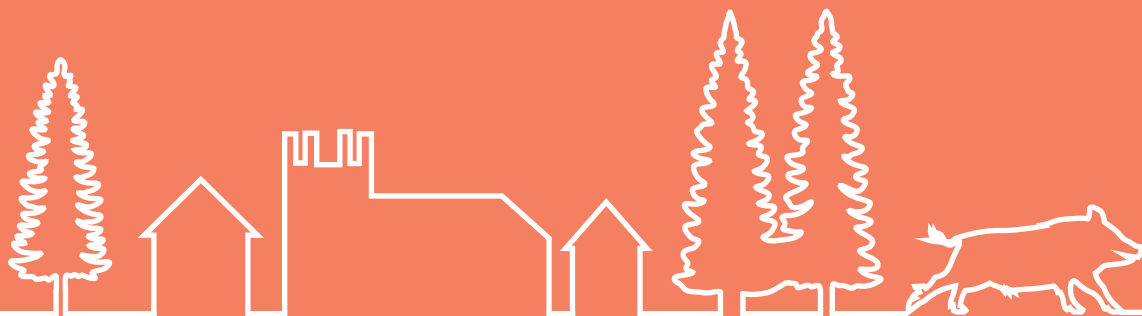




Eversley Parish

Design Guidance and Codes

July 2026

Quality information

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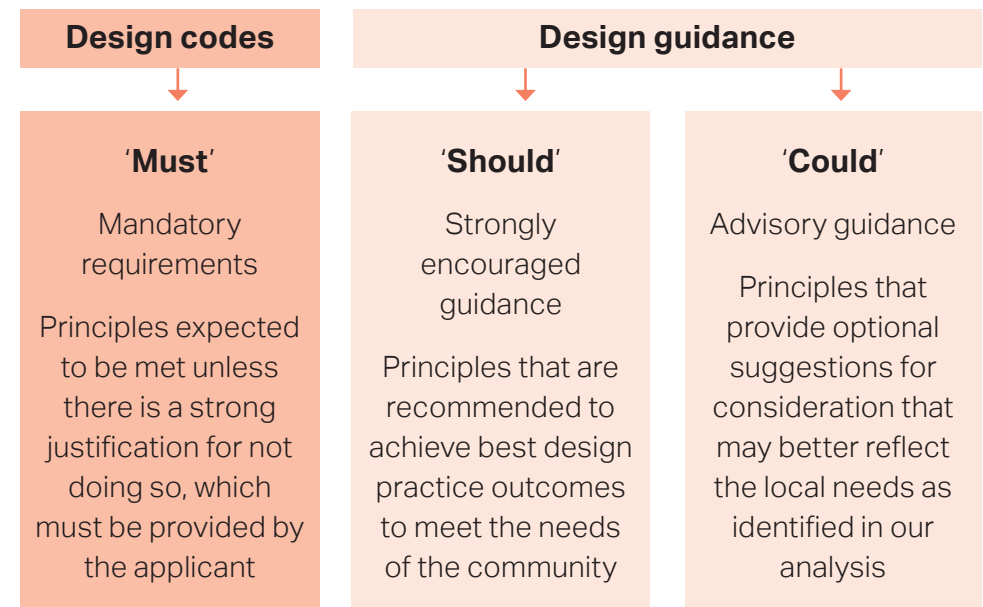
Foreword

This document sets design ‘codes’ and ‘guidance’ for achieving the key design principles that have been identified locally as being important. These are elaborated below:

Design codes provide clear and concise requirements that development proposals must follow. They establish mandatory principles and standards to ensure consistency and quality in the built environment. Wherever possible, design codes use visual and numerical parameters to define measurable aspects of development, such as layout, building form, scale, and materials, so that proposals can be implemented consistently and assessed against clear criteria (National Model Design Code (NMDC), 2021).

Design guidance, by contrast, provides a locally tailored framework for shaping high-quality, distinctive places. Rather than prescribing strict requirements, it sets out recommended principles and best-practice approaches that support good design while allowing for flexibility and variation appropriate to the character, scale, and context of each area. The geographic scope, level of detail, and degree of guidance reflect the nature of change anticipated, helping to ensure that new development enhances the local environment while meeting the needs of the community (National Planning Policy Framework (NPPF), Dec. 2024).

The design codes and guidance are distinguished throughout the document using the key terminology detailed below and will appear in **bold** with distinguishable coloured boxes.



The design requirement **musts** and recommended principle **shoulds** apply a *comply or justify* approach. Applicants must demonstrate that they have complied with these unless a strong justification is made to diverge from a particular requirement. The justification must be clearly set out within the application material.

Glossary

Active frontage: a building façade (particularly along the ground floor) that has a visual and physical relationship with the street.

Ancient Woodland: any area that has been continuously wooded since at least 1600 AD (in England and Wales).

Boundary treatments: the methods and materials used to define, enhance and manage the edges or borders of a property or a specific area.

Built environment: buildings and structures within a settlement.

Building line: the line formed by the frontages of buildings along a road.

Building typology: the classification or categorisation of different types of residential buildings or dwellings based on common characteristics such as layout, size, form and function.

Coalescence: the process where two or more distinct settlements merge together to form a single, continuous built-up area.

Curtilage: the land immediately surrounding a building within the plot it occupies.

Deciduous: trees and shrubs that shed their leaves annually.

Enclosure: the use of buildings and structures to create a sense of defined space.

Enclosure ratio: the enclosure ratio details the spatial character of a road, calculated as the ratio between building façade height and width of road (elevation to elevation).

Fenestration: the arrangement, design, and placement of windows, doors, and other openings in a building's façade or envelope.

Grain: the pattern, size and arrangement of built blocks and plots within a settlement.

Green and blue infrastructure: a network of natural and semi-natural features, such as parks, forests, wetlands, green spaces and water bodies, as well as engineered systems such as green roofs and swales.

Gateway: the design of a site to symbolise an entrance or arrival to a specific location.

Infill development: the process of developing vacant, underused, or undeveloped parcels of land within existing built areas that are already largely developed.

Irregular building line: an alignment of buildings that are not set in a uniform distance from the pavement.

Land use: what land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape character: a distinct, recognisable and consistent pattern of elements in the landscape.

Legibility: the clarity, coherence, and ease of understanding of the spatial organisation and layout of a place. It involves how well the physical environment communicates information to people, allowing them to navigate, interpret, and comprehend their surroundings effectively.

Linear: a spatial arrangement or feature that is elongated and extends in a straight or nearly straight line.

Lintel: a horizontal beam spanning an opening (such as a door or window) that supports the load of the wall above.

Locally listed building: a heritage asset that a local council has identified as of being significant historical or architectural value to the immediate community.

Long views: corridors in a sight-line that allows a person to see a distant landmark, natural feature or horizon from a specific public vantage point.

Massing: the three-dimensional form, volume, and arrangement of building masses or structures within a built environment. It involves the overall shape, size, scale, and configuration of buildings, as well as their relationship to each other and the surrounding environment.

Natural surveillance: a concept in urban design and crime prevention that involves designing environments in a way that

maximises visibility and observation of public spaces by residents and passersby.

National Nature Reserve: a statutory designation managed primarily for nature conservation and scientific research. Hierarchically, the highest protected ecological sites in the country.

Permeability: the extent to which a settlement is interconnected for easy movement of vehicles and pedestrians.

Plot Ratio: the ratio of a building's total floor area to the size of the land on which it is built, used to regulate development density and land use.

PRoW: Public Right of Way, including footpaths, bridleways and byways.

Public realm: all parts of the built environment where the public has free access.

Registered Park and Garden: a site included on the national statutory list which is recognised as a nationally important landscape.

Retrofitting: the process of altering existing structures, systems or components to modify their performance, efficiency, safety or functionality.

Roofline: the profile created by the top of buildings (comprising ridges, dormers and chimneys) against the sky.

Setback: the distance between a building or structure and the property line, road or other designated boundary.

Settlement: a collection of buildings and infrastructure forming a distinctive community.

Settlement pattern: the physical arrangement and distribution of buildings across a landscape.

Single-plot depth: plot arrangement where buildings are only one plot deep from the road and gardens face open land.

Site of Special Scientific Interest (SSSI): a conservation designation that identifies an area as having high-quality flora, fauna, geological or physiographical features that are of national importance.

Softscaping (landscape softening):

the addition of planting to soften the appearance of hardscaped features, such as along streets or to camouflage buildings within a landscape.

Special Protection Area (SPA):

a protected site designated to conserve important bird species and their habitats, forming part of the Natural 2000 ecological network.

Strategic gap (green gap): a designated area of open land maintained to prevent two or more settlements from merging into one another.

Streetscene: the visual and functional quality of a street as a public space.

SuDS: Sustainable Drainage Systems. Used to slow down the passage of water (particularly as mitigation to flooding), and often the reuse of water such as through water collection or water filtration systems.

Tandem infill: a development where a second dwelling is constructed behind

an existing dwelling that fronts the street, often sharing access like a driveway.

Tree canopy: extension of a tree's crown which forms the projected coverage.

Topography: the physical shape, elevation and slope of the earth's surface.

Tree Preservation Order (TPO): a Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Wayfinding: the discipline of helping people navigate a settlement with ease through the use of architecture, lighting, landmarks and landscaping.

Vernacular: the way in which buildings were built in a particular place, making use of local styles, techniques and materials in-line with local socio-economic conditions.

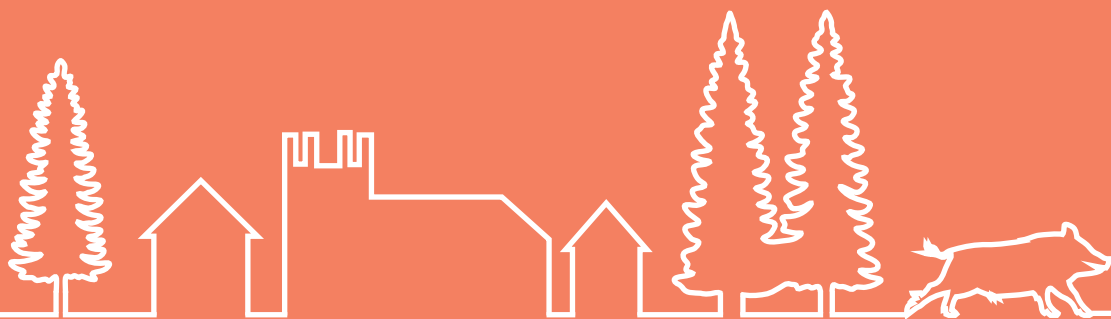
View: refers to what is visible from a particular vantage point or perspective. They encompass the sights that are visible to the naked eye, such as

mountains, valleys, bodies of water, or city skylines. Views are often appreciated for their natural beauty or architectural significance.

Vista: refers to a scenic view, especially one seen through a long, narrow opening or a panoramic view or scene that stretches out before the viewer. Vistas often evoke a sense of grandeur and awe, as they capture a wide expanse of land or sea.

Chapter

1



1. Introduction

The Eversley Parish Design Guidance and Codes have been prepared to support the delivery of high-quality, sustainable development that respects and enhances the unique character of the Parish.

Developed collaboratively by AECOM and Eversley Parish Council, the guidance provides a structured framework to ensure that all new development, whether allocated sites or speculative proposals, responds positively to the Parish's rural context, historic environment and community values.

1.1 Area of study

The Parish of Eversley is situated within Hart District in a dispersed rural settlement on the Hampshire–Berkshire border. The Parish boundary runs down the centre of the Blackwater River, which marks the county boundary, and covers approximately 1,275 hectares. The Parish lies five miles north of Fleet, ten miles south of Reading, six miles west of Camberley and fourteen miles east of Basingstoke.

The Parish has no single village centre, but is rather made up of multiple scattered hamlets. Yateley is the nearest town, with many of the services being utilised here by Eversley residents.

The A327 intersects the Parish in a north-south alignment, creating further connections to Reading to the north, London to the east via the A30 and Basingstoke to the west also via the A30.

There is no dedicated rail station within the Parish, however residents can make onward journeys from nearby stations in Fleet, Reading and Crowthorne.

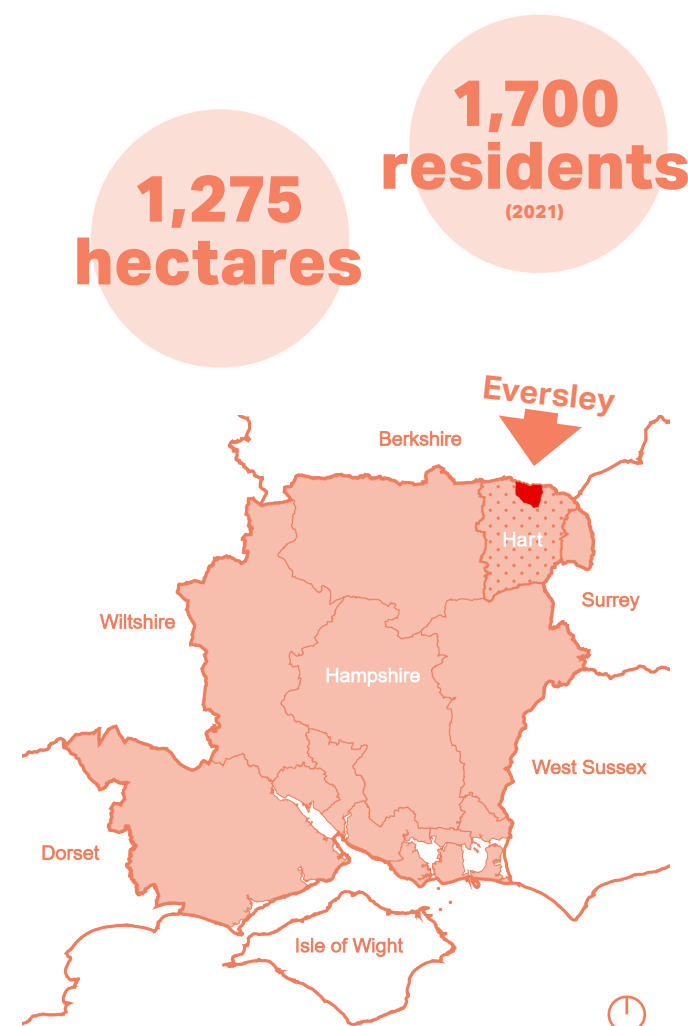


Figure 01: Location map of Eversley Parish within the context of the Local Planning Authorities it falls under (ArcGIS Pro; OS data).



Advice to Local Planning Authorities (LPAs) suggests a nested approach, with clear links between adopted documents. This symbol will indicate that guidance exists for a specific theme and which of these documents should be referred to.

1.2 Policy context

The NPPF 2024, paragraph 132 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide key principles regarding how sites should be developed.

