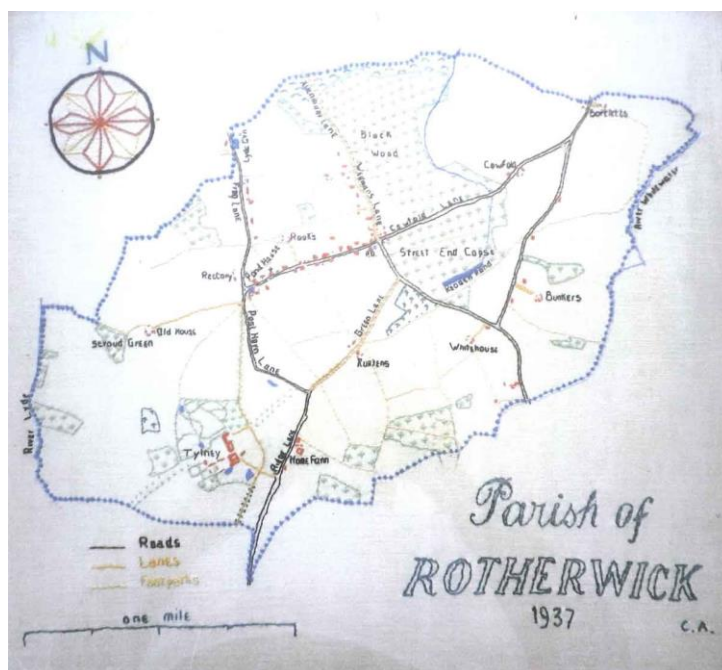
Rotherwick is a rural parish (the “Parish”) in Hart District, in north east Hampshire. The Parish boundary constitutes the designated Neighbourhood Area for the Rotherwick Neighbourhood Development Plan.

The Parish is set in gently undulating, wooded countryside to the north of Hook, some 8 miles east of Basingstoke, close to the north-western boundary of Hart District with Basingstoke and Dean. The historic landscape has large areas of open fields, and extensive copses and ancient woodland. The Lyde and Whitewater river valleys, various lakes and ponds provide important wetlands habitats for migratory birds and other wildlife.

Rotherwick has a comparatively remote character, being separated from nearby settlements by narrow access roads with a sense of enclosure provided by a rural landscape including ancient woodlands. The M3 motorway lies about three miles to the south, accessed via Junction 5 at Hook.

The Parish covers an area of some 3.1 square miles (or 8 square kilometres). It is situated on London Clay deposits between north-south valleys of the Lyde and Whitewater, having boundaries with the parishes of Hartley Wespall, Sherfield on Loddon, Newnham, Mattingley and Hartley Wintney, as well as with Hook to the south. The height of the land is on average 80 metres above sea level.

The population has changed little over the last 100 years, from 585 recorded in 1910. The number of people living and working in the Parish was recorded in the 2011 Census as 564. From the 2015 Electoral Roll, 450 residents were eligible to vote, the total number of residents being estimated as 560 including children.



Reproduced from embroidery by Miss C Avent, whose family lived at "Little Orchard", The Street

The Parish is formed from various former estate lands and farms. It comprises the defined settlement of Rotherwick village (the “Village”), where the majority of the population reside, Tylney Hall and the parkland around it, a number of outlying groups of dwellings centred on

historic farms and some individual dwellings. High ground and woodland screens the Village to the south-east (notably from visual encroachment of Hook): woodland provides a sense of enclosure to the east and west.

In addition to Tylney Hall, the Parish has many listed buildings, including timber framed houses dating back to the 16th century, and an earlier church built from flint and brick. The Village has a Church of England primary school, a well-used Village Hall and two pubs. The layout of the Village is largely unchanged from that shown in 19th century maps.

Livestock and arable farming continues in the Parish today (including Lyde Green Farm, Church Farm, White House Farm, Bunker’s Hill Farm and College Copse Farm). Many farm houses have become residential dwellings, with farm buildings converted in some cases for

business use (Rooks Farm, White House Farm and Bunker’s Hill Farm). Otherwise, except for Tylney Hall Hotel, the Gordon Brown Outdoor Education Centre and Optrex business park, employment in the Parish is limited.



Rotherwick Village Hall

The Village has not had a shop or a regular bus service for some years, though a coach service provides transport to Robert May’s School in Odiham. Most residents use cars to travel to places of employment and to access facilities available in Hook and beyond. Facilities available in Hook include shops, doctor’s surgery and dental services.

Demographics of the Parish based on the 2011 Census are set out in [Annex H](#).

History

The Parish is an aggregation of parts of former estates with a dispersed pattern of development. It has been said that most of the Parish has been assembled and dispersed several times by the Tylneys, Charles Harris, Sir Lionel Phillips or Lord Rotherwick.

The settlement, not mentioned in the Domesday Book, is considered to have originated as a Saxon hamlet under the control of the Royal Hundreds of Odiham. The name is thought to derive from the Old English “hryther + wic” (cattle enclosure).



Fingle Cottage, The Street

Between 1333 and 1345, Adam Orilton Bishop of Winchester granted John atte Hooke permission to celebrate services at Rotherwick. The chapel used then has become Rotherwick Church on its site in The Street today.

A manor of Rotherwick is recorded in 1422 as being held by the l’Estranges family. This estate passed to the More family in the 16th century. The More family owned the ‘reputed manor’ of Rotherwick for nearly a hundred and fifty years,

additions including land in Hartley Wespall, until Richard More sold his estate to Richard Tylney in 1629.

Frederick Tylney, Richard's descendant, built the first Tylney Hall in 1700 and built a new village school (now School House) on The Street in 1711. In 1725, the Parish is recorded as having had about 250 inhabitants. By this time Rook's Farm was part of the Tylney estate.

Frederick, the last male Tylney, died in 1725. After a period when the estate saw little of its owners, and the Village became impoverished with half the population on Poor Relief, the estate fell by marriage into the hands of William Wellesley-Pole in the 19th century. He demolished the original Tylney Hall and sold property to settle debts.

In the 18th century, Rotherwick suffered further when the turnpike from Odiham to Reading (now the B3349 Reading Road) by-passed the Village on the edge of the Parish, with a toll house at Hook Cross. A plan to construct an arm of the Basingstoke Canal around Rotherwick to Turgis Green was also abandoned.

