

## **SANDLEHEATH VILLAGE DESIGN STATEMENT – ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT**

### **1. PURPOSE OF THIS REPORT**

- 1.1 This report recommends that Cabinet adopt, as part of the Local Development Framework, the Sandleheath Village Design Statement Supplementary Planning Document (Appendix 1). This SPD gives detailed guidance aimed at maintaining local character and distinctiveness within Sandleheath Parish. This guidance supplements Policy CS2: Design Quality of the adopted Local Plan Core Strategy.

### **2. BACKGROUND**

- 2.1 New Forest District Council has been closely involved with the preparation of the Village Design Statement (VDS). The production of the document has been led by Sandleheath Parish Council in discussion with Council Officers. A series of meetings and officer comments was used to develop the VDS into a document that could be supported by the District Council. Comments from Council Officers were provided in 2008 and 2010 and the Parish Council has worked to refine the VDS in response to those comments.
- 2.2 The VDS provides detailed guidance for Sandleheath, supplementary to Policy CS2 of the Local Plan Part 1: Core Strategy which was adopted by the Council in 2009. Policy CS2 (Appendix 2) sets out that new development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside. New development is required to comply with a number of criteria with regard to design and character.
- 2.3 The Sandleheath VDS was published for public consultation for a period of 7 weeks from 4th July to 15th August 2014. Comments made on the draft document during the public consultation period were taken into account when finalising the document (Appendix 3). There was clear support for the VDS in all responses, with minor comments received, and incorporated, in relation to heritage features.

### **3. CONTENTS OF THE VILLAGE DESIGN STATEMENT**

- 3.1 The Design Statement contains three main elements. These are:
- (a) History of the village
  - (b) Guidelines for development
  - (c) Building and area styles
- 3.2 The guidelines set out how development should respect the scale and design of the village so as to complement and have a positive impact on the character of the village. Guidance in Sections 4 and 5 extends specifically to on-site parking, extensions, in-fill development, rural gaps in the vicinity, and development on agricultural holdings. Section 6 summarises the VDS by setting out the broad principles for development in the village.

#### **4. ENVIRONMENTAL IMPLICATIONS /CRIME AND DISORDER IMPLICATIONS /EQUALITY AND DIVERSITY IMPLICATIONS**

4.1 The SPD will increase understanding and appreciation of local character and design in Sandleheath and the design advice provided will help improve the quality of the built environment.

4.2 There are no implications for Crime and Disorder, or for Equality and Diversity.

#### **5. FINANCIAL IMPLICATIONS**

5.1 There are none arising directly from this report.

#### **6. COMMENTS OF PLANNING AND TRANSPORTATION PORTFOLIO HOLDER**

6.1 I am very pleased to see this design statement being adopted and it is a credit to the Parish that such a document has been produced. Wherever we have such documents, we know that development takes place in a much more considered and appropriate manner.

#### **7. RECOMMENDATION**

7.1 That the Sandleheath Village Design Statement (as set out in Appendix 1) be adopted as a Supplementary Planning Document.

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##### **Background Papers;**

Published documents

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#### **Appendices**

1. The Sandleheath Village Design Statement SPD.
2. Core Strategy Policy CS2: Design quality.
3. Schedule of comments received during public consultation July – August 2014 and how they have been addressed.



SANDLEHEATH  
Design Statement



# Contents

## 1. SANDLEHEATH VILLAGE PLAN – Design Statement - Aims and Objectives

### 1.1 Background

### 1.2 What is a Village Plan?

### 1.3 Identity

### 1.4 Planning Context

## 2. HISTORY OF THE VILLAGE

## 3. SCENE SETTING – THE VILLAGE OF TODAY

### 3.1 The Village

### 3.2 Distinctive Village Features

## 4. GUIDELINES FOR DEVELOPMENT IN THE VILLAGE

### 4.1 General

### 4.2 Planning

## 5. SANDLEHEATH BUILDING AND AREA STYLES

### 5.1 Building styles, types, density and scale.

### 5.2 Brickwork and Cladding

### 5.3 Roofs

### 5.4 Architectural Features

### 5.5 Extensions

### 5.6 Development

### 5.7 Hedges, Walls, Fences and Trees

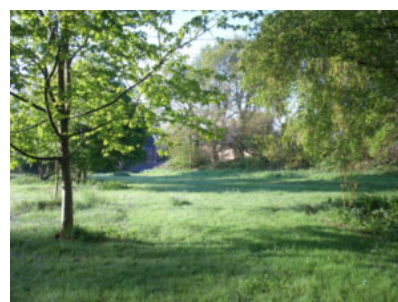
### 5.8 Roads, paths and verges

## 6. SUMMARY

# 1. Sandleheath Village – Design Statement - aims and objectives

## 1.1 Background

Parish Plans were part of the 'Vital Villages' scheme being run by the Countryside Agency. This was launched following the Government's Rural White Paper, Our Countryside, which was published in November 2000. A design statement is an integral part of a Village Plan, albeit in this case, produced as a separate document rather than integrated within the Village Plan.