Therefore this report's main objective is to develop design codes to sit alongside the Eversley Neighbourhood Plan and Hart's

Local Plan to inform design proposals within the Parish, and ensure that they remain sympathetic to local character.

Other research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

Therefore, this document seeks to harness an understanding of how quality design can sensitively incorporate the most valued aspects of Eversley's overall character into any future development.

The following documents have also informed the design guidance and codes within this report, to ensure they are best aligned with the needs and opportunities identified for Eversley:

¹Available at: <https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/>

National planning documents

2007 - Manual for Streets

Department for Transport

The Manual for Streets is the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes developments that avoid car-dominated layouts and place the needs of pedestrians and cyclists first.

2019 - National Design Guide

MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2026 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of developments.

County planning documents

Hampshire County Council provides a series of Technical Guidance Notes (TGs) that detail what the adoptable standards are within Hampshire. The guidance is intended to inform planners/developers/designers/consultants of what Hampshire County Council will accept on the highway network early in the design proposal stage.

Relevant TGs of note include:

TG10: Pedestrian and Cycle Facilities

Includes guidance on footway, cycle lanes, pedestrian safety, street furniture and pavement design.

TG11: Traffic Calming

Includes guidance on use of street layout, horizontal deflections (such as the use of planters) or vertical deflections (raised beds).

TG13: Street Lighting

Includes guidance on the environment and light intrusion, street layout (street type and placement) and brightness recommendation.

TG15: Trees, Landscape and Ecology

Includes guidance on ecology, tree provision, retaining existing trees and hedgerow and tree provision design issues.

Local planning documents

2020 - Hart Local Plan (Strategy and Sites) 2032

The purpose of this document is to guide new development to deliver high-quality design and the supporting infrastructure, while protecting the natural and historic environment.

It provides information on the wider context of the district, while also providing details on the districts vision and objectives, sustainable and economic development, housing standards and infrastructure needs.

2002 - Eversley Conservation Areas Proposal Statement

This statement provides analysis on the Conservation Areas found in Eversley. Special consideration must be paid by the planning authority, in considering applications, to the desirability of preserving and enhancing the character or appearance of conservation.

Analysis provided in the statement will form a basis in the design guidance and codes section of this document.

2023 - Cycle and Car Parking in New Development SPD

This Supplementary Planning Document (SPD) provides guidance on the provision of cycle and car parking with new development that requires planning permission. The aim is to ensure that an appropriate level of well designed vehicle and cycle parking is provided in all new developments.

2024 - Hart District Local Cycling and Walking Infrastructure Plan (LCWIP)

The LCWIP indicates improvements needed to walking and cycling infrastructure and will help to secure improvements to the network through developer contributions where justified.

2021 - Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG)

These guidelines relate specifically to the means to provide mitigation for significant impact arising from new housing within the Thames Basin Heaths Zone of influence.

1.3 Process and engagement

1.2.1 Community consultation

In late 2025 a community survey was carried out to gather the views and opinions of local residents on development in Eversley.

The results highlight strong community support for preserving rural atmosphere while allowing small-scale and low-height, carefully managed development. Residents consistently emphasise the importance of maintaining low-density housing and improving infrastructure before any further growth occurs. Traffic safety, particularly along key village roads, is a major concern, alongside the need for better pedestrian connections, sustainable housing design and a stronger village centre with essential services.

Overall, the responses demonstrate a clear preference for development that strengthens community life and the open green spaces, while protecting the green and rural village identity that residents value.

1.2.2 Steps taken to produce this document

A site visit took place in March 2026, commencing with an in-person meeting between AECOM and the Eversley Neighbourhood Plan Working Group members to explore the group's key aims and objectives of this document.

This activity allowed consultants to appraise local character and the features informing sense of place, such as heritage and landscape features. The exercise also provided valuable local

insight into the area's pertinent design issues and opportunities, good and bad practice and the overall context which the evidence-base of the Neighbourhood Plan will reflect.

The draft design guidance and codes document was shared with relevant parties, including Hart District Council, for comment on the structure and contents.

This document has resulted from a collaborative effort between the Eversley Neighbourhood Plan Working Group, the local community and AECOM to reflect the priorities of Eversley's residents.



Figure 02: A word cloud summarising 2025 survey highlighting local need to retain Eversley as green and rural, community-centred village.

1.4 How to use this document

This document will be used differently by different people in the planning and development process.

A valuable way guidance and codes can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the guidance and codes can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design guidance and codes can then set out how to respond adequately to these issues in future development.

Design guidance and codes alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

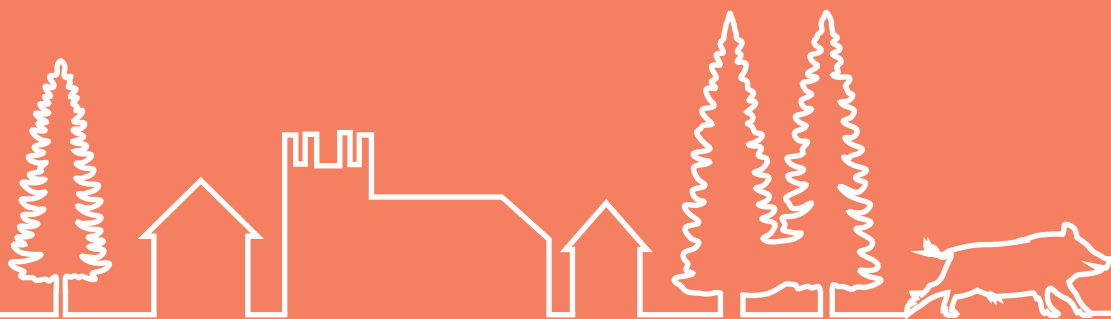
What follows is a list of users and how they will use this document:

Potential users	How they will use the design guidance and codes
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the guidance as planning consent is sought.
Local planning authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre-application discussions.
Eversley Parish Council	As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Table 01: A list of potential users of this document and how they will apply the design guidance and codes.

Chapter

2



2. Context analysis

This chapter provides an analysis on the existing features within the Parish which make Eversley distinct and characterful. The analysis is divided into two categories which will form the basis of the guidance and code themes to follow in *Chapter 3*.

The first category focuses on the natural assets surrounding the Parish that heavily define its character. The other focuses on the built features which supplement the rural character of the various hamlets.

These hamlets are analysed in further depth through a series of settlement diagrams and tables which summarise their distinctive features.

2.1 Parish overview

Eversley Parish is characterised by a strong verdant atmosphere and individual rural, historic settlements (the hamlets). It features numerous farmsteads, woodland, commons and small areas of development rather than a central village nucleus.

Heathland and forestry dominate the higher ground to the south and west, forming the Bramshill Plateau, while the settled areas follow valley slopes and historic routes.

Land in Eversley has historically been used for agriculture and forestry as well as a significant deer park. Additionally, gravel extraction in the Blackwater Valley and on the plateau has become a significant modern land use. In recent decades, agricultural activity has declined, with former farmland often converted for equestrian use, while worked gravel sites have been restored to water bodies, heathland, or commercial forestry.

This has over time formed the settlement structure and patterns that are the source of Eversley's natural and historic setting which can still be observed today.



Figure 03: Warbrook House, located just off of Eversley Street, is a Grade I listed building with historic park grounds surrounding it.



Figure 04: The Village pond is positioned at a key intersection in Eversley Cross providing community amenity and enhancing local views.

2.2 A distinctive and attractive landscape

Green and blue infrastructure defines much of the Parish's visual character, featuring fields, water meadows, ponds and woodland belts that contribute greatly to the local landscape.

2.1.1 Green setting

Within settled areas, historic greens and commons structure the Parish. Principal open spaces include the Warbrook House Park and Gardens, the cricket ground at Eversley Cross, the village pond and the triangular green adjacent to St Mary's Church. Hedgerows of mixed native species define lanes and property boundaries. Mature trees, woodland backdrops and informal hedging soften views of buildings, maintaining a green appearance.

The Bramshill Plateau above the Parish settlements falls in an area of high ecological value. Large sections of the plateau have been designated as Sites of Special Scientific Interest (SSSI), much of which is also included in the Thames Basin Heaths proposed Special Protection Area (SPA) as a breeding habitat of rare birds.

Today, much of the agricultural land is now fenced for horses, which are kept for recreational use. Meanwhile the river valley and plateau gravel deposits are being progressively worked and the land returned to water, commercial forestry and heathland.

2.1.2 Rolling topography, watercourses and active travel routes

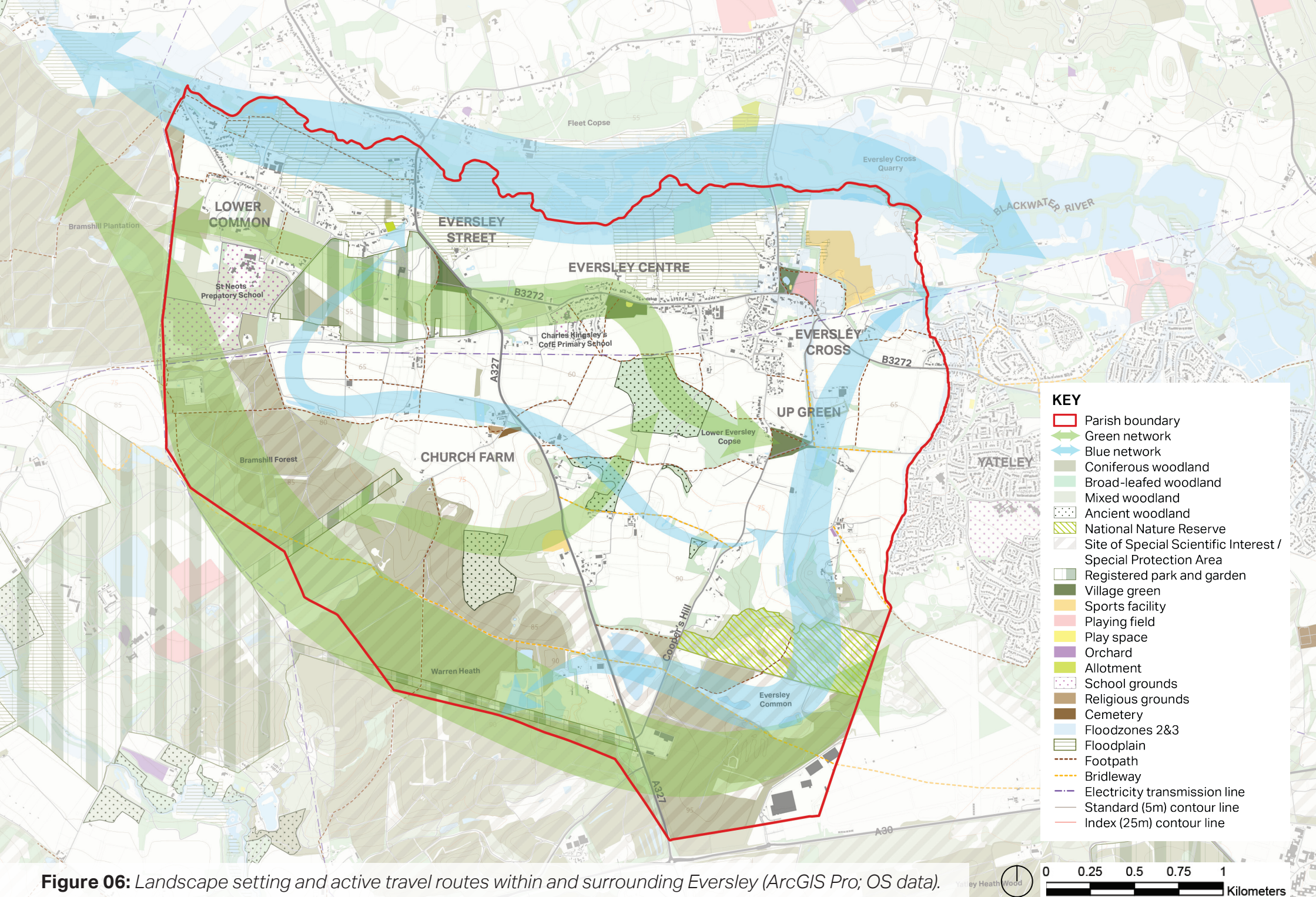
Eversley occupies the southern slopes of the Blackwater Valley, with the River Blackwater flowing east to west along the northern edge of the Parish. The river's broad floodplain transitions to gently rising valley

sides and more pronounced scarp slopes of the Bramshill Plateau. The plateau reaches approximately 96 metres above ordnance datum at Eversley Common, decreasing westward at 84 metres. These provide an abundance of key views seen throughout the settlements and further enhancing the strong natural character.

Public Right of Way (PRoW) footpaths and bridleways cut through the open spaces surrounding the settlements, for example connecting Up Green with Church Farm, with routes providing access to the countryside and nearby towns.



Figure 05: East view towards Yateley from Firgrove Manor Farm fields.



2.3 A historic rural atmosphere

The analysis in this section will focus on the built environment including settlement patterns, local views, historic features and how recent developments have integrated within Eversley's historic rural atmosphere.

2.2.1 Brief overview of the historic evolution of the Parish

Eversley's historic origins were shaped by dispersed settlements determined by topography, water availability and routeways rather than a single village centre.

Buildings are generally close to carriageways, reflecting pre-motor traffic patterns. Older development is typically arranged in a linear pattern with regular building lines. A significant feature of historic development are building plots being single depth, with back gardens facing the countryside. This, plus built gaps between dwellings and heavy tree coverage, all aid in emphasising the rural setting of the Parish.

Despite twentieth-century changes such as increased traffic and modern infill housing, the historic settlement framework remains

evident, supported by preserved greens, listed buildings and a sustained relationship between built form and heathland landscape.

2.2.2 Settlement analysis

The Parish contains 46 listed buildings, plus locally listed buildings, concentrated within four Conservation Areas: Church Farm, Eversley Street (locally referred to as The Street), Eversley Cross and Up Green.

Eversley Centre, although not within a Conservation Area, is a residential cluster highly representative of the design qualities that define Eversley. Additionally, Church Farm, aptly containing St Mary's Church, is located away from residential clusters and is not included as a settlement.

A more detailed analysis of each of the residential settlements (highlighted in the diagram overleaf) can be found on the following spreads. This analysis will form the basis of the guidance and codes in the next chapter and must have due consideration taken by all upcoming future development as a standard of design in Eversley.



Figure 07: Parfitts House located in Eversley Cross which features historic built qualities that define the character of the area.



Figure 08: Grade I listed Church of St Mary of medieval origin, located within the Church Farm Conservation Area.