Following the death of William Wellesley-Pole, the estate was sold to Charles Harris in 1869. He rebuilt Tylney Hall close to the site of the old hall, reassembled much of the former Tylney estate and augmented it. Additions included Cowfold Farm and Wedmans Farm, recorded as separate estates in 14th century. Home Farm was built about this time.

In the mid-19th century at the time of Enclosure, a further change was made to the road system of Rotherwick, to link The Street directly with the turnpike at Hook Cross, via the current Hook Road from Street End to the current junction with the B3349 Reading Road.

In 1898, Sir Lionel Philips purchased Tylney Hall and its estates for £77,000. Sir Lionel had returned from South Africa with wealth from the goldfields. He completely redeveloped Tylney Hall and planted extensive gardens.

Before the end of World War I, the estate was purchased by Major Hennessy of the brandy distilling company, who later became Lord Windlesham. Tylney Hall served as a hospital in World War I, while the parks were used as a base for mules and many trees on the estate were felled for use as pit props in the trenches in France.

Part of the estate was used by a small factory to make medicines to treat mustard gas victims, later acquired by Optrex. The factory area subsequently became the business park owned and operated by Winkworths today.

In 1919, Tylney Hall and much of the estate was bought by Major Cayzer, later made Lord Rotherwick. He was the last private owner of the Hall in a period of significant social change. Until then, the local economy had relied heavily on work relating to the operation of the farms, parkland and the Hall on the extensive estate lands.

In the 1920's, tenants of the Hall when Sir Cayzer was in Scotland on shooting trips were American railroad millionaires Mr and Mrs Henry De Forest from New York. They took a lively interest in Rotherwick and the Church, and financed the construction of the Village Hall on The Street in the 1930's in memory of their son.

The War had little direct impact on Rotherwick. Around this time, properties had mixed uses in the village, with Kernets being used as a dairy or shop, with both the Old Store House and the Old Bakery being in some kind of retail use. During World War II, Tylney Hall became the headquarters for Sir Cayzer's shipping line, several other properties in the village being used as offices.

Besides construction of the Village Hall, development in the inter-war period was largely limited to a few new houses in Wedmans Lane, then just a rough gravel lane from Street

End to Laundry Farm. The focal point of the Village remained the western end of The Street, around the Church, the School and the Pond.

Evolution

At the end of World War II, there was an auction for the sale of the Tylney Hall estate and the farms, fields, cottages and woodlands of Rotherwick, including Bunker's Hill Farm, White House Farm, Rooks Farm, Church Farm, Runten's Farm and Home Farm.

Tylney Hall itself was sold to Middlesex County Council (now London Borough of Brent) who opened a special school for up to 180 children in 1946. The school closed in 1984, though London Borough of Brent retained park land to build the centre which operates as the Gordon Brown Outdoor Education Centre today. In 1985, Tylney Hall re-opened as a prestigious country hotel and restaurant, currently in the Elite Hotels group. The golf course was developed in adjacent park land and operates as an independent enterprise today.

In the auction, the playing fields were sold to a private buyer, but these were bought back by the Parish with support from the National Playing Fields Association and were re-opened in 1952 for use by the Parish.

Since World War II, the most significant changes have been in Wedmans Lane. Initially, this comprised the construction of bungalows to the east of the Lane, but the Lane became the focus for more widespread development as development in other parts of the Village became increasingly restricted. Development around Street End in recent years has also been significant (Cowfold Lane, Hook Road).

Reflecting the decline in local agricultural activity in the 20th century, Rooks Farm, White House Farm and Bunker's Hill Farm sites have various converted buildings and units which are let for commercial uses today.



Recent development on The Street

In recent years there have been a number of incremental developments in Rotherwick. Besides a number of infill developments along The Street, developments in the last 15 years include the construction of properties at the junction of Hook Road with Street End, redevelopment of the site of the former Methodist chapel at the junction of Wedmans Lane with Street End (Freelands Cottage); and the construction in 2014/15 of six affordable homes in Street End Close off Cowfold Lane.

Annex D - Section 3. Settlement pattern, Conservation Area, outside the Conservation area and built environment

Settlement pattern

The settlement boundary of the Village is located approximately in the middle of the Parish. It is centred on The Street, which has roughly east-west alignment. The settlement boundary extends northwards along Wedmans Lane and includes short sections of Frog Lane, Post Horn Lane, Cowfold Lane and Hook Road at its extremities.

Approximately two thirds of the dwellings in the Parish are located around the defined village settlement, of which more than half are located in Wedmans Lane (including Lampards Close and Wedmans Place) and around Street End (Cowfold Lane, Hook Road).



Rotherwick House, The Street

The Parish has some 61 listed buildings in all, dating from between the 16th and 19th centuries, with Rotherwick Church being earlier at 13th century. The Street itself accounts for some 32 listed buildings. In addition, there are four locally listed buildings and a number of unlisted historic buildings considered to be ‘positive’.

Notable listed buildings are:

- Rotherwick Church, The Street (flint and stone chancel dated to early 13th century, nave dating to 15th and 16th centuries; originally timber-framed, this was rebuilt using brick, possibly in 17th century when the brick tower was added; flint-faced vestry added in 19th century)
- Tylney Hall (built in 1879, extended between 1899 and 1901 and again between 1901 and 1904, style being mainly 16th or 17th century Tudor ‘revival’ mannered using red brick and Bath stone; parklands and gardens included on English Heritage’s Register of Historic Parks and Gardens)
- Rotherwick House, The Street (17th century origins with timber-framing infilled by brick, large chimney stacks and steep pitched roof)
- The Ricks, The Street (timber-framed two bay hall dating to 16th century and later substantial chimney stack)
- Rooks Farm buildings (farmhouse reduced to two bay cottage retaining 16th century fabric, originally timber-framed but partially rebuilt in brick in 18th or early 19th century, adjoining timber-framed barn also dates to the 16th century)
- The Old Store House and Kernets, The Street (both timber-framed originating from 16th century with later brickwork cladding)
- Church Farm, The Street (farmhouse early 18th century with early 19th century, nearby barn is also 18th century and timber-framed, small timber-framed granary on staddle stones)
- Tudor Cottage, Wedmans Lane (16th century timber-framed building modernised with exposed framing inside)