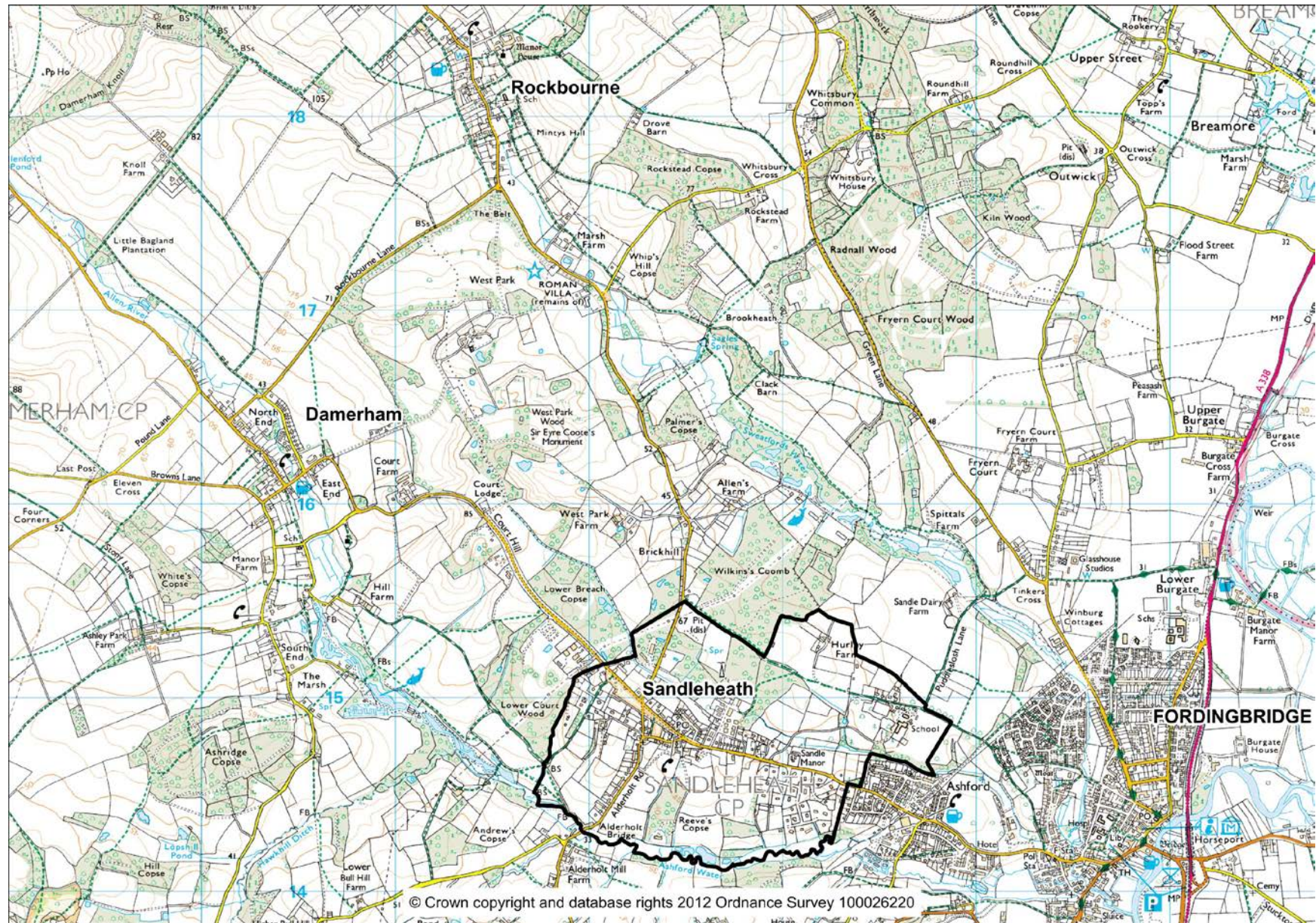
## 1.2 What is a Village Plan and Design Statement?