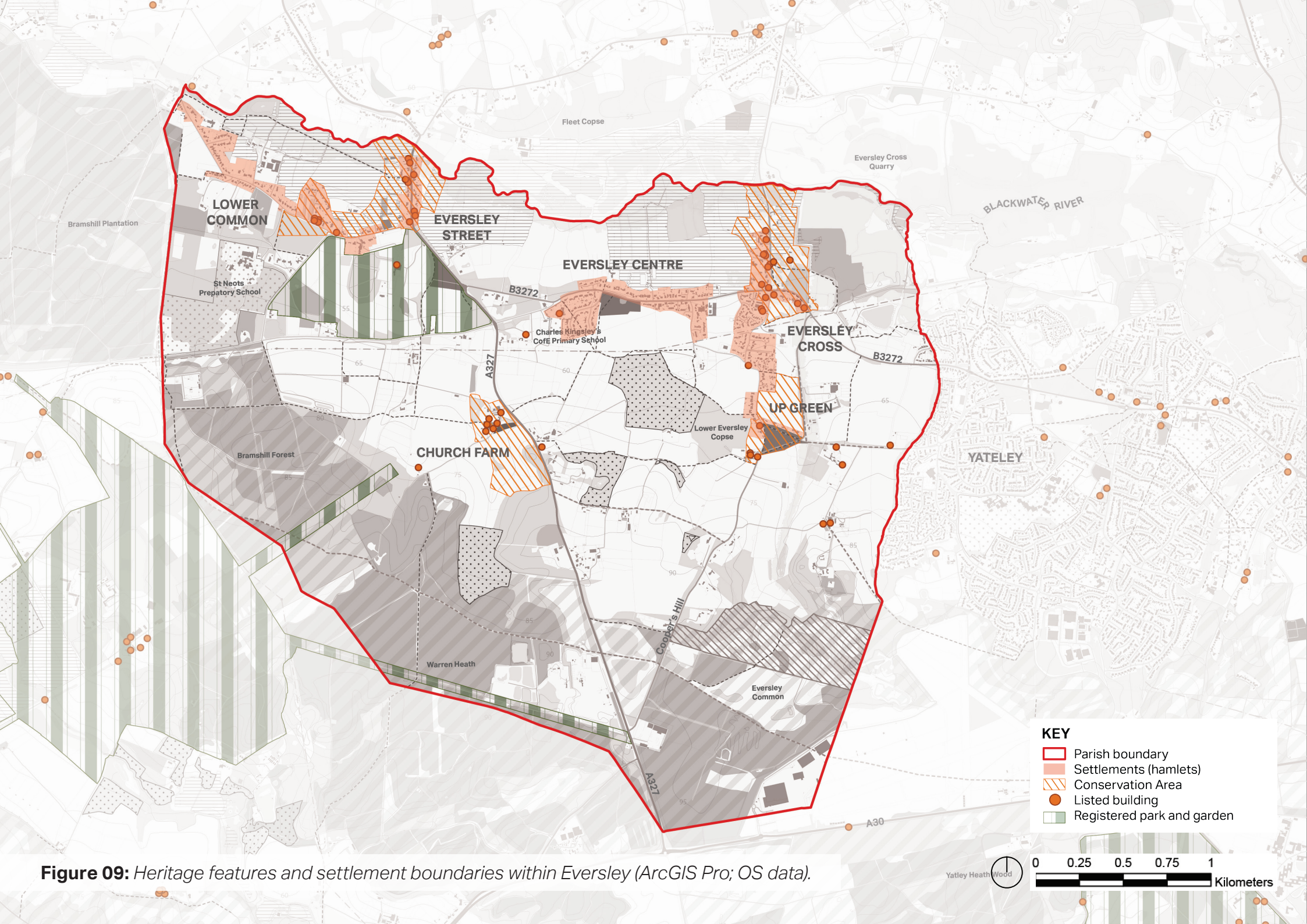


Figure 09: Heritage features and settlement boundaries within Eversley (ArcGIS Pro; OS data).

Eversley Centre

This settlement is positioned along Reading Road and is defined by its linear settlement pattern and abundant presence of trees. Areas of single-plot depth with dwellings backing/ fronting directly onto the countryside. Newer development is present, typically in the form of simple cul-de-sacs branching out from the central route.

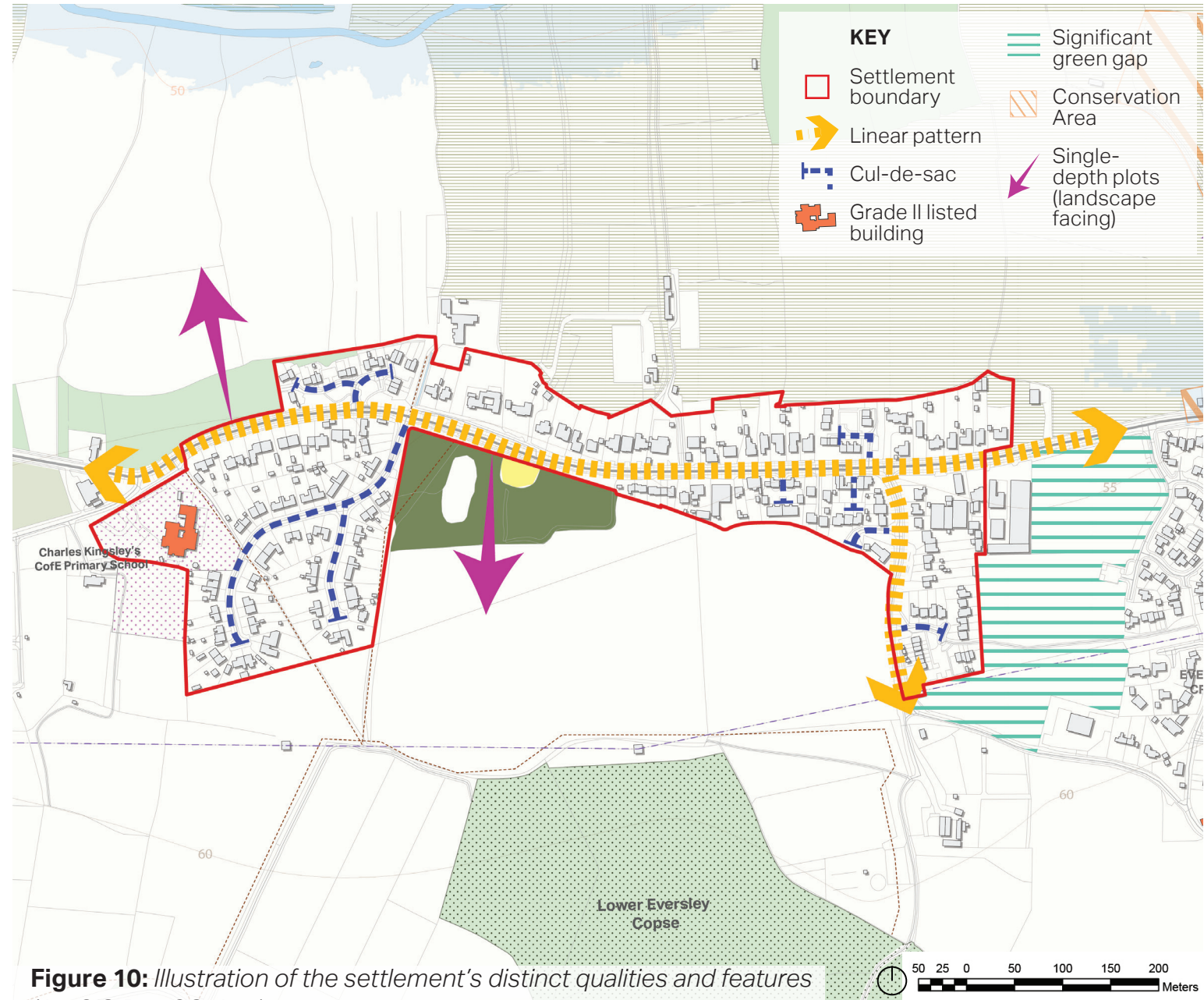
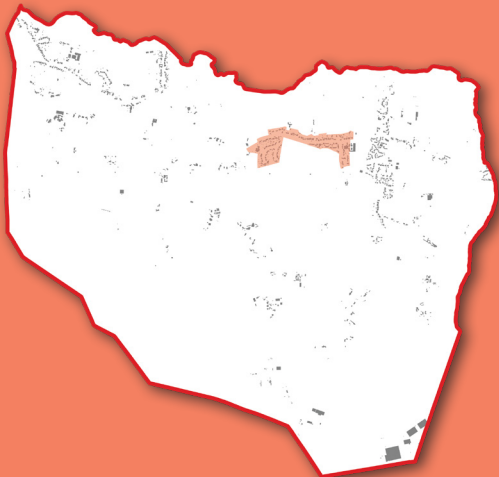


Figure 10: Illustration of the settlement's distinct qualities and features (ArcGIS Pro; OS data).



Figure 11: Example of linear development with a regular setback from the road, using single-plot depths so the block backs onto the countryside.



Figure 12: A recent cul-de-sac development along Westward Ho which favours a simple street network with a short depth from the main road.

Eversley Centre distinct qualities and features

Built form	Urban form	Linear settlement pattern along Reading Road (B3272) with single-depth plots fronting the village green. Occasional cul-de-sac developments which are simple in configuration, comprising one or two short routes. Dwellings form a regular building line with narrow plots and long back gardens, with building footprints typically occupying 20%–40% of the plot (plot ratio 1:5–2:5).
	Building typology	Predominantly two-storey detached or semi-detached houses, with occasional bungalows. Red brick and pale render facades dominate with a variety of architectural styles and detailing.
Landscape and heritage	Blue and green network	The area contains a village green with playground and footpaths linking woodlands and St Mary's Church. Surrounded by open countryside, grazing marshes and broad-leafed woodland. No surface water presence and does not fall within flood zones.
	Key views	No key views recognised in the Conservation Area statement.
	Heritage designations	Grade II listed primary school and no Conservation Area presence.
Public realm	Atmosphere	Rural verdant village character with a green gap between built-up settlements. Community activity at village green, school, pub (The Golden Pot), and nearby hotel; otherwise residential.
	Streetscene	B-road and connecting lanes feature pavements on one or both sides. Green verges, mature trees, low/hedged boundaries and limited street lighting maintain rurality.

Table 02: Brief descriptions of the natural and built form qualities and features which contribute to the character of this settlement and the wider Parish context.

Eversley Cross

This settlement is widely defined by a more historic settlement pattern to the north of Reading Road and newer cul-de-sac development to the south.

There is a high level of community activity centred around the village pub, playing field, sports facilities, and village pond, all of which are linked by public footpaths.

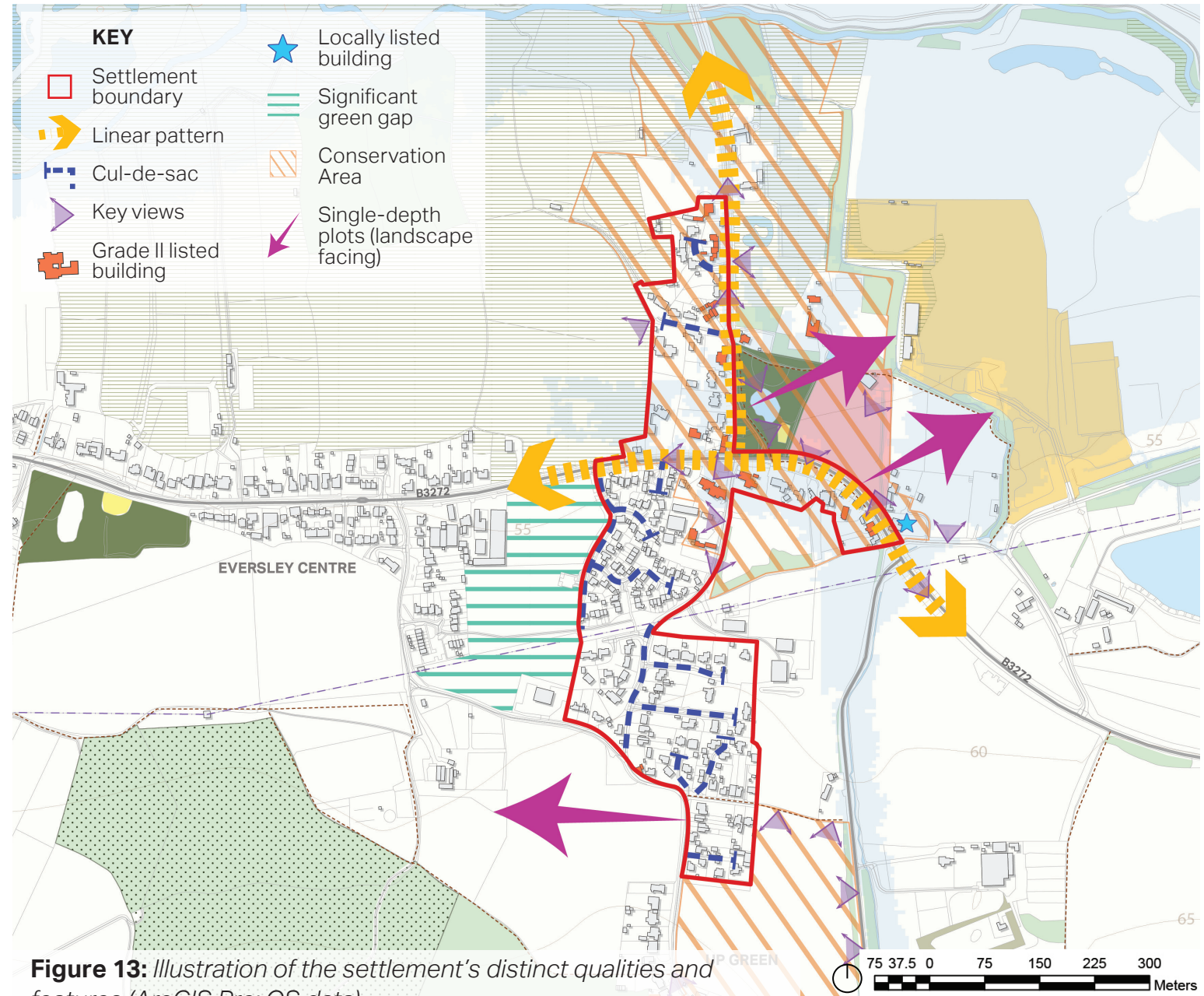
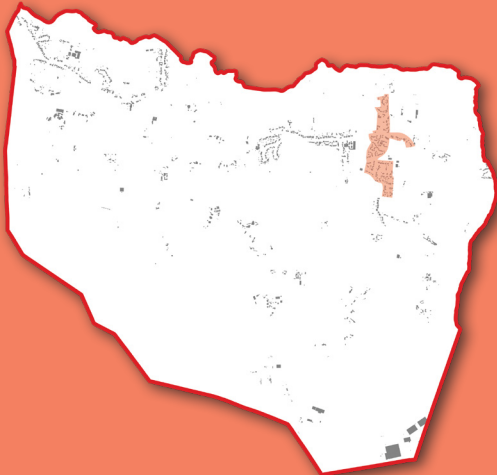




Figure 14: Grensell close utilises a variety of architectural detailing and building orientations to create a more interesting streetscape.