Tudor Cottage, Wedmans Lane

Locally listed buildings are:

- The Old Rectory, Frog Lane (19th century, red and blue brick with tile-hanging to the side gables, steep pitched roofs covered in handmade clay tiles)
- The Village Hall, The Street (1932 ‘Tudorbethan’ style, notable for its prominent location and well detailed elevations using red brick, sandstone blocks and exposed timber-framing; front elevation includes jettied first for featured with tile-hung gable; two massive chimneys in Tudor style)
- The Cricket Pavilion, Rotherwick playing fields (timber-framed thatched building built in first decade of 20th century)
- Home Farm, Ridge Lane (purpose-built quadrangle of farm buildings associated with Tylney Hall, now converted into dwellings)

Positive buildings of townscape merit identified in the 2011 Rotherwick Character Appraisal are:

- Part of Whitewater Primary School (dating to around 1900)
- Former lodge to Tylney Hall (late 19th century, though altered)
- Red brick cottage (late 19th century) in group of buildings at Rooks Farm

An Article 4 Direction was made for the Conservation Area in 1998. It introduced controls to manage certain alterations to unlisted dwellings in the Conservation Area, including works affecting any frontage or chimney.



The Old Rectory, Frog Lane

Conservation Area

The Rotherwick Conservation Area covers the village and extensive surrounding rural areas. It was originally designated in 1976 and was extended in 2011. It encompasses The Street and most of the defined settlement with surrounding fields and woodland, as well as Tylney Hall and its parkland.

The 2011 Rotherwick Character Appraisal supported the need to protect the special character of the Conservation Area by accepting only the highest quality development. It also recognised the importance of protecting woodland and the landscape setting, and proposed resisting development which would result in the loss of views into or out of the Conservation Area.



Cottages, Ridge Lane

The defined Conservation Area divides into two character areas - Rotherwick village and surrounding landscape and Tylney Hall and its parkland. These two character areas are considered further in the following sections.

Rotherwick Village Character Area

The Rotherwick village character area is defined by The Street which forms the core of the Village, from Street End Copse in the east to the junction of Post Horn Lane with The Street in the west. The setting is rural, with gaps between the dispersed buildings providing views across the surrounding fields and woodland.

This character area includes the historic core of the Village, part of Wedmans Lane and part of Frog Lane, along with Rotherwick Church, Whitewater Church of England Primary School, two pubs (The Coach & Horses and The Falcon), the Village Hall and two farms, Rooks Farm and Church Farm.

Most of the historic buildings are in residential use, mainly just one plot deep from The Street, set back from the road with wide grass verges and generously-sized gardens. They tend to be on a domestic scale (i.e. one and a half or two storeys high), built in timber-frame or brick construction with steeply pitched clay tiled roofs, and ranging in date from 16th to 19th century.

The others (Rotherwick Church, the agricultural buildings, the two pubs and the Village Hall) are more varied in terms of their scale and materials. Rotherwick Church is the most important of these other buildings.

A small triangle of land at the western end of The Street contains a pond and a small area of registered common. Elsewhere, wide grass verges, high hedges and mature trees contribute to the rural qualities of the Conservation Area.

Most properties have large plots arranged with access for off-road parking. Generally, on-road parking is not typical in the Village, which supports both its rural character and road safety aspects as roads are narrow with the exception of The Street.

Views out from The Street, across neighbouring fields and woodland, are particularly significant, as are views from the various footpaths which lead away from the Village. In many views, mature trees and hedging create the horizon.

To the north, the complex of historic buildings at Rooks Farm is a focal point in views from The Street, views to the east being more limited due to the dense woodlands.

To the south, this character area includes the area of open fields and small blocks of woodland bounded by Post Horn Lane and Green Lane which forms a loop round the

Village, connecting with Hook Road to the south of Street End. Green Lane also contains a listed group of buildings at Runten's Farm.

Access through the rural landscape to and from the Village is supported by a network of footpaths, bridle paths and unpaved tracks (such as Green Lane). These support country activities, including walking, riding, fishing and cycling.

Street End Copse and Black Wood SINCs cover the woodland which 'frames' the entrance to the Village from the south-east along Hook Road and from the east along Cowfold Lane. Mature trees in the parkland around Tylney Hall mark the entrance to the Village along Ridge Lane. The strong sense of place is part of the Village identity valued by residents.

Where new houses have been added in the core Conservation Area in recent years, these have typically been two storey houses with brick walls and pitched clay tiled roofs to fit with existing buildings. To date, additions have not generally diluted the overall quality of the streetscape, though there are examples of recent infill at higher than traditional density, such as on the crossroads at Street End, having had a diluting effect.

Tylney Hall Character Area

The Tylney Hall character area stretches from Post Horn Lane south-west towards to the Parish boundary with Newnham, bounded by Strouds Green Lane to the north and taking in Ridge Lane to the south. The Parish benefits from many countryside and character features conserved in this character area.

Tylney Hall itself stands in historic gardens and parkland which retain elements from the 18th century layout, including the remains of avenues of trees which stretch past the golf course towards Rotherwick and garden features from the early 20th century. The hotel is a significant employer and has over 100 rooms. The rural character of Rotherwick attracts a broad base of clients to the hotel.

This character area includes the golf course on parkland around the north and east of Tylney Hall (providing an attractive landscape setting for its members) and adjacent Optrex business park operated by Winkworths. Nearby are the playing fields, owned by the Playing Fields Trust and managed by the Parish Council, with locally listed cricket pavilion and a small children's play area.

Gordon Brown Outdoor Education Centre, owned by London Borough of Brent, is set in 25 acres of parkland with mature trees to the south of Tylney Hall. The Centre offers outdoor educational visits, day and residential, which give the opportunity for young people to enrich their learning and to improve their wellbeing through contact with the natural environment. The Centre has an expanding client base of Hampshire schools, as well as being a resource for Brent schools. London Borough of Brent continues to invest in the Centre, recognising the value that its rural setting is delivering to the young people who attend it.