It is a document outlining how the community sees itself developing over the next few years. It identifies local problems and opportunities and sets out a view for the future and how it can be achieved. The whole community should be involved. Although Sandleheath Parish Council is playing a leading role, it is a community effort. The Design Statement focuses on the physical attributes of the village, describing elements that are key to its character, now, and for the future.

## 1.3 Identity

Sandleheath is a Hampshire village of some 240 homes located to the west of the New Forest on the Dorset border. It is a unique village community, physically separated from its larger neighbour, Fordingbridge, by a clearly defined belt of farmland. Although outside the New Forest National Park it is one of a number of villages that form part of the rural link between the Park, Fordingbridge and Martin Down to the West. It is for this reason that the village's individual identity, separation and largely rural character must be maintained. Its way of life must be protected and enhanced by ensuring that residents views are recognized and that future development decisions are sympathetic to the local environment. It is considered extremely important to more clearly define the village entry points and have a sign or focal point to give the village a more tangible identity.





# 1. Sandleheath Village Plan – Design statement - aims and objectives continued

## **1.4 Planning Context**

This Design Statement will become a working reference document that planners, developers and those considering any form of development in the village or which may affect its boundary, will use prior to putting forward planning applications. It will also guide the Parish Council and planners when making recommendations to New Forest District Council. Additionally, New Forest District Council is expected to put the combined wishes of the local community contained in this document at the heart of its planning decisions.



## 2. History of the Village

The Manor of Sandhill Heath is first mentioned in the thirteenth century and since that time has been connected with the nearby manor of Burgate. Sandle Manor was rebuilt around 1900, retaining its original Tudor Style and was the dower-house for Braemore. Today the house is occupied by Forres-Sandle Manor Independent School.



Sandhill Heath was a very small hamlet that is situated on the London Clay deposits and as a result of this, a series of brickworks started up. Altogether there were five brickworks,; Fordingbridge, West Park Estate, Billet's, Read's and Tanners. It is believed that about ten local houses were built using bricks produced in Sandleheath. Sandhill Heath grew as a result of the developing brick making industry.



In 1865 the allotments were allotted to the churchwardens for the labouring poor of Fordingbridge, an arrangement that still exists today.

In 1870 it is recorded that that there were less than 20 dwellings in Sandhill Heath, in 1891, 32 with a total of 139 inhabitants including children. By 1909 the number of dwellings had almost doubled.