Figure 15: Bannister Gardens is a positive example of a recent development that imitates classic Tudor styles found throughout the Parish.

Eversley Cross distinct qualities and features

Built form	Urban form	Linear settlement pattern along the western edge of Longwater Road (B3016) with dwellings fronting the landscape to the east. Newer developments set back behind the building line. South of Reading Road are cul-de-sacs with smaller building plots.
	Building typology	Building typologies include mostly two-storey detached and semi-detached homes and cottages, occasional bungalow and outbuildings. Typical building materials include red brick and pale render walls, hung tiles, timber frames and clay roof tiles.
Landscape and heritage	Blue and green network	The area benefits from a variety of natural community facilities including the village pond, a playing field and a sports field facility. There is the presence of flood zones 2 and 3 crossing the area north-south from the Blackwater River.
	Key views	The area is scattered with both views and vistas down linear routes and from the landscape and open green spaces.
	Heritage designations	Area partially occupied by Eversley Cross Conservation Area containing 14 Grade II listings and one locally listed building.
Public realm	Atmosphere	The combination of mature greenery, traditional cottages, and narrow pavements creates an intimate and historic village atmosphere. To the southwest is a significant green gap that separates the settlement from coalescing with Eversley Centre.
	Streetscene	The streetscene is defined by hedgerows and traditional low-medium boundary treatments with front gardens. The area contains some of the only street lights found in the Parish.

Table 03: Brief descriptions of the natural and built form qualities and features which contribute to the character of this settlement and the wider Parish context.

Up Green

This is the smallest residential settlement in the Parish with a very low density that supplements the highly rural atmosphere of the setting.

The area follows two routes, Chequers Lane and Up Green, and is centred around a triangular village green and an early agricultural enclosure.

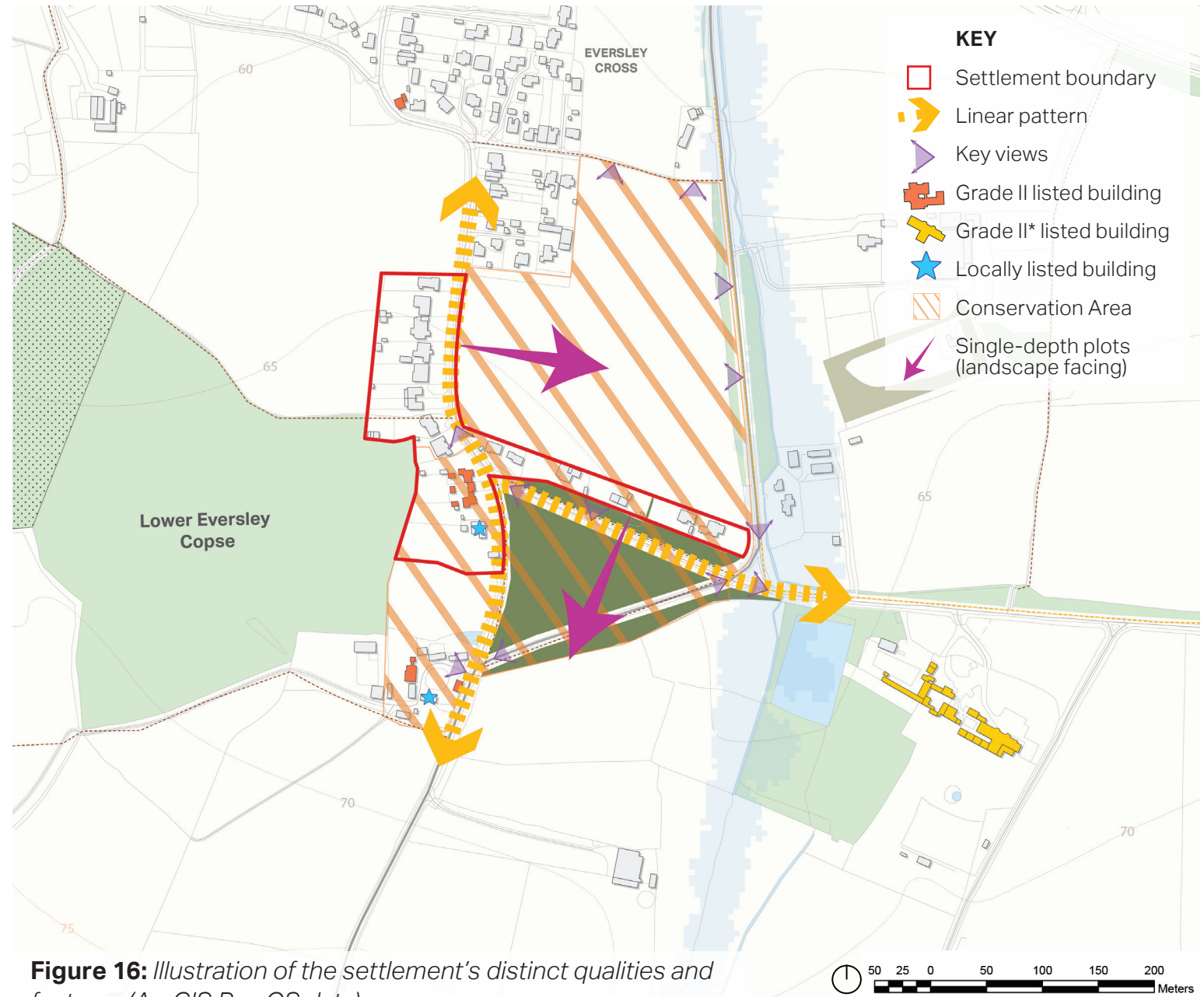




Figure 17: View of agriculture land which forms a large part of the Conservation Area and helps to maintain the low density of the settlement.



Figure 18: Grand tudor styled dwellings with large front gardens and green boundaries which all aid in defining the area's rural character.

Up Green distinct qualities and features		
Built form	Urban form	The area is comprised entirely of linear development with a single-plot depth ratio that fronts and backs onto the landscape. The building line is highly regular and dwellings typically have a plot ratio of 1:4–1:3.
	Building typology	Predominantly two-storey houses with front gables facing the road, overlooking the village green. Styles vary in origin and detailing, but all retain traditional Eversley architectural features.
Landscape and heritage	Blue and green network	Properties feature green verges and landscaped frontages. The area contains enclosed agricultural land and a village green, which is the remnant of a rare 'butterfly green', connected to footpaths extending west along Lower Eversley Copse, reinforcing links to the surrounding countryside.
	Key views	The area is scattered with both views and vistas, although the focus of the view tends to centre around green features.
	Heritage designations	Mostly within a conservation area, with four Grade 2 listings and two locally listed buildings. Traditional detailing along main lanes preserves the historic character of the settlement.
Public realm	Atmosphere	Remote rural character, quiet and low-activity. Large frontages, enclosed areas of greenery and the village green provide a spacious, green village feel.
	Streetscene	Green verges without pavements, adjoining woodlands and cottage-style frontages dominating the scene. The lanes are narrower and fronted by abundant greenery on all sides.

Table 04: Brief descriptions of the natural and built form qualities and features which contribute to the character of this settlement and the wider Parish context.

Eversley Street

This settlement is centred around the route it is aptly named after, locally referred to as simply “The Street”.

The northern entrance to the area is also one of the entrances into Eversley and is marked by a bridge crossing the river. The area is also highly historic, falling entirely within a Conservation Area.

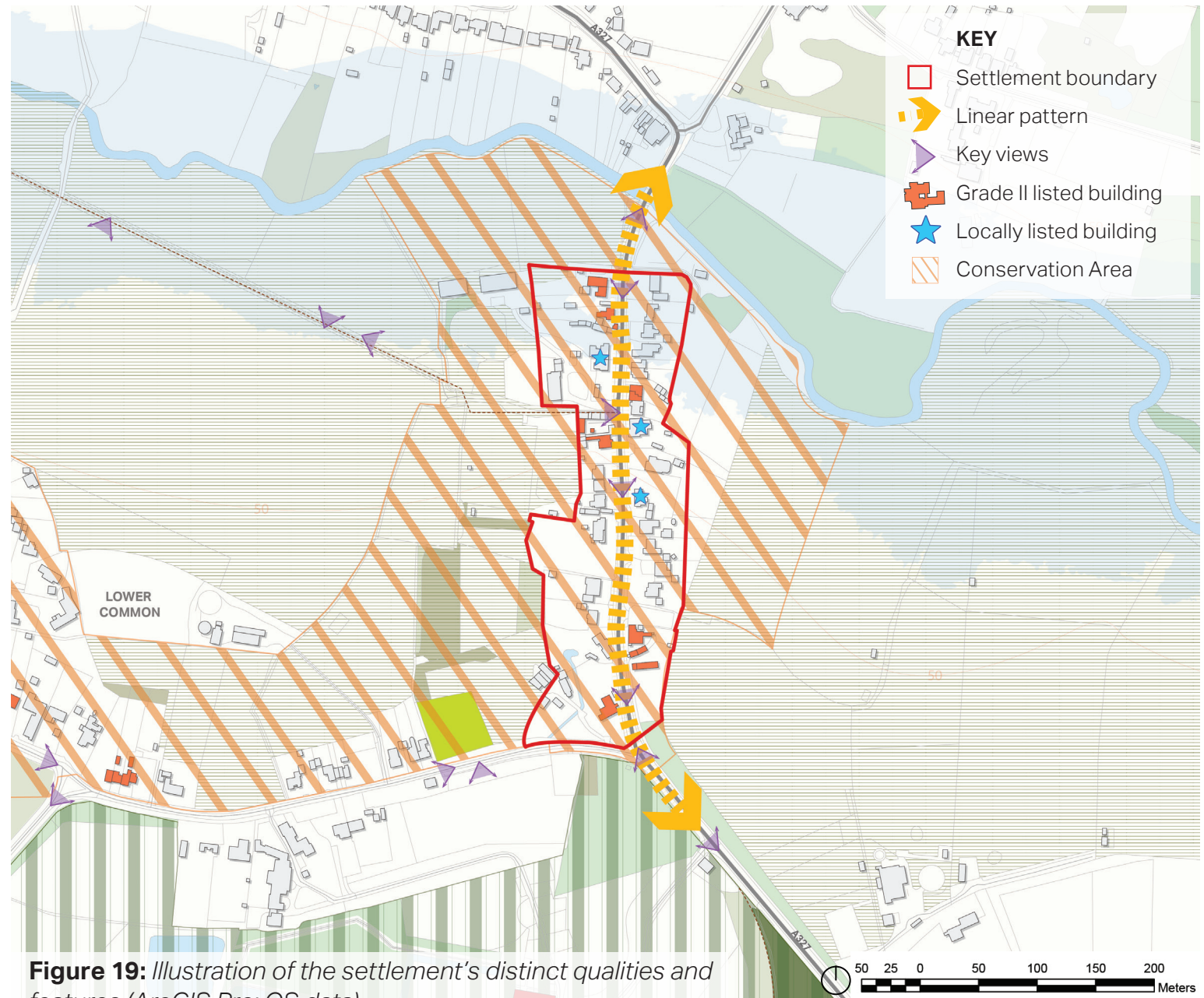
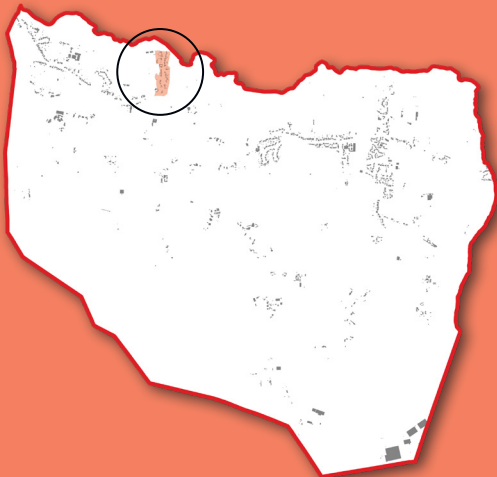




Figure 20: Example of the close interface between the built and natural environments which are characteristic of the settlement.



Figure 21: A row of dwellings featuring a uniformity in traditional materials but an interesting variety in roofscape and built form.

Eversley Street distinct qualities and features

Built form	Urban form	The entire area comprises of linear development along each side of Eversley Street. The building line and plot size varies more than other settlements, with buildings here fronting onto the street more closely, which gives the area a rural feel.
	Building typology	The area mostly comprises traditional cottages and a few newer two-storey houses. Barns, stables and outbuildings remain from C17–C19 and retain elements of their traditional design.
Landscape and heritage	Blue and green network	The Street is flanked on both sides by grazing marsh floodplains which are occupied by a scattering of small woodland copses. The Blackwater River runs east-west to the north and is associated with flood zones 2 and 3. A footpath goes westward into the countryside offering multiple long distance views.
	Key views	Views are mainly vistas spanning north and south of the street.
	Heritage designations	The settlement falls entirely within the Conservation Area which contains nine Grade II listings and three locally listed buildings.
Public realm	Atmosphere	The setting is abundantly green and rural, offering a quiet atmosphere that is slightly disrupted by traffic. The White Hart pub is a centre for local activity and a landmark building serving as a gateway into the settlement from the south.
	Streetscene	The only route through the settlement is Eversley Street (The A327) which has more traffic due to its strategic positioning as an entrance point into the Parish. Most of the street has pavements which are balanced with green verges.

Table 05: Brief descriptions of the natural and built form qualities and features which contribute to the character of this settlement and the wider Parish context.

Lower Common

This settlement is a prime example of linear development in Eversley and how infill development can be integrated into the built environment to preserve the historic significance of the area.

The setting is one of the most natural in all the Parish and is an excellent reference of balancing built and green environments.