College Copse Farm (adjacent to converted buildings of Home Farm) is owned by the Hampshire & Isle of Wight Wildlife Trust. Located at the edge of the Conservation Area on Ridge Lane, the Trust is responsible for 7 Special Protection Areas (SPA), 15 Sites of Special Scientific Interest (SSSI) and 2 Sites of Importance for Nature Conservation (SINC) within Hart District. College Copse Farm comprises 25 hectares of pasture that is used for grazing for animals when not on the designated sites and as a safe place for cattle to calve. The Trust also produces its own hay here to support their low-input cattle system of farming. The agricultural and rural nature of the Parish is highly valued by the Trust as it aligns with

and supports the work they do. College Copse Farm also offers educational visits to the public. Hampshire & Isle of Wight Wildlife Trust is active in management of local watercourses through the Loddon Catchment Partnership. The agricultural and rural nature of the Parish is highly valued by the Trust as it aligns with and supports the work they do.

Within this character area, the complex of buildings which make up Tylney Hall is the most dominant feature although, from many directions, these buildings are hidden by mature trees. Views are formalised along approach roads, pathways or gardens, deliberately terminating at Tylney Hall. Whilst not open to the public, open spaces can be viewed from the highways and footpaths.

Outside the Conservation Area

Outlying dwellings

These are predominantly based around historic farm complexes (many with listed buildings). These include Lyde Green Farm, Frog Lane Farm, Cowfold Farm, Stoker's Farm, Bunker's Hill Farm and White House Farm.

Reflecting the historic context for these groups of dwellings in the Parish, any development being considered outside the Conservation Area also needs to respect the historic character and fabric of the Parish and not dilute the nearby Conservation Area, will be required to take account of the design principles in this Village Design Guide to ensure that the size, scale and materials relate sympathetically to the surrounding area in the context of the development concerned.

Wedmans Lane

In Wedmans Lane and around Street End there has been a higher concentration of development since World War II than elsewhere in the Parish. This part of the Village now accounts for more than half the number of dwellings in the settlement. Along the section on the west side of Wedmans Lane within the Conservation Area, development has generally been limited to detached houses sitting back from the Lane in plots with trees and hedges as frontage, so their impact on the character area has been contained.

Other sections are within the settlement boundary but fall outside the Conservation Area, namely the east side of Wedmans Lane and the west side of Wedmans Lane including Lampards Close and Wedmans Place.

In these sections, particularly along the east side of Wedmans Lane, significant development has taken place. Bungalows initially built were in a variety of styles and materials. However, these were single storey with low ridge height, generally set back from Wedmans Lane with hedgerows as frontage, so their impact on the streetscape and overall character of the Village was low.

In recent years, several of these bungalows have been redeveloped, some as two storey houses with consequent increased ridge heights, in a variety of styles and materials. In several cases, brick garages have been built between properties and Wedmans Lane. These developments have had a more significant impact on the streetscape, on nearby properties and on the character of this part of the Village.

A focus on maintaining the same footprint of the original bungalow, but extending upwards to achieve the desired accommodation objectives without controls applicable to the Conservation Area being applied, has resulted in outcomes with a mix of design, scale and detail, with a diluting effect on important characteristics of Rotherwick.

The principles in this Design Statement must be taken into account for developments throughout the Parish area, including those parts outside the Conservation Area, to ensure a consistent approach to standards of design and materials which support the overall character and the appearance of Rotherwick valued by its residents.

Built environment

Building styles and materials

Apart from the buildings associated with Tylney Hall and Rotherwick Church, the overall character of the historic buildings is vernacular. Most are modestly sized (mainly one and a half or two storeys high) with steeply pitched roofs, often with substantial brick stacks.



Old Cottage, Frog Lane

The use of timber framing, brick and handmade clay tiles for these historic buildings (most of which are listed) in the Conservation Area and more widely in the Parish provides a cohesiveness which is an important part of the character of Rotherwick.

Thatch is likely once to have been more commonly used as roofing material, but can now only be seen at Runten’s Farm, the Cricket Pavilion, Old Cottage in Frog Lane and Pear Tree Cottage off Cowfold Lane, also at Stoker’s outside the Conservation Area.

The majority of the historic buildings are detached, though there are two short terraced groups on The Street (86, 87, 88, 89 The Street and Wogsbarne Cottages).



Wogsbarne Cottages, The Street

The Loddon Valley and Western Forest of Eversley section of Hampshire County Council’s Integrated Character Assessment published in 2012 records that Rotherwick is amongst the parishes in Hampshire having the highest concentration of surviving timber-framed and pre-1700 buildings incorporating brick.

Timber-framed buildings

The earliest historic houses are built from timber-framing two or three bays wide, with steeply pitched roofs. Most of these have subsequently been encased in red, or a mixture of red and blue brick, usually in the late 18th or early 19th century, but they retain their

characteristic low eaves. Some, such as Rotherwick House, have elevations where the timber-frame has simply been infilled with brick, so it remains exposed rather than fully encased. Examples of historic timber-framed buildings are listed in [Appendix 1](#) of this Village Design Statement.

Brick buildings

Red and blue brick, often arranged in a diaper pattern, is used for later historic buildings (18th and 19th century). Brick is the most popular facing material throughout the Conservation Area, apart from the chancel and vestry of the Church (faced in knapped flint, though the tower is brick). Some of the brick buildings have eaves which are given greater prominence by the addition of simple brick dentils. Examples of historic brick buildings are listed in [Appendix 1](#) of this Village Design Statement.

Windows and doors

Nearly all the windows in the historic buildings of the Conservation Area are timber casements, usually in the 19th century style with a single horizontal glazing bar (creating two panes to each window), but occasionally with leaded lights (e.g. Rotherwick House). Sash windows are hardly evident, The Old Rectory being an example.

Doors are varied, and include simple boarded timber doors without any windows, or panelled doors with four or six panes.

Boundaries

The spacious layout of buildings, particularly in The Street, with generally large gardens, means that the front boundaries are particularly important in views along the road and to adjacent countryside.



Hedges in The Street

Hedges, clipped or left natural, are important. They separate the majority of gardens from the grass verges throughout the Village.