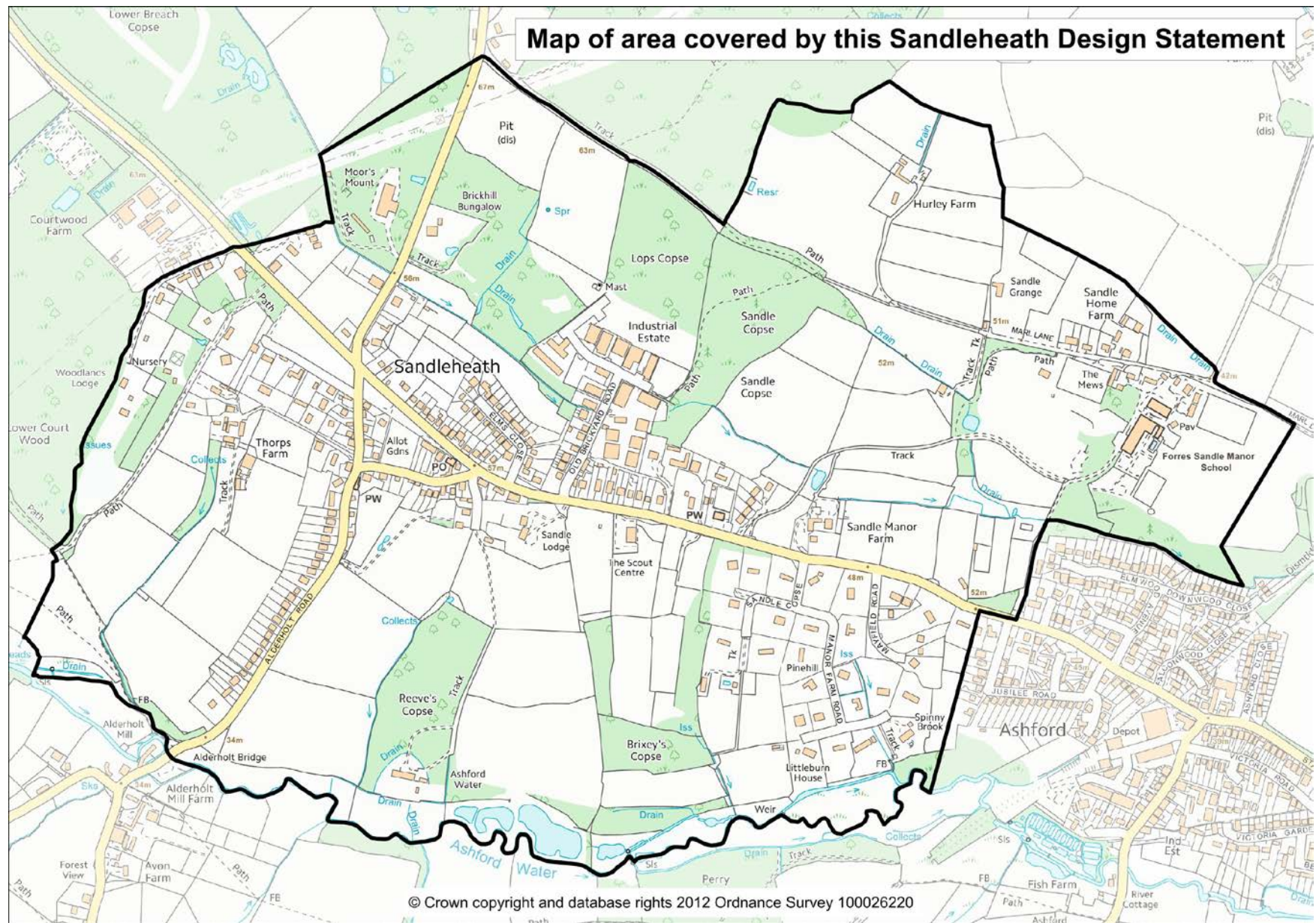
A map from 1889 names the village as Sandhill Heath but by the 1901 census it had changed to Sandleheath.

The Methodist chapel was built in 1884 on a site previously occupied by a brick kiln. The Anglican Church, St Aldhelms, was built in 1906 by a local builder using local bricks. By the early 1960's all of the brickworks had closed due to competition from the more efficient larger companies.



During the life of the growing village, there have been two shops, a Post Office, a bakery, an Off-Licence, and many years ago, a Public House. Today only one shop survives in the village and it houses the Post Office. As for commerce, the Sandleheath Industrial Estate has replaced the Brickworks





# 3. Scene setting – The Village of Today

## 3.1 The Village

Sandleheath at the beginning of the 21st Century is a village on the western edge of the New Forest, close to but distinct from Ashford and Fordingbridge. There are only three 'through' roads in Sandleheath, all relatively small and most without pavements, more usually having a verge and drainage ditch.

- Main Road to Damerham and Fordingbridge,
- Alderholt Road from Sandleheath to Alderholt,
- Rockbourne Road from Sandleheath to Rockbourne

All of these roads meet at central cross roads within the village,

In the East/West direction is the Fordingbridge to Damerham and Martin Road. Heading South is Alderholt Road with Ashford Water and the Dorset Border. The road to Rockbourne with its Roman Villa archaeological site runs to the North.

Rockbourne Road to the village boundary has a small number of dwellings, old and new, surrounded by fields and woodlands. These woods are part of a natural barrier to the West and North of the village and in addition to supporting wildlife they are used for game shoots and are crossed by footpaths and bridleways. In the North West they hide the high voltage power line and slightly further to the East the same woods serve a similar function by containing the Industrial Estate in a rural setting. Industrial development, beyond what has already been approved in Rockbourne Road and the Industrial Estate (Brickyard Road) would have a negative impact on the area and its rural setting.

Alderholt Road has a variety of old and modern houses down to the Methodist's Chapel. From there down to the bridge over Ashford Water and the Mill over the border in Dorset are detached bungalows, built in the 1920's backing onto by farmland. On the eastern side of the road are numerous mature oak trees and open fields down to Ashford Water. This forms part of one of the local gaps that define the individual character of the village in separating it from Ashford Water.