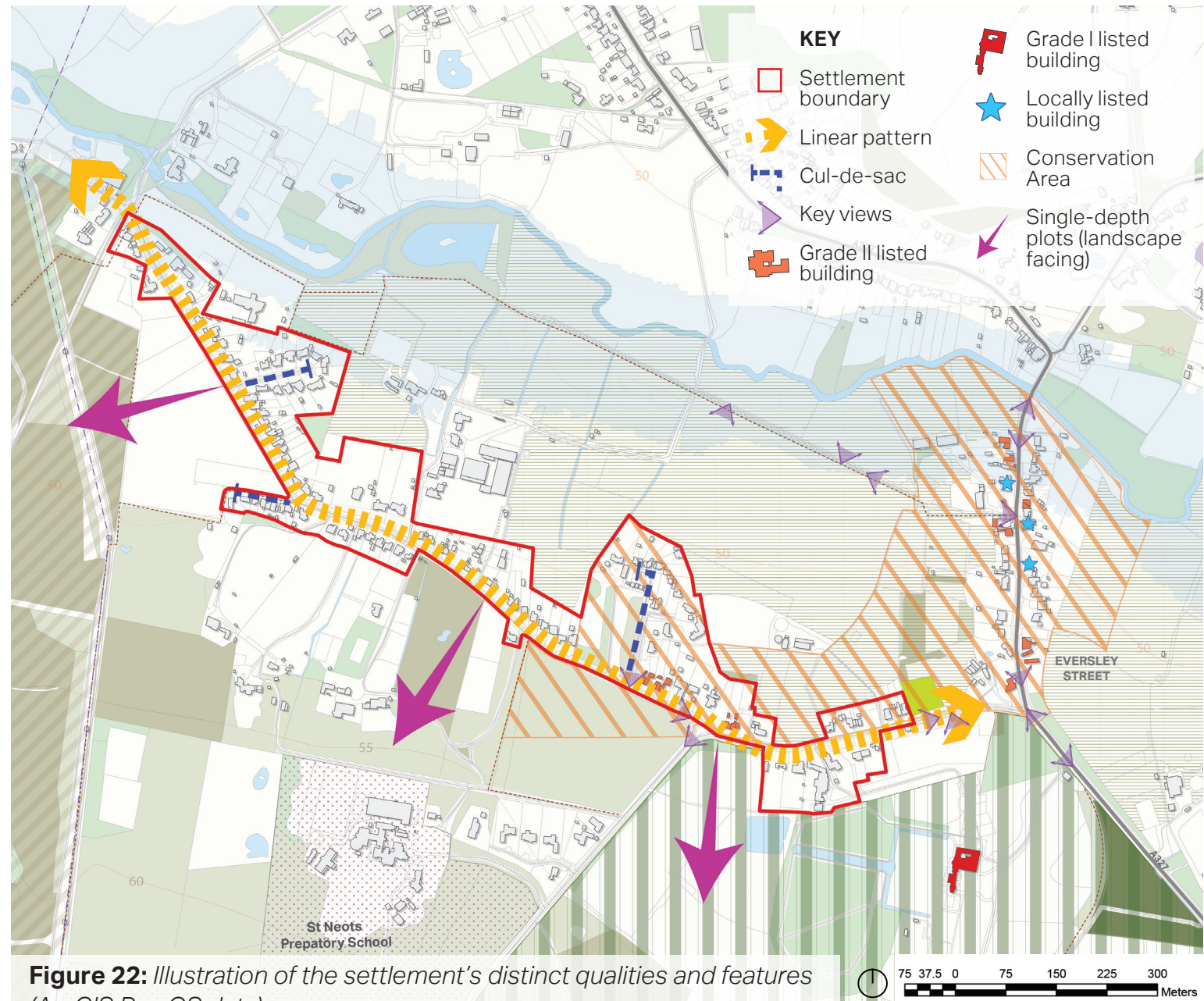


Figure 22: Illustration of the settlement's distinct qualities and features (ArcGIS Pro; OS data).



Figure 23: Dwelling that displays the traditional vernacular associated with Eversley including double gables and exposed timber frames.



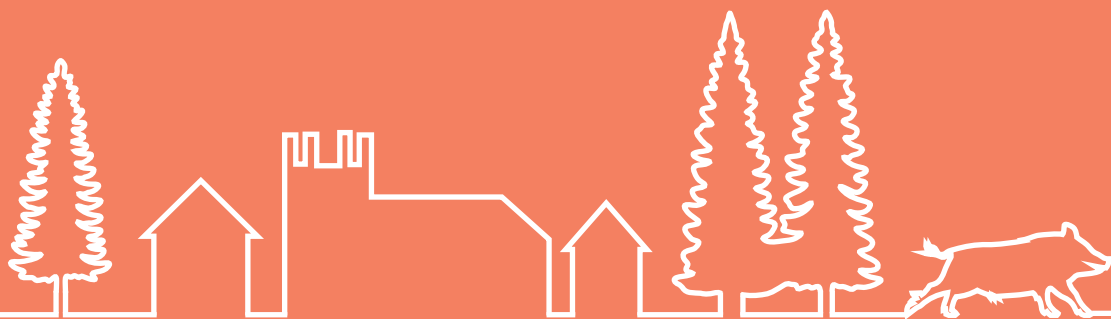
Figure 24: One of the surrounding enclosed fields which dwellings front onto thanks to the single-depth arrangement of plots.

Lower Common distinct qualities and features		
Built form	Urban form	The settlement follows a highly linear settlement pattern with large spans of development located only along the northern edge of the route, creating a highly characteristic single-depth plot layout with dwellings fronting and backing the countryside. There are instances of modern cul-de-sac development but these are generally unobtrusive, placed behind the building line. Plots trend towards being smaller, with a plot ratio 1:3–1:2.
	Building typology	Predominantly two-storey detached houses and bungalows. Architectural style is traditional, with red-brick dominating the palette and rural materials for driveways.
Landscape and heritage	Blue and green network	The area features three layers of greenery: verges, hedges and tree crowns behind properties. The Lower Common Playground provides a recreational focal point, while footpaths extend westwards into woodland and eastwards to Eversley Street.
	Key views	Mostly internal views, limited by woodland flanking the street.
	Heritage designations	The settlement partially falls within the Conservation Area to the east and contains two Grade II listings. A registered park and garden to the south forms the grounds of Warbrook House.
Public realm	Atmosphere	The area, in addition to its highly verdant setting, benefits from garden plots for public use. Overall, the area has a quiet residential character with highly rural characteristics.
	Streetscene	Minimal pavements, no street lighting and permeable timber and densely hedged boundaries enclose the roads.

Table 06: Brief descriptions of the natural and built form qualities and features which contribute to the character of this settlement and the wider Parish context.

Chapter

3



3. Design guidance and codes

This section supports decision-makers and designers when producing or reviewing planning applications in Eversley. This applies to development in allocated sites, infill development and windfall development that may come forward, with a focus on proposed residential development.

To enable a clear design process, new development proposals must use this section to ensure that development proposals enhance the setting and sustainability of Eversley, while not detracting from its context, local character and sense of place.

3.1 Using the guidance and codes

The goal of the guidance and codes is to promote the best possible delivery of development which will support sustainable and contextually appropriate designs.

It is acknowledged that there is not always agreement on aesthetic issues and that opinions may vary. The following guidance and codes therefore allow for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to Eversley's context.

If there is variation from the compliance requirements outlined in this document, it must be supported by factual evidence. Under such circumstances, developers and their design teams must demonstrate that the final proposal will achieve a quality consistent with the vision the Eversley Neighbourhood Plan and Hart Local Plan.

Submissions that do not adhere to the outlined design guidance and codes, and that do not furnish strong rationales, supporting documentation and comprehensive examination of available solutions, may be refused.

3.1.1 Themes and design principles

The content of the design guidance and codes was informed by a site visit, community engagement and baseline analysis outlined in *Chapter 2*. Using this information, the guidance and codes are divided into two broad themes which encompass the needs of Eversley.

The first theme is **(RA) Preserved rural atmosphere** which focuses on the built environment within Eversley's established settlements. While the design principles in this section apply to the whole Parish, the specific focus is to preserve the features and qualities that make up the distinctive character of Eversley.

The second theme is **(GV) Green and natural village** which focuses on the natural environment that surrounds the settlements. These design principles will focus on how the countryside can be preserved and enhanced, as well as bringing greenery into the settlements and improving both visual and physical connectivity to these.

3.2 (RA) Preserved rural atmosphere

This theme focuses on the built environment within and surrounding the established settlements (refer to section 2.2.2 *Settlement analysis*). The goal of the theme is to ensure that proposed development preserves the rural atmosphere which makes Eversley distinct.

Although not limited to these settlements, the design principles build on best-practice examples found within these to guide all future development. This includes both smaller proposals, such as infills, as well as larger proposals that comprise multiple dwellings.



For further advice on appropriate materials and vernacular, refer to Chapter 6 Local Building Style and its Conservation of the Eversley Conservation Areas Proposal Statement.

RA.01

Materials and local vernacular*

- New developments **should** ensure that façades are sympathetic to both the Parish as a whole as well as their immediate context. Eversley is characterised by a varied built form, reflecting different periods of historic development with a wide range of vernacular. Development **should** respond to the local palette, scale and proportions of the area. Contemporary design **could** be acceptable where it is well-resolved, high quality and appropriate to the local grain and material character;
- Developments of multiple dwellings **should** implement a concise palette that complements and unifies all the buildings in the development, but also not rely on 'copy and paste' façades. For example, if bricks are used, then these should all be of the same colour profile, but some dwellings **could** add a rendered portion;

- Fenestration **should** be well-proportioned to the overall façade, with a balanced and consistent arrangement. For instance, windows **should** be evenly spaced and have a horizontal emphasis, with aligned openings and consistent sizing. Upper floor windows **could** be smaller than those at ground floor level to reflect traditional hierarchy;



Figure 25: Example of a well-proportioned facade in Eversley that evenly aligns fenestration and utilises smaller upper windows.

**Note that development is not restricted to the material palettes developed in these sections, and proposals that do not adopt them may still be appropriate within the village context of Eversley. However, schemes that incorporate these features are likely to be viewed more favourably in the assessment of planning applications.*

Eversley material and vernacular palette

Materials



Red brick



White render



Off-white render



Clay roof tiles



Hung tiles



Timber cladding

Fenestration



Sash window



Casement window



Bay window



Lintel detailing

Roof forms



Gable end



Exposed raft/fascia



Hipped/half hipped



Gable dormer

Detailing



String courses



Exposed timber

Porches



Timber porch



Enclosed porch

**Note that dormer extensions are often permitted under Permitted Development Rights (PDR) however these may have further requirements concerning volume, height and fixtures. PDR, however, may not apply if the building is listed or located within a Conservation Area.*

RA.01 (continued)

- Blank façades (in which all or nearly all of the wall is absent from fenestration) facing the public realm **must** be avoided as this creates a sterile setting and limits surveillance;
- Window styles **should** take cues from those commonly found in the Parish, including slightly set back sash and casement styles with timber frames. Lintels **could** be used to incorporate detailing that reflects local building traditions, contributing to a coherent façade composition;
- Front doors **should** be clearly visible from the street, contributing to active and well-defined frontages;
- Entrances **could** draw inspiration from the traditional porch designs found along Eversley Street, helping to reinforce local character;
- Rigid, continuous rooflines **should** be avoided. Instead, there **should** be variation in height, form and spacing, with consideration of topography;

- The use of chimneys, which helps define the village's rural character, **could** be incorporated to create a more iconic roofline and improve long-distance views;
- Rooflines **should** feature steeper pitches that are proportional and symmetrical, reflecting the traditional character of Eversley. These **could** incorporate traditional detailing such as fascias, exposed rafter ends and overhanging eaves for local aesthetic;

- New development **must** avoid the use of flat roofs, including on extensions, detached garages, car ports and outbuildings, to ensure consistency with the established architectural language; and
- Dormers* **must** be pitched at an angle appropriate to the roof and placed in a symmetrical manner that does not dominate the roof. These **must** not raise the building height above the roof ridgeline.



Figure 26: A varied, interesting roofline with a consistent ridgelines and material use and chimneys which add a focal point element for views.



For further advice on street arrangements and requirements for Hampshire County Council, refer to the Technical Guidance Note TG1 - Highway Cross Sections.

RA.02

Appropriate patterns of development and density

- Development that extends from an established settlement (refer to the *Settlement Analysis in Chapter 2*) **must** be designed to integrate sympathetically into that unique settlement and **must** avoid uncharacteristically high density, and urbanised plot arrangements in order to maintain the existing rural character;
- Where development is not extending onto an existing settlement, the pattern of development and density **must** reflect the wider context of the Parish;
- Development **should** ensure that well-established linear settlement patterns, such as Reading Road and within Lower Common, are preserved;
- It is common for new developments to take the form of cul-de-sacs that branch off existing routes, such as Kingsley Road. Proposed cul-de-sacs **should** be organised with a hierarchy of streets that link to a single primary spine road. This

feeder road **should** be thinner than the main route it branches from and the overall layout **must** avoid becoming excessively long or complex with many no-through routes;

- All development **must** be responsive to Eversley's historical context and not diminish the historical qualities of the settlements (e.g. proposing a cul-de-sac adjacent to Up Green or The Street);

- Proposed new routes **could** be designed slightly curved and sinuous, which responds well to the topography and landscape character; and
- Generally, larger development proposals **should** maintain an overall density up to 35 dwellings per hectare to reflect a village morphology. These **could** go slightly higher if housing types comprise short terrace rows.

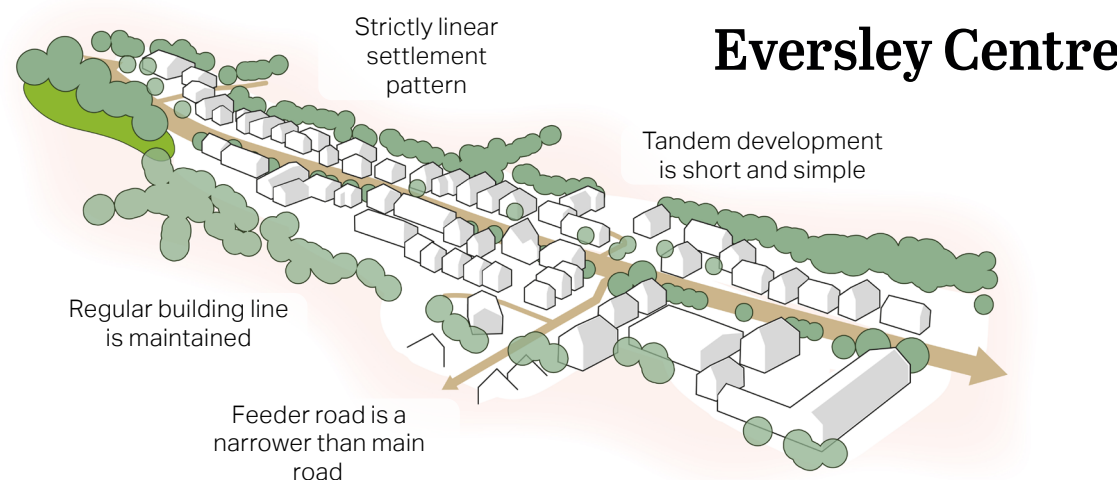


Figure 27: Example of a well-established linear settlement pattern, which appears along Reading Road in Eversley Centre, that should be preserved and referenced by development.