Many of the hedges are in beech, yew and traditional rural mixed hedging, commonly between around 1.2 to 2.5m in height so they hide the building from the road. These hedges, along with the many mature trees and grass verges, all contribute to the rural character of Rotherwick.

Brick walls are also in evidence, usually between around 1.0 to 1.6m in height, with simple brick-on-edge copings. Around The Old House in Strouds Green, high walls built of soft, red bricks with blue bricks in a diaper pattern.



Old House, Strouds Green

Timber is also used, the best examples being simple traditional styles, such as the post and rail timber fencing in Frog Lane where it is backed by a clipped hedge. There are also some examples of traditional timber palisade fencing.

Traditional timber gates are popular, and in keeping, such as the simple timber gate to Hartford House.

Access to properties from the road via a gravel drive without edged kerbstones is widespread. This material respects the historic fabric of Rotherwick and reflects local character. There are examples of recent developments with access from the road provided by urban-style drives with high kerb stones, for example at Street End Close, which are not well suited to Rotherwick’s rural setting.

Focal points, views and vistas

Rotherwick Church and the Village Hall both stand out in views along The Street. The Village Hall in many ways acts as the focal point, as the Church forms a group with other historic buildings and is surrounded by mature trees. To the north, the barns at Rooks Farm are similarly important in views across the neighbouring fields.



Home Farm, Green Lane

Nearby, two further groups of buildings have an impact in street views. These are Home Farm in Ridge Lane, which includes both listed and unlisted buildings, and The Old House and nearby converted barn in Strouds Green.

Many significant views into and out of the settlement are framed by existing buildings along The Street and Frog Lane. There are concerns that inappropriate incremental infilling of these gaps could add an unwelcome sense of urbanism.

The most important views are identified as Designated Views identified in the map at [Annex A.2](#) of the Neighbourhood Plan as detailed in [Annex C](#).

Public realm

For most of Rotherwick, the public realm is simple and low key, with streets covered in black tarmac and no pavements.

There is no street lighting. Rotherwick residents value that the Village remains free of street lights, which reinforces the rural character of the Village. There are concerns that the trend for the installation of external security lighting could be to the detriment of Rotherwick’s “dark skies” if excessive.



Chicanes in The Street

Early in the 21st century, traffic calming measures were introduced in The Street by the introduction of chicanes constructed using timber bollards and small areas of planting. These features have become established. If further traffic calming measures are considered, these should also be designed to blend with and maintain the rural character of the Village.

Grass verges are a feature of the Village, often cut with open ditches for surface water drainage. Where the road is narrow, increased traffic has resulted in more damage to the grass verges and ditches, notably in Frog Lane and Wedmans Lane.

Black and white finger posts, copying the traditional style, can be seen at most of the major cross roads and are a popular local feature. In some cases, the paintwork on these signs is not in good repair.

There are occasional public seats, including one opposite The Falcon pub and a back-to-back seat next to the Village pond. There are also public seats around the Church, and traditional park benches next to the bus stop in Cowfold Lane, in front of the Village Hall and at the playing fields. These provide connectivity with local surroundings for residents and walkers.

A bright red, cast iron K6 telephone box is located immediately outside the Village Hall. This is under the care of the Parish Council and has been renovated as a self-service library. This has become a particular feature along The Street.

Community issues and concerns

Tight control over new development outside the settlement boundary means that there has been sustained pressure for new buildings in the Village, mainly as infill or in the gardens of existing properties. There are concerns that inappropriate development leading to further loss of private gardens or other green spaces will adversely affect the rural character of Rotherwick.

Conversely, for development inside the settlement boundary but outside the Conservation Area there has been less consideration in design for the character of the Village and its surrounding area. There are concerns that application of inconsistent standards will dilute the character of the Conservation Area.

The Built Environment Policies of the neighbourhood plan seek to ensure that consistent principles are applied for development proposals within or adjacent to the Conservation Area, with appropriate attention to design, scale, bulk, separation and density to mitigate impacts.

The community considers that attention to detail in the overall design of a development is a significant factor in preserving the historic fabric of the area. Relevant matters include ridge height, materials, windows, frontage (e.g. hedges), access to the road (e.g. gravel, timber gates), external lighting, and location of external equipment such as solar panels and other renewable energy technologies, aerials and satellite dishes.

There are concerns that further development could result in increasing levels of on-road parking. The community considers it important that developments make appropriate provision for off-road parking to avoid creating a sense of urbanism, with additional safety hazard on Rotherwick's narrow rural roads.

The rapid expansion of Hook and nearby adjacent towns has increased traffic-related issues in the Village. The speed of traffic along The Street, with poor sight lines at junctions at either end of The Street, has partly been addressed by speed calming measures but the speed of vehicular traffic remains a concern for residents.

Aspects of the existing infrastructure supporting the Village already show signs of stress, including limited capacity of existing roads (e.g. Frog Lane, Wedmans Lane), surface water run-off and sewage capacity.

The community considers that the incremental pace of historic development has been a key factor in determining the distinct character of the Parish. The community is firmly of the view

that this approach should continue to be applied to development in the Neighbourhood Area, together with a consistent set of design principles as contained in this Village Design Statement.

Annex D - Section 4. Design Principles

This section of the Village Design Statement sets out key design principles that will be applied to all relevant new development in the Parish within the Neighbourhood Plan period. These design principles directly relate to the criteria within and the controls expressed in policies contained in the main body of the Neighbourhood Plan.

The design principles capture a range of issues from the design of new buildings to house extensions and also to more day to day matters of building maintenance. In several cases works to buildings and structures will be permitted development and therefore fall outside direct planning control.

Nevertheless, property owners and those directly carrying out the works concerned are encouraged to comply with the design principles set out in this Village Design Statement. This will assist in maintaining the character and integrity of the buildings concerned and ensuring they continue to sit in a sympathetic fashion in the wider context, character and appearance of the Parish.

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
- Principles for Traffic/highways arrangements and details

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.

Brick walls are not generally considered an appropriate boundary material for Rotherwick. Where proposed, these must be of a design, brick type and colour consistent with existing historic brick walls in the Parish.

General layering and copping 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 most important views are addressed in policy SP02 of the main body of the Neighbourhood Plan.