The Fordingbridge to Martin road, known as Main Road, divides the village in half. The northern edge of the road contains most of the older style of houses, with the addition of a few modern houses and bungalows. Also to the north is the Industrial Estate, accessed through Old Brickyard Road, situated on the former Read's Brickworks. Planning permission has already been granted for additional units within the current Industrial Estate boundary, however due to the likely impact on surrounding woodland, narrow access roads and limitations of passing through Fordingbridge High Street further commercial development of the site should not be permitted.



On the south side, to the eastern end of the village is an estate of luxury detached properties of varying ages which run down to Ashford Water on the southern boundary.



Most importantly the eastern and southern boundaries of the village are separated by local gaps from Fordingbridge and Ashford. Maintaining these gaps and the associated designated planning control that severely restricts development to conserve the character of the area with important landscape or features is fundamental to preserving the individual village life of Sandleheath. Ashford Water Meadows and Ashford Water which feeds into them from the south of Sandleheath are of great ornithological interest and any development in these areas would significantly impact this.

Heading towards the Post Office/ Shop at the village centre are open fields which surround Sandle Lodge which is a substantial C19 house built with local brick and painted white.. Although some modern development has taken place within its grounds the open aspects maintained to the South have preserved its character



Beside the Post Office which is situated in the middle of the village and forms the focal point for village life is Coronation Terrace, named to mark the coronation of King George V. Heading westward past the allotments there are two areas of Common Land separated by the Alderholt Road, second only to preserving the local gaps, the Common is the most important piece of land within the village. Administered by the Parish Council it forms the modern heart of the village in terms of recreational space. Used for numerous village events and as a space for wildlife and native plants it is part of what makes a village a community rather than a collection of houses. It forms part of our environmental heritage and legacy. Property adjacent to the Common is largely set back, so alterations to existing houses or new developments must be in keeping with the surroundings and not encroach on the open aspect.

On the western edge of the village is the former off licence and public house, now a private dwelling. Also at that end of the Common is Bishop's Lane . This is a bridle path which leads to the old Sandleheath/Damerham cart track which runs parallel to Ashford Water. For a short distance at the beginning of Bishop's lane there are a small number of well spaced houses. The lane then becomes a track with farmland and woods to each side before it meets the cart track at the bottom of the slope to Ashford Water.



A small unnamed road runs to the rear of Coronation Terrace, known locally as Scatts Lane (after a builder's merchant of that name). This road contains two of the older buildings of the village. 'The Forge', a former blacksmith's workshop, and 'The Old Stores', the former village shop. This road which links Main Road with Alderholt Road and the Chapel can best be described as the historical heart of the village and although new property infilling has probably now reached capacity it remains an area of particular character within the village.



#### Buildings and details

The Village consists primarily of one and two storey brick built homes. It is set in a pleasant rural area that includes woodland as well as farms. There are approximately 280 homes with 640 residents within the village, which now centres on a village common and the local shop/Post Office. The older properties on the north side of Main Road, Coronation Terrace and those in Scats Lane effectively define much of the area's character despite many extensions and modernization.

The modern dwellings are largely infill projects or small stand alone developments, such as those in Kerry Gardens and Elms Close.

Most roofs are tiled with clay tiles or slates and although there may previously have been thatched properties none remain. Overall Sandleheath is an independent village, with a clearly defined farmland boundary between it and all surrounding settlements, and as previously noted the most important of these is the clear gap between it, Ashford and Fordingbridge. There are a number of small industrial estates / areas within the village envelope designated for light industrial use. Within currently agreed planning consent there remains capacity for expansion of business activity at the Brickyard Road site, however restrictions to lighting, type of use, the hours of operation and the impact on local roads are a consideration. The same issues also apply to the sites in Rockbourne Road and to the west of the village on the road to Damerham. These sites provide local job opportunities, however the majority of the existing work force commutes from outside of Sandleheath and Fordingbridge area.



## Recreational Amenities

In addition to using the open spaces provided by the Common, St Aldhelms Church and the Methodist Chapel are the key recreational centres for village events. A purpose built Scouting Centre is also located close to the centre of the village on the Southern side of the Main Road.. Additionally the local Tennis club is co-located with the Church grounds.



## Infrastructure

The village is largely served by mains water, sewage and gas supplies, that latter having been significantly upgraded in recent years.

Broadband services are speed limited and require upgrade to support more home working.