Eversley Cross

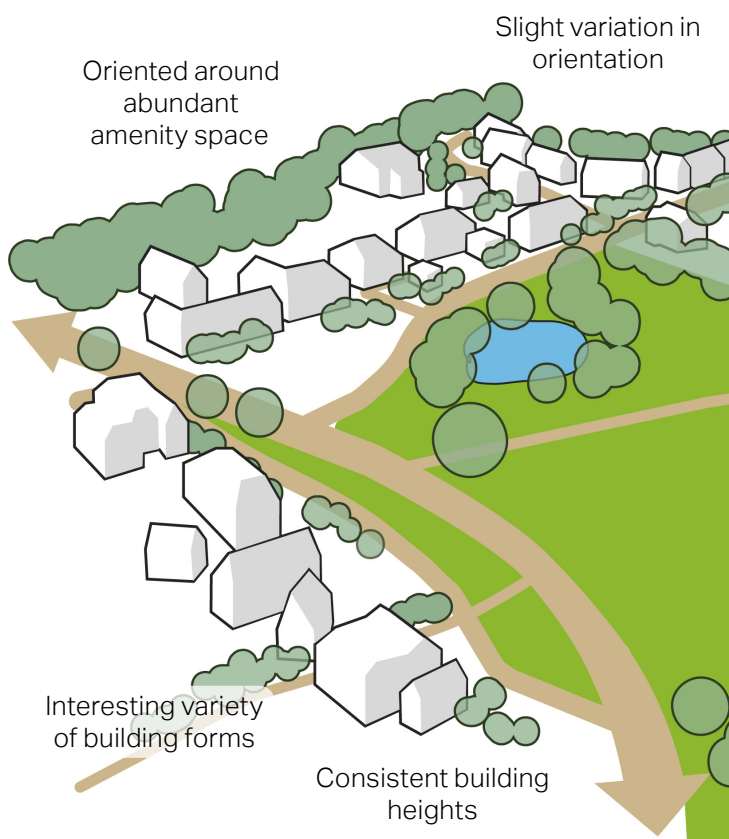


Figure 28: Positive reference of organic building plot morphology and mix of building types, seen within Eversley Cross.

RA.03

Building placement, scale and typology

- New development **must** avoid the repetitive use of identical house types, particularly within larger schemes, in order to maintain visual interest, reflect a traditional, organic character and to provide housing options accessible to the needs of Eversley's population;
- New developments **must** not introduce any buildings that are 2.5 or more storeys in height, which would be unfitting with the existing context;
- For all new developments without an established building line, buildings **must** ensure sufficient setbacks for dwellings to provide adequate amenity space for on-plot parking and a well-landscaped front garden;
- Infill development **should** not fill a gap where a key view facing out of the settlement is recognised;
- Where a single-plot depth is established, infill development **should** not be placed behind the building line (tandem infill) via a new access road. This applies to both individual dwellings and developments of multiple dwellings;
- New developments of multiple dwellings **must** consider the appropriate placement of the dwelling within the plot. For instance, neighbouring dwellings **should** be placed at the greatest distance away from each other to create built gaps for visual permeability as well as being placed to prioritise amenity space; and
- New developments of multiple dwellings **must** consider how building grain and plot ratios will fit in within the existing context. The figures overleaf provide context-specific examples within Eversley and guidance on how these can best be implemented.

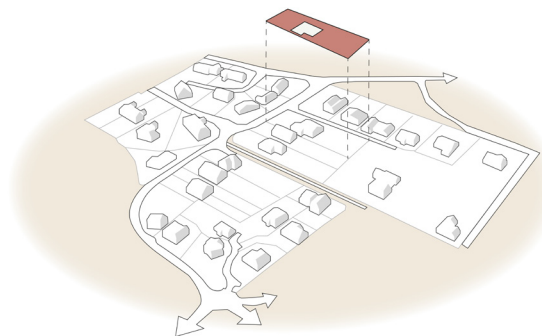


Figure 29: Example plot parameters around Chequers Lane (illustrative).

<30% or 1:3 plot ratio (low-density character):

- New development **should** typically achieve a plot coverage of up to 30%, ensuring that the majority of each plot remains as soft landscape. This **should** include generous rear gardens and meaningful front garden space. Variations in plot size are acceptable within this range where the overall spatial grain is retained.

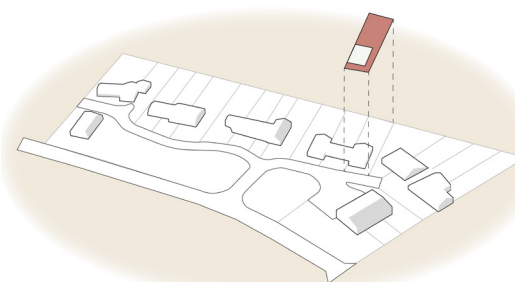


Figure 30: Example plot parameters around Westward Ho (illustrative).

40% or 2:5 plot ratio (low-medium density areas):

- In locations where a slightly higher density is appropriate, plot coverage may increase to around 40%. In such cases, development **must** still retain a meaningful proportion of private garden space and **must** not erode the wider area's green, low-density character. This level may be suitable for clustered, cul-de-sac layouts.

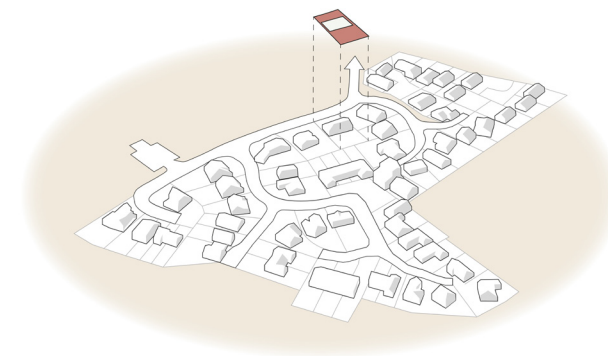


Figure 31: Example plot parameters around The Fielders (illustrative).

up to 50% or 1:2 plot ratio (site-specific justification only):

- A plot coverage of up to 50% **should** be treated as a maximum, not a standard approach. It **should** only be applied in highly specific and justified circumstances, such as small clusters or constrained edge sites. Where this level is proposed, development **must** incorporate robust landscape mitigation and high permeability.



RA.04

Development at the settlement edges

- New development proposals **must** not fill gaps between established settlements in Eversley in order to avoid coalescence and maintain character;
- Where proposals aim to extend upon Yateley's built-up areas within the boundaries of Eversley, a clear separation **must** be maintained between the settlements of Eversley and Yateley itself. Additionally, these proposals **should** be designed as a transitional space from the character of Yateley into Eversley, incorporating local features of both. For example, brick colour **could** gradually transition from brown (more common in Yateley) to the red brick distinctive of Eversley;
- Development **should** provide a gradual transition between settlement edges and the surrounding countryside through well-designed landscape buffering. Abrupt edges (in which development is seen against the countryside) with an absence of any landscaping **must** be avoided. Additionally, densities **should** be lower at the edges of development; and
- Larger developments **must** ensure that access to existing PRoWs (footpaths and bridleways) connecting to the countryside is not disrupted. New PRoW **could** be proposed to link internal green spaces in the proposal.

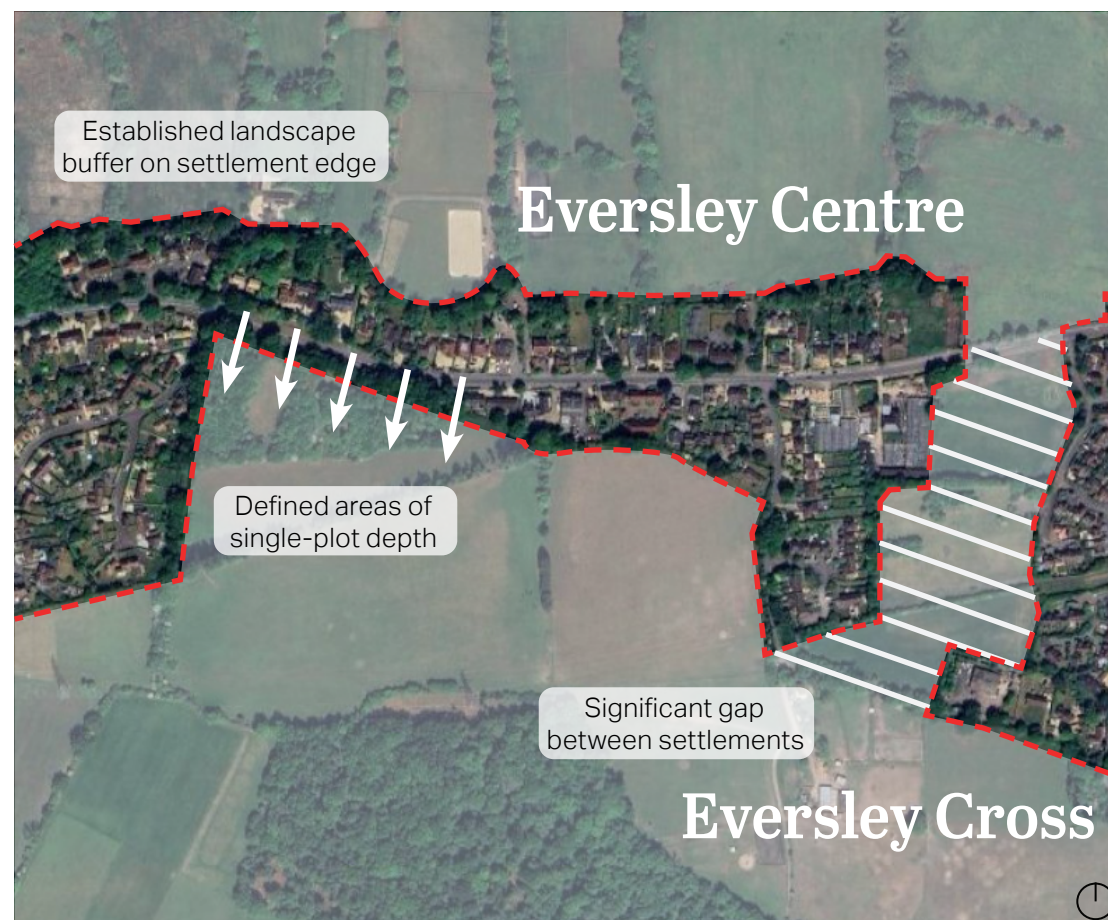


Figure 32: Example of settlement edges within Eversley that are positively screened by landscape. Additionally, significant gaps and defined areas of single-plot depth that all development should enhance and preserve (ArcGIS Pro; OS data).



For further advice on vehicle parking standards and specifications for Hart District Council, refer to **Chapter 5 Residential Car Parking** of the Cycle and Car Parking in New Development SPD (2023).

RA.05

Vehicle parking design

- Parking **should** primarily stay within the property boundary. When on-street parking is necessary, it **must** be parallel to the road. To keep the area pedestrian-friendly, there **must** be no more than three spaces placed in a row; these **should** be separated by trees rather than bollards;
- Clustered parking courts are not appropriate to Eversley's context and **should** be avoided wherever possible. Where these are unavoidable, the parking area **must** be designed in a way that integrates sensitively into the rural setting. These **should** have porous surface materials throughout and the parking bays **should** be semi-informal rather than painted;
- To prevent surface flooding, parking areas **should** use permeable materials such as gravel. Unbound block paving is preferred over tarmac whenever a solid surface is necessary;

- Driveway spaces **should** be positioned behind the front building line and to the side of the house if possible. Parking directly in front of the building façade is discouraged; if it is unavoidable, vehicles **should** not block ground-floor windows;
- Garages **should** use forms and materials similar to the main building. Designs **should** avoid urbanised forms and materials such as flat roofs and unfinished metal up and over shutters;

- On-plot designs should allow cars to enter and leave in a single direction with a minimal maneuvering area and be single-vehicle width; and
- Shared car port structures **could** be an appropriate feature included in developments of multiple dwellings to accommodate more vehicles. These **should** be designed sympathetically to the historic context of Eversley using timber frames, pitched roofs and clay tiles.



Figure 33: Parking to the side of the house without blocking fenestration and has good landscaping and permeable surfaces.

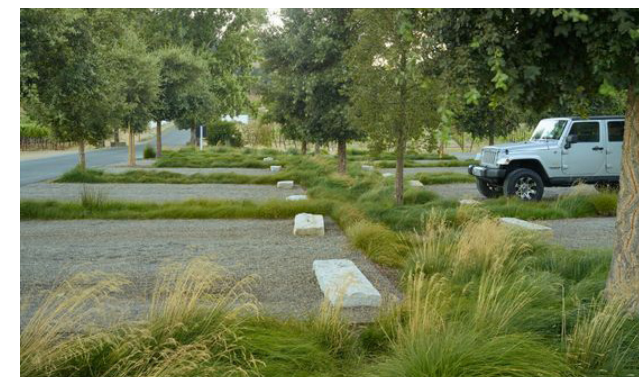


Figure 34: Positive example of a clustered parking court that integrates into a rural setting through materials and landscaping.

RA.06

Boundary treatments

- Boundary treatments **should** define the front edge of the plot while enhancing the rural character of the area. All new boundaries **must** be sympathetic to existing examples within Eversley, ensuring they contribute to the village feel;
- Tall, solid fencing facing the public realm and streets creates an unwelcoming, “fortified” appearance and **should** be avoided in favour of more traditional options that are low and permeable;
- Within settlement centres, such as is seen within Eversley Cross, boundaries **should** be kept to a low-to-medium height for visual interest as well as pedestrian safety. Preferred materials include traditional brick walls or permeable timber fencing that allows for visual permeability;
- Outside of settlement centres, or when plots front onto woodland such as is seen within Lower Common, boundaries **should** transition into hedgerows to provide privacy while maintaining a green corridor. If boundary hedges are proposed next to junctions and footways, then they must be positioned to avoid obstructing sightlines; and
- Rear of property boundaries that can be viewed from the countryside **should** favour soft landscaped boundaries such as hedgerows. Low brick or stone walls in this case **could** be an acceptable hard boundary if fitting with the settlement context, but these **must** remain below 1.5 metres.

Positive



Defined hedgerow



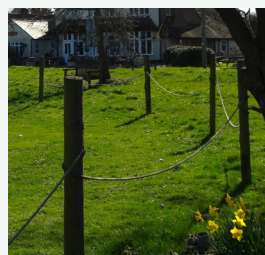
Low brick wall



Permeable fencing



Mixed material wall



Decorative fence

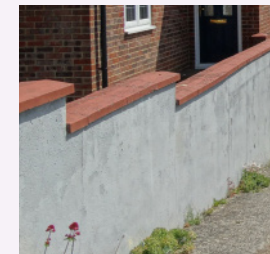


Fencing around parks

Negative



Impermeable fencing



Solid concrete/ cement walls



Overly high walls

Criteria for applicants:

Does the proposed development...