Principles for Settlement pattern and the arrangement of buildings

Section 3 sets out details of the distinctive, dispersed settlement pattern within the Neighbourhood Area. This section of the Design Statement sets out key principles that relate to settlement pattern and the arrangement and disposition of any new buildings in support of the policies in the main body of the Neighbourhood Plan. This is to ensure that the character of the Parish is safeguarded and that new development reflects the design and layout of existing development, including the openness of the Village itself..

DP2. Arrangement of Buildings

Proposals for new dwellings must be designed to reflect the settlement pattern, traditional density, layout and orientation of nearby buildings in their Parish setting consistent with policy BE01 of the Neighbourhood Plan.

Houses of significant depth and which take up a significant extent of the depth of the plot itself will not be supported.

New dwellings and/or garage blocks will be expected to retain the open character of the Village. Proposals to position garages or sheds and other storage buildings between an existing dwelling and the respective road/lane will not be supported, except where there is no reasonable alternative position for them and such buildings are of an appropriate character, scale and appearance for the plot concerned in its Parish setting.

Any new development 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 wide verges on The Street 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 to mitigate against urban features diluting Rotherwick’s rural highway environment.

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 and maintenance 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. In traditional buildings both in the conservation area and elsewhere any necessary repointing will be expected to be carried out using a lime-based rather than a cement based equivalent. This will ensure that the mortar is weaker than the traditional surrounding brickwork and will help to achieve a longer lifespan for the fabric of the house.

Historic timber-framed houses must be treated with particular care and respect to retain, safeguard and maintain their distinct features. The use of lime wash for both the timber structure and the infill panels is strongly encouraged. 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. Commonly these feature a single horizontal glazing bar. 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 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 the street scene and/or important views identified under policy SP02 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 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 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. 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.

Principles for Traffic/highways arrangements and details

The local network of highways contribute to the rural character and appearance of the Neighbourhood Area. This section seeks to ensure that their rural nature is retained and complements policy CP01 of the Neighbourhood Plan. This section also addresses the issue of security and other external lighting in order to safeguard the dark skies features of the village, and which is much valued by the local community.

DP4. Highways Arrangements

Any additional or revised traffic calming measures considered must be carried out in consultation with the residents and be in keeping with and complement the character of the Village.

New or replacement highway signage should be kept to the minimum required for highway safety.

Any additional street furniture will be expected to be of good quality and blend with its location, and will be introduced only following consultation with the wider village and the Parish Council.

Private security lights must be sensitively and carefully sited to light the required area, without forming a hazard to road users or annoyance to neighbours. The external lighting or floodlighting of buildings will not be supported. Where external security lights are considered to be necessary the lights should be designed to operate on an intermittent basis, positioned to minimise nuisance to neighbours and at an appropriate and sensitive wattage.

Annex D - Appendix 1. Examples of historic timber-framed and brick dwellings

A. Timber-framed buildings

Examples of historic timber-framed buildings include:

- Runten's Farmhouse in Green Lane (late 17th century)
- Rotherwick House, The Street (17th century)
- The Ricks, The Street (16th and 20th century)
- Wogsbarne Cottages, The Street (17th and 19th century)
- Rooks Farm Cottage (16th and 17th century)
- The Old Store House, The Street (16th century with later additions)
- Kernets, The Street (16th and late 18th century)
- Fingle Cottage, no. 27 The Street
- Yew Tree Cottage, The Street (17th century with massive exposed timbers and brick infill)
- No's 15 and 16, The Street (17th century)
- No's 70 and 71, Ridge Lane (17th and 20th century)
- Tudor Cottage, Wedmans Lane (16th century and later)
- Laundry Farmhouse, Wedmans Lane (17th century)
- Timbers Cottage, Wedmans Lane (unusual 18th century timber framing, with massive chimney stack which may date from an earlier building on the same site)
- The Old House (16th and early 20th century) and The Old House Cottage (17th century), Strouds Green
- Rowleys, Frog Lane (17th century single storey timber-framed cottage, extended c 1900 with adjoining timber-framed barn dating to the 18th century, Tudor Barn)
- Frog Lane Farmhouse, Frog Lane (17th century timber-framed house with mid-19th century and modern alterations in brick)
- Old Cottage, Frog Lane (17th century with exposed timber-framing and a massive chimney stack at south end, thatched roof)

B. Brick buildings

Examples of historic brick buildings from 18th and 19th century include:

- School House, The Street
- Church Cottage, The Street
- Pond House, The Street
- No's 86, 87, 88 and 89 The Street (a continuous terrace)
- Coach and Horses pub, The Street
- Church Farmhouse, The Street
- The Old Bakery, The Street
- Hartford House, The Street

ANNEX E - Rotherwick Housing Density Statement

The housing density in Rotherwick as at the date of this Neighbourhood Development Plan is an average of three dwellings per acre within the settlement area. The density varies from a lower density in the more open areas of The Street to a higher density in parts of Wedmans Lane and Cowfold Lane, as set out below:

Location	Density (Dwellings / Acre)	Density (Dwelling / Hectare)
Rotherwick Settlement Area (average overall)	3	7.41
The Street	2	4.94
Wedmans Lane and Cowfold Lane	4	9.88

ANNEX F - Rotherwick Conservation Area Character Appraisal and Management Proposals 2011

The Rotherwick Conservation Area Character Appraisal and Management Proposals document approved by Hart District Council on 7 July 2011 and published in August 2011 can be accessed using the link below:

http://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Rotherwick.pdf

ANNEX G - Rotherwick Listed Buildings

Categories of listed buildings

- *Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I*
- *Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II**
- *Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.*