Most of the village is served by a low level overhead power supply based on wooden poles in the road and a number of unsightly low-level transformers. This spoils the rural style of the older roads and is vulnerable to damage by weather and trees. Overhead power supply is not acceptable for future developments. The aim should be to replace overhead power cables with underground power supply. There is a major overhead grid system on the edge of the village that does not have an impact on the village due to its distance from the village centre.



The village and surrounding area has no streetlights; indeed it has very limited street furniture or road markings. Changes to this level would need to be very carefully considered to ensure it would not have a detrimental effect on the village character. In general villagers are very much against the installation of artificial lighting as it would effectively change the character of the area and could lead to cases of anti social behavior , which is not currently a factor in village life. To date the lack of street lighting has not been the subject of a safety issue.



### **3.2 Distinctive Village Features**

Church local brick (1906)  
Chapel brick built (1884)  
Coronation Terrace (1911) and Post office  
Sandle Manor originally constructed C.13th (re-built c. 1900)  
Sandle Manor School (Grade II)  
Sandle Lodge  
The Old Ship (Grade I)  
Other older houses; including Sandle Lodge, Old Stores and Forge.  
Scouting Centre

### **3.3 Community Concerns**

Sandleheath resident's key issues of concern are the maintenance of the rural village character of the area.

The industrial estate whilst it already exists does not fit well with the rural nature of the village. Limited expansion from its current size already has planning permission, however beyond this there is concern about future development generating traffic size and speed issues which will not only impact Sandleheath, but also surrounding villages and Fordingbridge town centre.

## 4. Guidelines for Development in the Village

### 4.1 General

**G1.** Development should respect the scale and design of the surrounding built environment, so as to compliment and have a positive impact on the character of the village

### 4.2 Planning

**G2.** New development in the village should be in accordance with the New Forest District (outside the National Park) Local Plan, and have regard to the Sandleheath village Plan and Design Statement.

**G3** On-plot or onsite parking provision for at least 2.5 vehicles should be provided for each dwelling with three bedrooms or more (reference: New Forest District Supplementary Planning Document). The community have identified an existing problem of parking on footpaths on some roads such as Elms Close

**G4** New building or extensions within the village boundary should not dominate the Common area and be appropriate to the character of existing old building such as the Church, Chapel, Sandle Lodge, buildings to the North of Main Road and Scatts Lane. Developments should be sympathetic to their settings.

**G5.** In-fill development will only be permitted where it does not have an adverse impact on local character and distinctiveness.

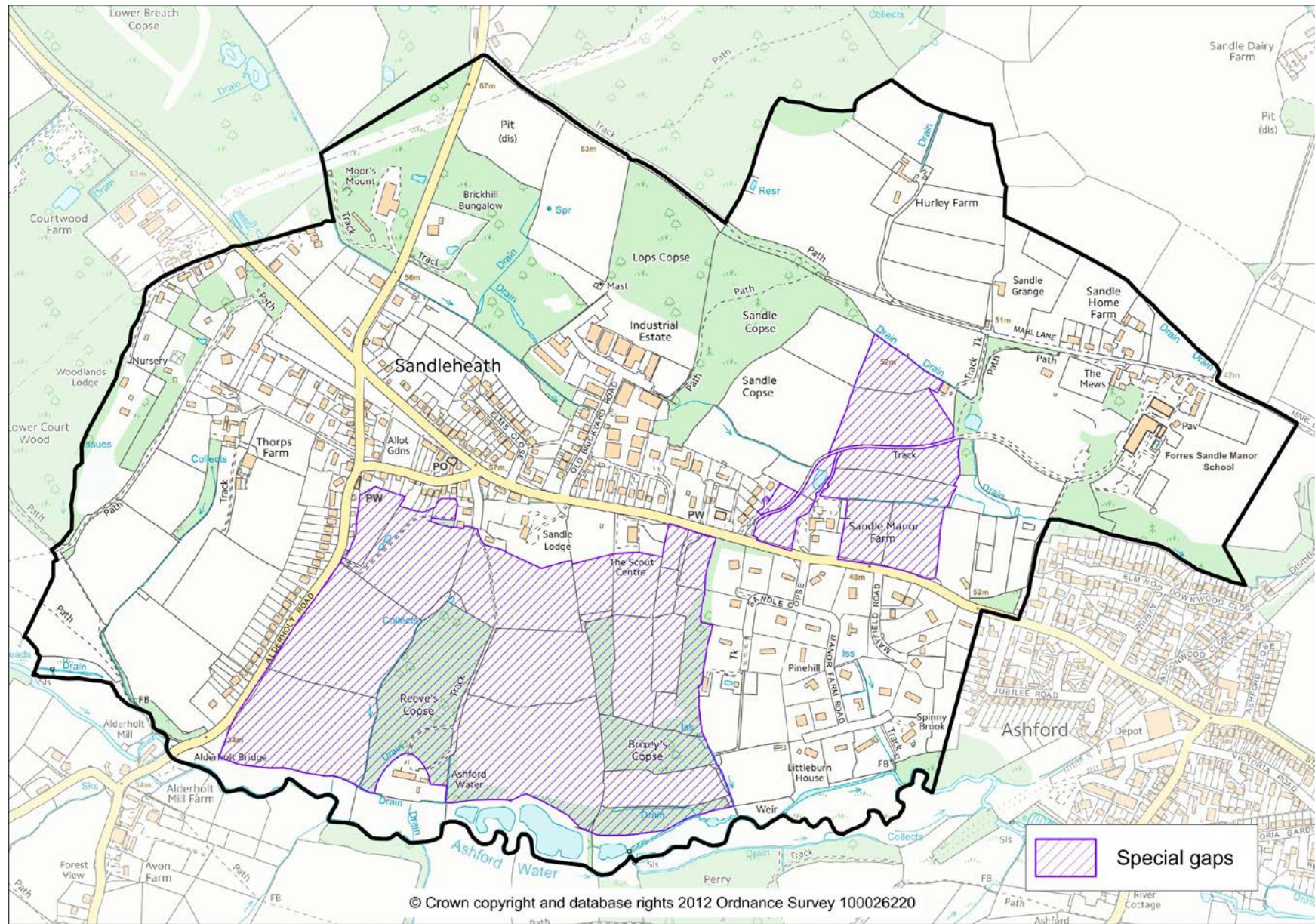
**G6.** The gaps between Sandleheath, Fordingbridge, Ashford, Rockbourne, Alderholt and Damerham make an important contribution to the rural character of the area and it is important that development is not permitted which encroaches into these gaps.