- ❑ reinforce or enhance the established settlement character of streets, landscape and other spaces?
- ❑ harmonise and enhance existing settlement in terms of physical form, architecture and land use?
- ❑ reflect, respect and reinforce local architecture and historic distinctiveness?
- ❑ retain and incorporate important existing features into the development?
- ❑ respect surrounding buildings in terms of scale, height, form and massing?
- ❑ adopt contextually appropriate details and high-quality materials?
- ❑ consider the characteristics of the building line?
- ❑ maintain or enhance the existing gaps between settlements?
- ❑ propose groups of buildings offering variety and texture to the townscape?
- ❑ fully consider the impact of the development on the tranquillity and rurality of the area?
- ❑ maintain the character of dwelling clusters stemming from the main road?
- ❑ consider the effect the proposal would have on the streetscape?
- ❑ consider the appropriateness of the boundary treatments in the context of the site?
- ❑ consider the characteristics of the roofline?
- ❑ maintain the building height of under three storeys?
- ❑ avoid any adverse effects or changes of the setting of a listed building or listed landscape?
- ❑ design groups of buildings offering variety and texture to the townscape?
- ❑ consider details of the windows, doors, eaves and roof details in the context of the overall design?
- ❑ if garages and/or car ports are considered for development, are these reflecting the more rural character of Eversley and avoiding urbanised forms?
- ❑ take every effort to provide adequate on-plot parking?
- ❑ adequately screen the appearance of street parking?
- ❑ consider a plot ratio that is fitting to the density of the area?
- ❑ provide adequate separation between dwellings?
- ❑ suggested a density that is fitting with the surrounding settlement?

3.3 (GV) Green and natural village

This theme focuses on the natural environment within the Parish and surrounding the built-up areas. The goal of the theme is to ensure that proposed development preserves the natural character of Eversley and takes every possible effort to enhance and incorporate it into all proposals.

Design principles will not be limited to open greenery but will also delve into views, connectivity, street tree planting and biodiversity. This theme presents the opportunity for larger developments to be ambitious and maximise the natural assets distinct to Eversley.



Figure 35: Development along the outer boundary of Eversley that is built onto a sloping topography showing how the roofline is a prominent feature.

GV.01

Development on sloping topography and ridgelines

- Development on sloping sites **must** be designed to respond to the natural topography and minimise visual impact in views from public vantage points and ridgelines. Building height, roof form and site levels **should** be arranged so that development appears low-profile within the landscape and does not create an unduly prominent or stepped skyline;
- Development **should** avoid placement directly on ridgelines, with buildings sited lower on the slopes to maintain open vistas and reduce skyline disruption. Buildings at the base of the scheme **should** be set back from ridgeline;
- Buildings on slopes **could** implement a stepped or tiered design to reduce their visual impact from key viewpoints, such as along Reading Road and from higher elevations across the countryside. Where ground floor area is lost due to stepped designs, floor area can be

reclaimed through appropriate roof designs, such as cross-gable roofs which can increase the roof massing by up to 50 percent;

- Swales, rain gardens and permeable surfaces **should** be incorporated to slow down runoff and manage water flow naturally, reducing the risk of erosion on slopes;
- Buildings on hillside development **should** be scattered in the landscape to preserve the fragmented nature

of development and to preserve the prevalent woodland character;

- Significant trees, hedgerows and existing vegetation on slopes **must** be retained and integrated into the development's landscaping scheme; and
- Between different platforms of development, a tree buffer **should** be added to ensure the separation of built form and to ensure the predominance of the existing woodland character.



Figure 36: Example of sloping landscape in Eversley, off of Firgrove Road, that would need special consideration of how the topography will affect building form and views.

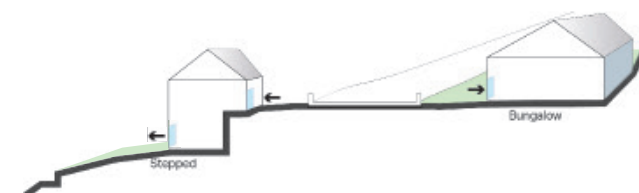


Figure 37: Diagram illustrating the use of stepped building designs on sloping sites, with two-storey buildings on lower ground and single-storey buildings on higher ground to the rear, maintaining a consistent roofline.

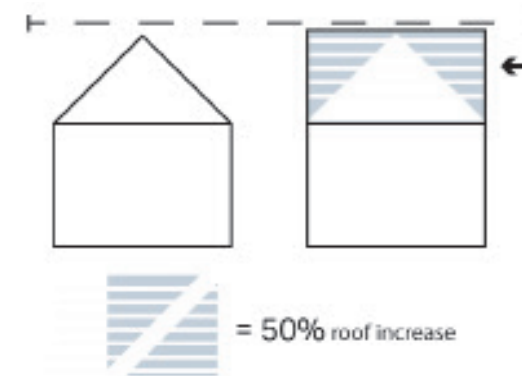


Figure 38: Diagram illustrating increase in roof massing by implementing a cross-gable roof design on sloped surfaces which would be fitting with Eversley's context.

GV.02

Open space design in larger developments

- All new larger developments (10+ dwellings) **must** include adequate open green spaces as part of the proposal. These not only provide amenity spaces for residents but also ensure that developments are not made up of a disproportional level of hardscaped surfaces which would be uncharacteristic and unsustainable in the context of Eversley;
- Open spaces **could** be placed centrally within the proposal or on the edge if backing onto the countryside. This would provide an extra level of landscape screening to protect views;
- Open spaces **must** be designed with natural surveillance by surrounding dwellings and active frontages on more than one side where practicable. Planting and tree placement **should** be carefully arranged to enhance the

quality of the space while maintaining clear sightlines and avoiding obstruction of visibility;

- Where open space includes play, informal recreation or links to routes used by children, it **must** provide safe, direct and accessible pedestrian routes, including provision for wheelchairs and buggies.
- Where play spaces occur, the surrounding roads **must** have traffic

calming measures, crossing points, pavements, gates at the park openings and safety barriers when fronting a road for pedestrian safety; and

- Boundary treatments to open space **should** remain permeable, low in height and consistent with the rural character of Eversley. Open boarded post-and-rail fencing **could** be appropriate where it supports landscape continuity, views, natural surveillance and wildlife movement.



Figure 39: Positively placed and well-overlooked open space between the development and the main access road.



Figure 40: Positive example of a play area within open green space with adequate natural surveillance and boundaries.



For further advice on tree planting technical requirements for Hampshire County Council, refer to the Technical Guidance Note TG15 - Trees, Landscape and Ecology.



Figure 41: Tree presence is a significant characterisation of Eversley which should be incorporated into all developments.



Figure 42: Mature trees, green verges and landscaped gardens define the character of Eversley's main through-roads.

GV.03

Street trees and landscaping

- Development **must** preserve all existing trees and hedgerows wherever possible, as these are vital to Eversley's rural character and carbon absorption. Trees protected by Tree Preservation Orders (TPOs) **must** not be removed unless they constitute a genuine hazard to the public. Specific clusters of protected trees are located along Chequers Lane, as well as within the defined TPO areas of Up Green, Eversley Cross, Lower Common and Eversley Street;
- If tree preservation is not possible, there **should** be an offset tree planted in its place. For hedgerows, these **could** be in the form of filling gaps of existing rows elsewhere in the Parish;
- During construction, developers **must** ensure that root protection zones are strictly maintained and that new tree placement allows for

sufficient buffer zones, providing enough space for specimens to reach their full maturity without damaging infrastructure;

- Generally, larger trees with more canopy coverage **should** be planted rather than multiple small trees. Large trees in particular **could** be used as a landmark and also provide shading;
- Green verges are a common feature in Eversley and **should** be incorporated into larger developments for landscape softening, to provide a buffer between roads and pavements and for enhanced green connections between proposal and countryside; and
- Where tree planting and green verges are not a possibility, raised planters **could** be used to reduce the visual impact of hardscaped features and also demarcate street crossings, parking plots and park entrances.



For further advice on active travel principles in Hart District Council, refer to **Section One The LCWIP**
Context and process of the Hart District Local Cycling and Walking Infrastructure Plan.

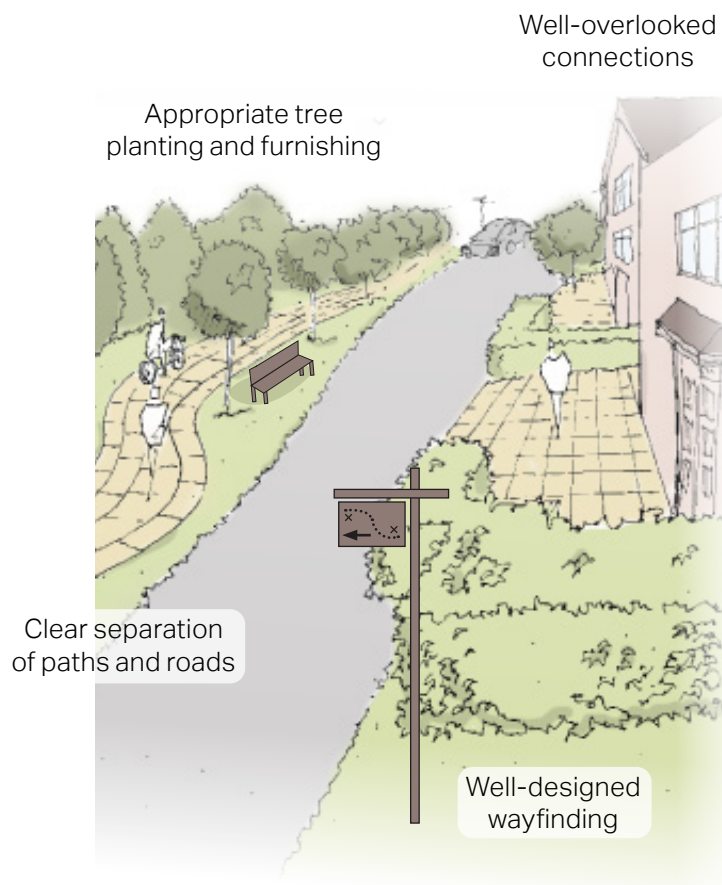


Figure 43: Positive incorporation of well-overlooked connections fitting with a green, well-landscaped rural setting.

GV.04

Connectivity, legibility and accessibility

- Development **must** provide a clear and legible movement network that prioritises walking and cycling while responding to the rural character of the Parish. Shared surfaces, narrow carriageways and short, direct routes **could** be appropriate where they improve safety and accessibility, reduce vehicle dominance and create a village-scale street environment;
- Footpaths and cycle routes **should** be clearly defined and logically arranged, with their alignment supported by natural surveillance from surrounding buildings;
- Benches **should** be placed within open spaces, parks and along PRow routes when appropriate. These **must** be designed appropriate to the context of Eversley, using timber instead of metal or concrete;
- Key routes and spaces **should** be reinforced through views and spatial hierarchy. Important paths **could** be aligned with landmarks or open spaces, while junctions and nodes **should** be clearly defined through design features such as changes in materials, landscaping, or built form;
- Positive legibility of the layout itself **should** aid navigation through the use of visual cues such as landmarks, nodes and distinctive features at junctions. Where appropriate, wayfinding **could** be supported by clear, high-quality signage that reflects the character of the area. Signage **should** be simple, consistent, and contextually appropriate—for example, using natural materials such as timber;
- Cycle infrastructure **should** be supported by secure, conveniently located cycle parking at key destinations such as the school,



For further advice on traffic calming and specifications for Hampshire County Council, refer to the Technical Guidance Note TG11 - Traffic Calming.

village hall, sports facilities and public open spaces;

- Larger proposed developments off main roads **should** not have only a single vehicle access point. If this is unavoidable, a dedicated emergency and services vehicle access **should** be part of the proposal;
- Access points to larger proposed developments **could** be marked by a distinctive landmark, building/s or groups of buildings or a landscaped feature that acts as a 'gateway' to the development. The design of these **should** be fitting to the design features of the surrounding buildings;
- Traffic calming along primary routes **should** introduce traffic calming measures wherever possible. Streets layouts **must** balance traffic calming with access for emergency vehicles and transport vehicles for those with mobile disabilities;

- Informal traffic calming methods **should** be used to cue drivers to reduce their speed. Interventions **could** include reducing the width of the carriageway at strategic locations and introducing green verges with trees to increase the sense of enclosure.
- Vertical traffic calming features such as raised tables **must** be designed to complement the character of the



Figure 44: Traffic calming achieved through landscaping, verges, and changes in street widths and enclosure.

street, using materials such as stone and brick rather than tarmac. Plastic humps, cushions and chicanes **must** be avoided; and

- Active building frontages **could** act as a non-obtrusive way to encourage slow vehicle speeds. This **could** be paired with a building line closer to the street which is appropriate to the historical context of Eversley.



Figure 45: Softscaped interventions to achieve traffic calming which also increases biodiversity along the streetscene.

GV.05

Protecting and enhancing views and vistas

- Development **must** be designed to recognise and respond to local views and vistas, both into and out of the site. Key views towards landmarks, open landscapes and distinctive natural features **should** be retained and enhanced. Key local views are indicated in the *settlement analysis section 2.2.2* of this report, which were appraised in the *Eversley Conservation Areas Proposal Statement*;
- Views towards the landscape from key public vantage points **should** remain unobstructed. Layouts **should** ensure that streets, open spaces and pedestrian routes align with and open onto wider landscape features, including long-distance views and vistas;
- Where the vantage point for a key local vista is only observable through a gap between dwellings, this **must** not be filled in by infill development;
- Internal views within developments **must** be considered, maintaining clear sightlines towards landmarks, focal buildings and areas of open space to aid legibility;
- For settlement edge developments, strategic built gaps between dwellings **should** be arranged along key routes to create new vistas towards the landscape;

- Where views towards the surrounding countryside are framed by landscaped features, these **should** be preserved by development;
- External lighting **must** be carefully controlled to preserve evening views and dark skies to avoid light pollution. Lighting **should** be minimal, low-level, and low intensity, with hoods or baffles used to direct light only where required. Upward light spill **must** be avoided to protect views of the night sky and reduce ecological impact;



Figure 46: View (left: overlooking a field with pylons and a verdant wooded backdrop) vs vista (right: scene looking down Longwater Lane with historic buildings framing the scene).

Examples of local views and vistas



Figure 47: Looking upwards along a PRow footpath from Firgrove Road.



Figure 48: Overlooking a field adjacent New Mill Lane in Lower Common.



Figure 49: Overlooking the village pond towards the B3016 in Eversley Cross.



Figure 50: Overlooking an agricultural field from Up Green towards Eversley Cross.