Rotherwick Parish Listings

1. **15 and 16, the Street (Grade II)** Strouds Green, Rotherwick
2. **70 and 71, Ridge Lane (Grade II)** Ridge Lane, Rotherwick
3. **Archway at Southern End of Laundry Court, Leading to Rear of Kitchen Gardens, and Garden House Attac (Grade II*)** Rotherwick
4. **Barn at Bunker's Hill Farm to East of Farmhouse (Grade II)** Rotherwick
5. **Barn at Church Farm to East of Farmhouse (Grade II)** The Street, Rotherwick
6. **Barn at Cowfold Farm to North of Farmhouse (Grade II)** Cowfold Lane, Rotherwick
7. **Barn at Cowfold Farm to West of Farmhouse (Grade II)** Cowfold Lane, Rotherwick
8. **Barn at Frog Lane Farm to North West of Farmhouse (Grade II)** Frog Lane, Rotherwick
9. **Barn at Rooks Farm to South of Cottage (Grade II)** 6 The Street, Rotherwick
10. **Barn at Rooks Farm to West of Cottage (Grade II)** The Street, Rotherwick
11. **Barn at Rowleys House (Grade II)** Frog Lane, Rotherwick
12. **Barn at Runten's Farm to North West of Farmhouse (Grade II)** 69 Green Lane, Rotherwick
13. **Baronmead (Grade II)** 1 The Street, Rotherwick
14. **Bunker's Hill Cottage (Grade II)** B3349, Rotherwick
15. **Bunker's Hill Farmhouse (Grade II)** Rotherwick
16. **Cartshed at Cowfold Farm to North East of Farmhouse (Grade II)** Cowfold Lane, Rotherwick
17. **Church (Grade II*)** The Street, Rotherwick
18. **Church Cottage (Grade II)** The Street, Rotherwick
19. **Church Farmhouse (Grade II)** The Street, Rotherwick
20. **Coach and Horses Public House (Grade II)** The Street, Rotherwick
21. **Coachman's Cottage (Grade II)** 69 Green Lane, Rotherwick
22. **Cowfold Farmhouse (Grade II)** Cowfold Lane, Rotherwick
23. **Fringle Cottage (Grade II)** The Street, Rotherwick
24. **Frog Lane Farmhouse (Grade II)** Frog Lane, Rotherwick
25. **Garden Seat at East End of East Stair of North Terrace (Grade II)** Rotherwick

26. **Gatepiers on North East Side of Entrance Courtyard at Tylney Hall (Grade II)**
Rotherwick
27. **Gatepiers on South East Side of Entrance Courtyard at Tylney Hall (Grade II)**
Rotherwick
28. **Granary at Church Farm (Grade II)** The Street, Rotherwick
29. **Hadley Dene House (Grade II)** B3349, Rotherwick
30. **Hartford House (Grade II)** 18 The Street, Rotherwick
31. **Honeysuckle Cottage 86, 87, 88 and 89 (Grade II)** 86 The Street, Rotherwick
32. **Kernets (Grade II)** The Street, Rotherwick
33. **Kilns at Hadley Dene House (Grade II)** B3349, Rotherwick
34. **Laundry Farmhouse (Grade II)** 50 Wedman's Lane, Rotherwick
35. **Main and Subsidiary Blocks at Tylney Hall (Grade II*)** Rotherwick
36. **Middle Lodge (Grade II)** Ridge Lane, Rotherwick
37. **North Terrace with Sunken Garden and Pavilion (Grade II*)** Rotherwick
38. **Old Cottage (Grade II)** Frog Lane, Rotherwick
39. **Outbuilding 10 Yards North East of Entrance to Stable Courtyard at Tylney Hall (Grade II)**
Rotherwick
40. **Pond House (Grade II)** The Street, Rotherwick
41. **Rooks Farm Cottage (Grade II)** The Street, Rotherwick
42. **Rotherwick House (Grade II)** The Street, Rotherwick
43. **Rowleys House (Grade II)** Frog Lane, Rotherwick
44. **Runten's Farmhouse (Grade II)** 69 Green Lane, Rotherwick
45. **School House (Grade II)** The Street, Rotherwick
46. **Shed at Cowfold Farm to North West of Farmhouse (Grade II)** Cowfold Lane,
Rotherwick
47. **Stokers (Grade II)** B3349, Rotherwick
48. **Stroud Green Cottage (Grade II)** Strouds Green, Rotherwick
49. **The Old Bakery (Grade II)** 18 The Street, Rotherwick
50. **The Old House (Grade II)** Strouds Green, Rotherwick
51. **The Old House, Cottage (Grade II)** Strouds Green, Rotherwick
52. **The Old Store House (Grade II)** The Street, Rotherwick
53. **The Ricks (Grade II)** The Street, Rotherwick
54. **Timbers Cottage (Grade II)** Lampards Close, Rotherwick
55. **Tudor Cottage (Grade II)** Lampards Close, Rotherwick
56. **Tylney Hall Park and Garden (Grade II*)** Rotherwick
57. **Walled Gardens, Cottages, Greenhouses and Tower to South West of Tylney Hall (Grade II*)**
Rotherwick
58. **Wedman's Farm, Barn (Grade II)** Wedman's Lane, Rotherwick
59. **Whitehouse Farm, Granary (Grade II)** Hook Road, Rotherwick

60. **Wogsbarne Cottages 1, 2 and 3 (Grade II)** The Street, Rotherwick
61. **Yew Tree Cottage (Grade II)** The Street, Rotherwick

Locally Listed Buildings

1. [The Cricket Pavilion](#), Strouds Green, Rotherwick
2. [The Old Rectory](#), Frog Lane, Rotherwick
3. [Home Farm](#), Ridge Lane, Rotherwick
4. [Rotherwick Village Hall](#), The Street, Rotherwick

Positive Buildings of Townscape Merit

Unlisted buildings identified in the 2011 Rotherwick Character Appraisal as positive buildings of townscape merit comprise:

1. Part of Whitewater Primary School, dating to around 1900
2. Former lodge to Tylney Hall, late 19th century (though altered)
3. Red brick cottage, late 19th century, in group of buildings at Rooks Farm

ANNEX H - Neighbourhood Demographics Snapshot

This Annex provides a summary of demographics for the residents of the Parish of Rotherwick based on the 2011 Census.

Key Facts	Rotherwick Parish
Area:	822 ha
Total population:	564
Population Density:	0.7 persons per hectare
Households:	202

Population

Rotherwick Parish is a small village located in Hampshire. The overall population size of the Parish, according to the 2011 Census was 564 persons or 0.62% of the District area, living in 202 households. The population of Hart is 91,033 according to 2011 Census data from the Office of National Statistics. It is projected that the population will rise to approximately 100,166 in 2021, representing a 10.03% increase.