**G7.** Any proposal to change the use of buildings within an agricultural holding should seek to conserve its rural character, enhance rural employment and economic opportunities and include measures to avoid hard and where possible enhance the natural environment







## 5. Sandleheath building and area

### 5.1 Building styles, types, density and scale.

From the 2001 census, the Village consists of 235 households, primarily Single story Bungalows and Two storey Houses, along with one group of three storey houses known as Coronation Terrace (or 4 storey with roof rooms). 179 are classed as detached, 40 semi-detached, 11 terraced (5 other).

The village has houses of a variety of styles and types, including detached, semi detached, terraced, two storey houses and bungalows. These have been constructed in a variety of periods, particularly Victorian and Edwardian alongside Sixties and modern houses and Bungalows in a 'close' locations.



### 5.2 Brickwork and Cladding

All houses are brick built, many of the older houses from local London Clay bricks, some have been rendered, either plain or pebbledash/roughcast.

**G8.** Extensions should be appropriate, and in proportion to the existing building.

### 5.3 Roofs

There are no existing thatch roofs, all being slate or tiles. There have been a few roof room conversions, which, in general have been completed in keeping with the existing building. This is to be encouraged in any future applications for roof conversions.



**G9.** Where replacement is necessary consideration must be given to what is appropriate for the style of building and those that surround it. In many cases this will mean preserving the existing style, however, replacement with earlier slate or a different material/style may improve the appearance of the building and contribute to the character of the village.

### 5.4 Architectural Feature

Architectural features such garden gates, name and year plaques on the Methodist Chapel and Coronation Terrace together with some remaining traditional timber sash or casement windows are elements in the history and character of the village.

**G10.** Where possible key architectural features should be maintained.

### 5.5 Extensions

Buildings should be able to accommodate the needs of the owner, but over enlargement or drastic changes need to be considered carefully. They should be in proportion and in a style in keeping with the existing house.

Some flat roofs have already been utilized in the construction of extensions, although not usually visible from front of property.

**G11.** Flat roofs should be avoided where they would have a detrimental impact on local character.



### 5.6 Development

**G12.** Existing development is characterized by detached, semi detached or terraced one and two story houses and bungalows in brick or rendered, with pitched roofs, new development should respect this established local character.

### 5.7 Hedges, Walls, Fences and Trees

**G13.** Hedges of a traditional indigenous nature are an important characteristic of the village. When considering new development, existing hedges shall be retained and new hedges shall be of indigenous plants whenever possible.