GV.05 (continued)

- Buildings **should** be carefully positioned to frame views, creating new visual corridors and reinforcing a sense of place, especially within Conservation Areas;
- Where there are vistas looking down historic streets, there **should** be a consideration of building placement to retain and enhance these (e.g. building orientation, setback). Additionally, materials and boundaries **should** reflect those within the vista to ensure a continuity is preserved;
- If the vantage point is from a PRoW, the PRoW **should** not be disturbed by development. If this is unavoidable, the development **must** ensure the PRoW is suitably modified to retain access to the viewing point;
- The views shown in Figures 51, 52, 53, 54, 55 and 56 are a subset of those that have been identified through the Eversley Parish Key Views Assessment as being of particular local significance. Every effort **must** be taken by future development to retain these views; and
- If development is not able to guarantee that these views will not be negatively impacted, a suitable reason **must** be provided as well as a mitigation plan to show how harm to the view can be reduced (e.g. landscape screening, building orientations). If a significant feature that contributes to the view is of continuous open field as a backdrop, then landscape buffering might not be a suitable mitigation.

Locally significant views

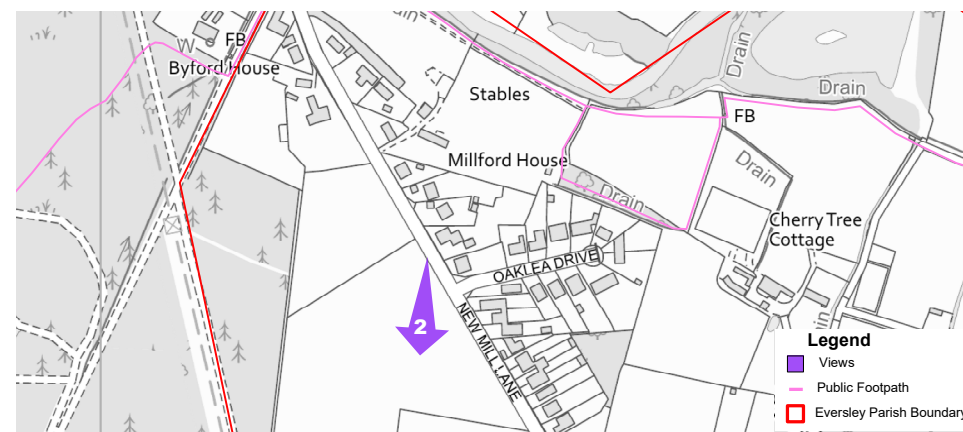


Figure 51: View 2 - Lower Common Views (OS data).

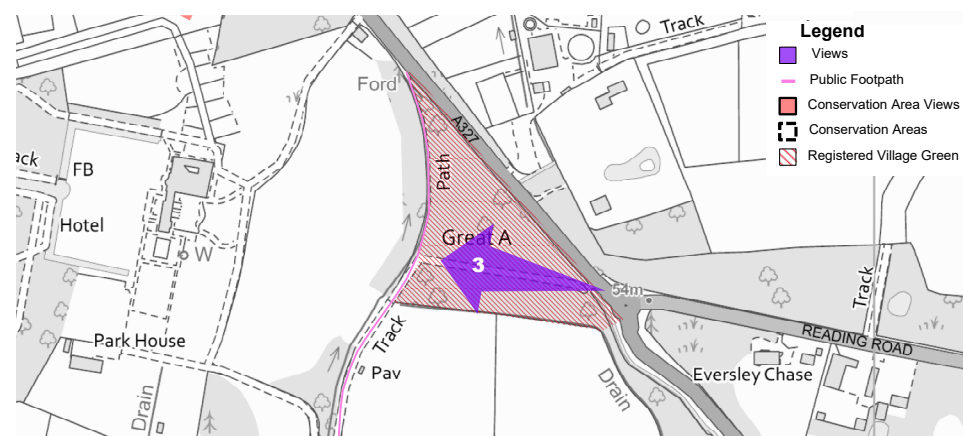


Figure 52: View 3 - Warbrook House Views (OS data).



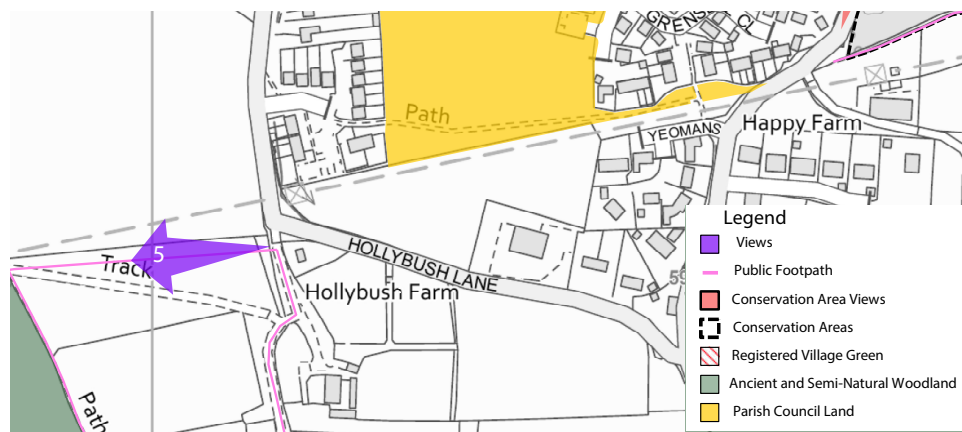


Figure 53: View 5 - Eversley Centre Views (OS data).

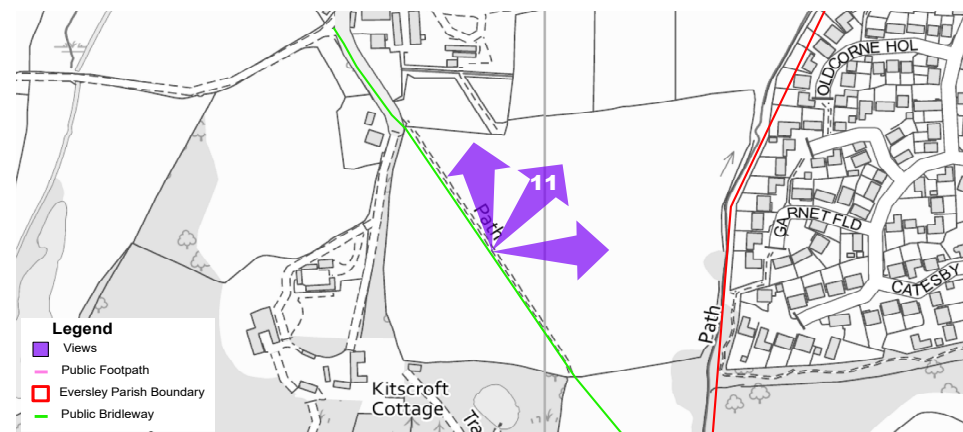


Figure 55: View 11 - Kits Croft Views (OS data).

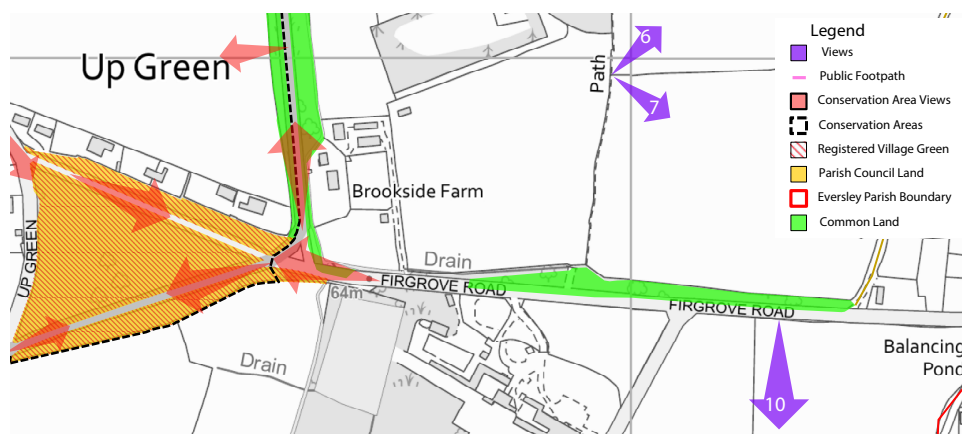


Figure 54: Views 6, 7 and 10 - Firgrove Views (OS data).

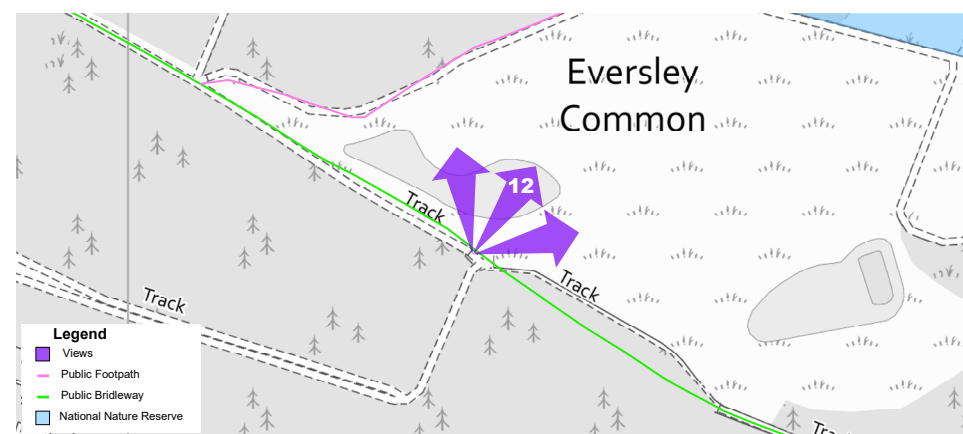


Figure 56: View 12 - Castle Bottom Views (OS data).





For further advice on the planning application process for biodiversity in Hart District Council, refer to the Hart District Council Technical Advice Note on Biodiversity (updated January 2024).

GV.06

Biodiversity interventions

- Development **must** prioritise the retention and protection of existing habitats, as these provide the greatest biodiversity value. Construction activities **must** minimise disturbance to soils and root systems, and buffer zones **should** be established around sensitive features. For example, ancient woodlands **must** have a buffer of at least 15 metres and this **could** be increased to 50 for further preservation;
- Development **should** be planned and designed to support ecological connectivity, ensuring that habitats are not isolated but form part of a wider network. Proposals **should** incorporate green corridors such as hedgerows, tree belts, swales and green verges that link on-site features with surrounding landscapes. Development **should** avoid creating fragmented singular 'islands' of greenery and instead contribute to coherent ecological networks;

- Species **should** be chosen for their function. For example, creepers **could** be used for screening, while high-maintenance, not indigenous species like cypresses **should** be avoided;
- When planting trees, consideration **must** be made of the nearby woodland type. There are large dedicated areas of coniferous and broad-leaved woodland found throughout the Parish and these **should** not be inappropriately or significantly altered;
- Landscaping **must** be layered with a variety of species suitable for the local wildlife, soil conditions and climate. Development **should** avoid hardscaped gardens and include semi-mature trees where possible; and
- Biodiversity inclusions **must** be explored such as nest boxes, hedgehog holes, bat boxes and bat bridges. Reptile corridors **must** be identified and great care taken to preserve them during any building work.

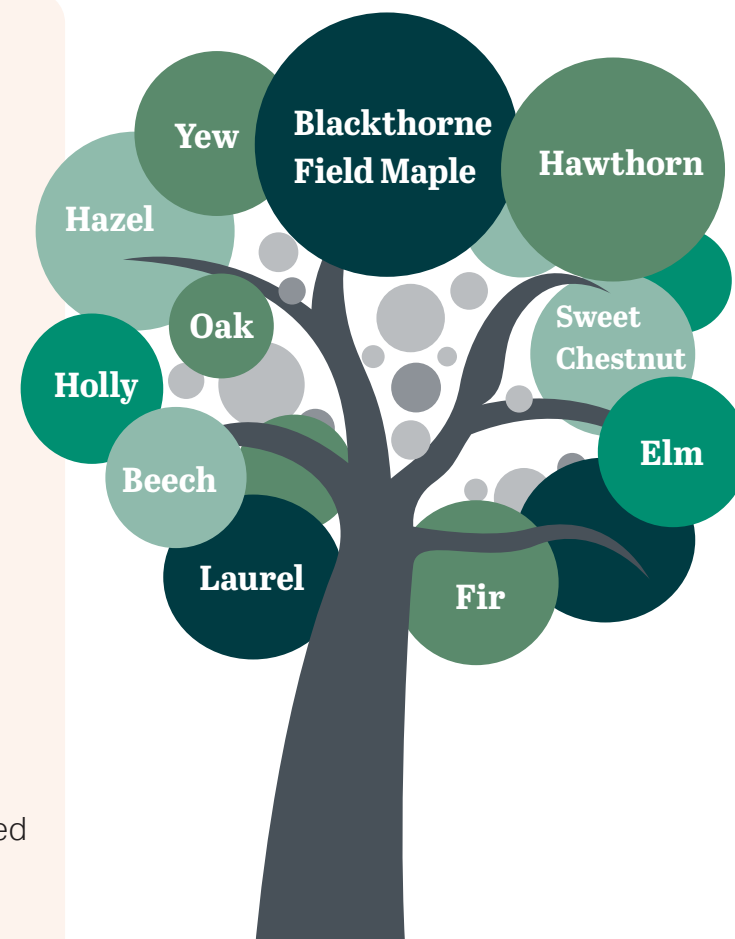


Figure 57: Appropriate tree species indigenous to Eversley's landscape.

Criteria for applicants:

Does the proposed development...

- ❑ integrate with existing paths, streets, circulation networks and patterns of activity?
- ❑ relate well to local topography and landscape features, including prominent ridge lines and long distance views?
- ❑ provide adequate open space for the development in terms of both quantity and quality?
- ❑ respect and enhance existing amenity space?
- ❑ positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience?
- ❑ favour accessibility and connectivity?
- ❑ have regard for all users; in particular pedestrians, cyclists and those with disabilities?
- ❑ maintain or enhance any identified views or views in general?
- ❑ have points of access that conform to the statutory technical requirements?
- ❑ propose trees for natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- ❑ have an impact assessment on the landscape quality of the area taken into account?
- ❑ increase the local area biodiversity?
- ❑ retain important views through gaps within the street scene?
- ❑ consider to soften the presence of cars and hardscaped surfaces through landscaping?
- ❑ consider secure cycle storage to be provided at a central/communal facility where appropriate?
- ❑ ensure pedestrian safety, especially surrounding PRow, open spaces and around schools?
- ❑ explore traffic calming measures?
- ❑ ensure all biodiversity and ecological requirements are met
- ❑ provide adequate natural surveillance onto pathways and open spaces?
- ❑ soften the appearance of buildings that back onto the countryside through landscape screening?
- ❑ replace any loss of trees or hedgerows?
- ❑ have legible networks for pedestrians or provide adequate wayfinding?
- ❑ provide benches at appropriate locations?
- ❑ maintain the impact of street lights on dark skies?