Age

Early years: 4.26% (24 children) of the population were aged 0-4 in March 2011. This compares with 6.22% at the District level.

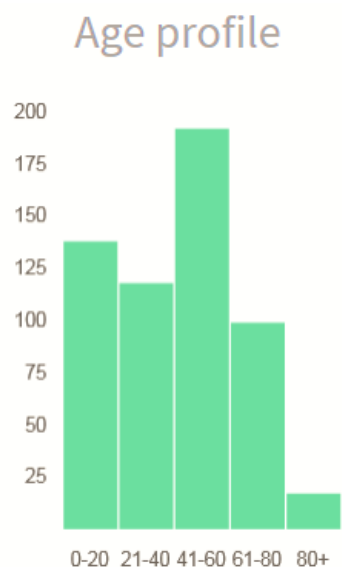
School age: 17.02% (96 children) of the population were aged 5 to 17 years in March 2011. This compares with 16.47% at District level.

Working age: In terms of age profile, 66.49% (375 residents) of the population in Rotherwick Parish is of working age between 16 and 64, very similar to 64.42% of the District level.

Retirement age: 20.03% (113 people) of the population were aged 65 and over in March 2011. This compares with 16.50% at unitary authority level. Over 85 year olds accounted for 0.71% of the population, below the 2.02% level for the District.

	Early years 0 to 4	School age 5 to 17	Working age 16 to 64	Retired 65 +	85 +
Rotherwick	24 (4.26%)	96 (17.02%)	375 (66.49%)	113 (20.03%)	4 (0.71%)
Hart District	5663 (6.22%)	14,997 (16.47%)	58,642 (64.42%)	15,018 (16.50%)	1842 (2.02%)

Rotherwick Parish Age Profile Distribution



Data Source: 2011 Census and Hart District Council Parish Profile

Gender

In terms of gender, 50% of Rotherwick’s residents are male and 50% female, reflective of the statistics for the District as a whole.

Deprivation levels

Hart District has no widespread deprivation, given it has zero areas ranked below the 30th percentile. (The *2010 Indices of Deprivation Hampshire* report, September 2011). In fact Hart averages as the least deprived district in England, the position it also held in the 2007 Indices.

Diversity

In the 2011 Census, 97.16% of people in Rotherwick Parish said they were either White British or Other White, slightly higher than the District wide profile (90.66%).

When asked the religion the majority, 69.68% (5,434 people), identified themselves as being Christian while 21.45% stated that they have no religion.

The 2011 Census showed that 23 people in Rotherwick Parish did not speak English as their main language, of which 20 suggested they could speak English well.

Car ownership

The 2011 Census showed that 5 households (2.48%) did not own a car. In total 435 cars are owned by households resident in the Parish area, with most households owning 2 to 3 cars. There were 50 households with 1 car, 89 households with 2 cars and 58 households with 3 or more cars.

Health

The health of people in Hart is generally better than the England average. Deprivation is lower than average, however about 1,200 children live in poverty over the Hart District. Life

expectancy for both men and women is higher than the England average. (Hart Health Profile, 2012).

The 2011 Census asked three questions relating to health and the provision of unpaid care. The questions relate to whether people felt their general health was good, whether they looked after or gave help or support to other family members, friends, neighbours or others, and lastly whether their day to day activities were limited because of a health problem or disability.

At the time of the 2011 Census 98.05% of Rotherwick residents were in fair health or better – significantly higher than 88.10% for the District as a whole. 1.95% reported they were in "bad" or "very bad health", lower than 2.64% across the District.

Provision of unpaid care

The question asked "Do you look after, or give any help or support to family members, friends, neighbours or others because of either; a long term physical or mental illness health/disability? Or because of problems related to old age?" (Note that the Census data does not differentiate between the two reasons offered).

At the time of the 2011 Census 7.62% said that they were providing 1 to 19 hours of unpaid care a week compared with 6.52% at District level.

0.17% said they provided between 20 and 49 hours of unpaid care per week compared with 0.86% at District level.

1.42% said they provided over 50 hours of unpaid care compared with 1.41 % at District level and 2% for England and Wales.

Long term illness and disability

The 2011 Census asked "are your day to day activities limited a lot due to a health problem or disability which has lasted, or is expected to last, at least 12 months?"

3.55% said that their day to day activities were limited a lot due to a health problem or disability. The District / Borough figure was 4.53%.

The percentage who reported their day to day activities were limited a little was 6.78%. The District / borough figure was 7.49%.

Housing data

There were 202 households in Rotherwick Parish at the time of the 2011 Census (0.57% of the 35,510 households across the District).

The neighbourhood area has 564 usual residents and covers an area of 822 hectares.

87 households were owner occupied (owned outright), equating to 43.07% of all households in the neighbourhood area. There were 83 households (41.09%) who owned their home with a mortgage or a loan. 84.16% of households were therefore owned (outright or mortgage), compared to 78.14% across Hart District.

There were 23 households (11.39%) that were classified as privately rented. This is slightly lower than the 12.07% figure for the District. In addition there was 1 household that was

living rent free.

8 (3.96%) households were renting social housing from the council or 'other' sources. This is lower than the District figure of 7.65%. Since the 2011 Census, there are now an additional 7 social houses occupied with the current figure around 15 social houses, at 7.43% being comparable with the District figure.

In Rotherwick Parish there were 212 household spaces (dwellings) and of these 202 household spaces occupied with at least one usual resident (2011 Census). There were 140 detached dwellings representing 66.04% of all dwellings in the Parish. There were also 54 semi-detached and 15 terraced dwellings equating to 25.47% and 7.08% respectively. The percentages for District were: 44.83% detached; 25.44% semi-detached and 18.37% terraced. In addition there were 2 households in caravans or other mobile temporary structures and 1 household classified as a flat or apartment in a commercial building.

9.90% of all households were one person pensioner households, very similar to the figure for the District which was 10.46%.

30.20% of households in the Parish had dependent children compared to 32.84% across the district. There were 6 lone parent households (with dependent children) which equates to 2.97% of all households marginally lower than the 4.10% figure for the District.



Example of biodiversity in Rotherwick