### **5.8 Roads, paths and verges**

The village has few paved pathways, other than on Main Road and on the Sandleheath Industrial Estate. For the most part pedestrians have to use the roads to get around the village. In most cases, roads have a verge and ditch boundary. These are in need of constant maintenance to ensure they can contain the surface run-off following rainfall.

As in many rural areas, road surfaces are not of the highest standard and in some places do require attention to ensure the safety of road users is not compromised.

It is to be hoped that the general character of roads and paths is not allowed to deteriorate or that over improvement compromises the overall rural character of the area.



## 6. Summary

Sandleheath is a rural village; development should comply with the following principles:

- With respect to its size and character. The rural appearance of the whole parish should be preserved.
- Separation from Fordingbridge and other neighbouring settlements is critical to maintaining the independent nature of Sandleheath.
- Maintenance of hedges, trees and verges are important to the character of Sandleheath, they should be preserved and wherever possible enhanced with any new development.
- Street furniture and road markings should be kept to a minimum, primarily only used to provide welfare, amenity and to enhance road safety.
- The village is characterized by predominantly red brick buildings, with some rendered buildings. New developments should use materials which respect the local character.
- New development should respect the scale and design of the surrounding built environment, so as to compliment and have a positive impact on the character of the village.
- Domestic extensions / alterations should be in keeping with existing property sizes and styles. They should also respect the surroundings and landscape of the village.

### **Contacts**

Sandleheath Parish Council  
Parish Clerk; Mrs Vicky Eden  
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Sandleheath Village website  
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Produced by Sandleheath Village  
Plan Steering Group.

On behalf of Sandleheath Parish  
Council

Adopted by NFDC as  
Supplementary Planning Document  
for Sandleheath, October 2014.

### Policy CS2 Design quality

New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside.

All new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.

New development will be required to:

- (a) provide public and private spaces that are well-designed, safe, attractive, and complement the built form;
- (b) be accessible to those with disabilities, and designed to minimise opportunities for anti-social and criminal behaviour;
- (c) incorporate well integrated car parking, and pedestrian routes and, where appropriate, cycle routes and facilities; and
- (d) provide appropriate green spaces and landscaping (see Policy CS7 below).

New buildings should be flexible to respond to future social, technological and economic needs.

All new buildings should be designed to meet sustainable building standards and utilise Sustainable Urban Drainage systems (SUDS) wherever practical.

New homes should be built to a standard capable of adaptation to enable people to remain in their homes in old age. All new homes constructed after 1st January 2013 (2011 for affordable housing) should be built to Lifetime Homes Standard.

## Sandleheath Village Design Statement (VDS) (Supplementary Planning Document)

### Main Issues raised in consultation and NFDC Response

The following table sets out the main issues raised during the consultation of the Draft Village Design Statement SPD in July / August 2014 together with the Council's response.

Organisation	Issue Summary	NFDC Response
Marine Management Organisation (MMO)	MMO confirmed it has no comments to submit in relation to this consultation.	Noted. No change to VDS required.
English Heritage	<p>Welcomes the Parish Council's initiative in the preparation of this document.</p> <p>Welcomes the section of the document on the history of the village. However, reference could be made to the two listed buildings in the village: Sandle Manor School and The Old Ship, both Grade II.</p> <p>Generic comments on village characterisation.</p>	<p>Welcomed. No change to VDS required.</p> <p><b>Support. Reference should be made to Sandle Manor School and The Old Ship in paragraph 3.2.</b></p> <p>No characterisation has been carried out for Sandleheath. There are no Locally Listed buildings. No change to VDS required.</p>
Natural England	General advice offered on VDS documents in relation to Landscape character, Green Infrastructure, and Biodiversity.	Noted. No change to VDS required.
Alderholt Parish Council	<p>Alderholt Parish Council members have read and noted the Sandleheath VDS and acknowledge the hard work that has gone into this. Members have no comments to make.</p> <p>Some typing errors and inconsistent typefaces.</p>	<p>Welcomed. No change to VDS required.</p> <p><b>Noted. Font should be consistent throughout the document.</b></p>
Fordingbridge Town Council (submitted after close of consultation)	"Although no response offered to the consultation with regard to impact on Fordingbridge Parish, Members of the Council agreed that the document was well composed and planned both in content and presentation".	Welcomed. No change to VDS required.