

# Buriton Village Design Statement 2017



## Updated design guidance for the parish

The Buriton Village Design Statement was originally published and adopted by East Hampshire District Council in January 2000 – one of the first to be produced in the District – with the community being praised, not just for the content of the policy document, but for the way in which it had been produced: including extensive public consultation, involvement and engagement. The resulting design guidelines covered the whole parish – including Buriton, Ditcham, Nursted and Weston.

With the passage of time, some changes to the planning system and with some new issues affecting developments in the parish, Buriton Parish Council has overseen updates to the original Village Design Statement in 2005-8 and in 2015-17 as part of wider exercises: each with widespread consultation and community engagement.

Updating work also included a detailed assessment of the landscapes of the parish and findings from the Buriton Local Landscape Character Assessment now form part of the updated Village Design Statement.

Buriton Parish Council was fully involved throughout the updating exercises and supports all the revisions. The South Downs National Park Authority formally adopted this Buriton Village Design Statement as a Supplementary Planning Document in August 2017 after conducting a statutory six-week period of consultation.

In producing this revised Village Design Statement, all the design guidelines have been revisited and, where necessary, refreshed. When taken together with all the supporting text and appendices, this Design Statement sets out details of local characteristics and qualities which provide local distinctiveness and help to make the parish such a special place.

People applying for planning permission in the parish will need to show that they have had regard to this Village Design Statement (as well as national and local planning policies) when drawing up their proposals. Disregard of the guidance could well result in refusal of planning permission.

Small day-to-day alterations to homes and gardens, open spaces, paths, walls and hedges can gradually affect the look and feel of a whole village. Many such changes may not need planning permission but it is hoped that all local householders and landowners will take account of the principles enshrined in this Village Design Statement.

The Planning Authority can advise on whether a proposal needs planning consent and, if it does, design considerations can be developed at the pre-application stage. Applicants are also encouraged to work with the Parish Council to produce outcomes that are considered to be the best possible for all interested parties.

It is hoped that the updated Buriton Village Design Statement will help ensure that changes in the parish are designed and located so as to reflect local characteristics and to respect local values.

The community is grateful to the following individuals for their detailed guidance and assistance provided during the preparation of this Village Design Statement: Dr Joe Cox, University of Portsmouth; Veronica Craddock, SDNPA; Genevieve Hayes, SDNPA; Dan Oakley, SDNPA; Chris Paterson, SDNPA; and Michael Scammell, SDNPA.

# Buriton Village Design Statement

## Introduction

### What is a Village Design Statement?

Village Design Statements are intended to provide guidance for any development proposals and to inform planning decisions. They provide a way of ensuring that any new developments are designed and located in a way that reflects local characteristics and qualities that people value in their village and its surroundings. The Statements are produced by the local community for use by developers, architects, the Planning Authority and others.

Often local residents may only hear about proposals for development when the design is finished. Although the Parish Council is asked by the Planning Authority for views on planning applications, it may not get the opportunity to offer as much positive input as it would like – particularly on the design of new development: 'how it looks'. In such circumstances, the only option may be for local people to react or protest. However, once a Village Design Statement has been produced, everyone applying for planning permission knows, in advance, the sort of things that are suitable in local communities. This should be helpful to everyone involved.

### Why produce one for Buriton ?

The aim of the Design Statement is to ensure that any future development and change in the parish is based

on an understanding of the area's past and present. It draws attention to what is special about the buildings, open spaces and settings of Buriton, Weston, Nursted and Ditcham – and it gives parish residents a say in the future of their village, by producing guidance on respecting these qualities. Local character could easily be threatened by unsympathetic development and Buriton Parish Council will use this Design Statement to inform its responses to planning applications..

### How has it been produced ?

This Statement has been produced by residents of the parish with the full support of Buriton Parish Council and the South Downs National Park Authority. It is the result of public consultation involving the whole parish at all stages (including public meetings, workshops and exhibitions) and draws upon the detailed findings of a comprehensive Parish Plan and Landscape Character Assessment exercise.

### How will it work ?

This Design Statement describes the settlements in the parish of Buriton as they are today and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the parish. It should assist the Parish Council, District Council and National Park Authority consider planning applications.

It has been adopted as a formal Supplementary Planning Document by the South Downs National Park Authority (in August 2017) as the Planning Authority for the area. People applying for planning permission will need to show that they have taken account of the guidance when drawing up their proposals. Disregard of this guidance may well result in refusal of planning permission.

### Who is it for ?

Change is brought about not only by new buildings, but also by smaller alterations and additions to homes and gardens, open spaces, paths, street furniture, walls and hedges which can affect the look and feel of a whole village.

This Design Statement provides guidance for anyone considering development in the area. It will be valuable to individual householders wishing to build extensions or put in new windows and to planners, developers and architects considering new buildings. It provides a source of ideas for designers to work with local building styles which have helped make Buriton what it is today.

In summary, it is intended for:

- local householders, businesses and farmers
- statutory bodies and providers of services and utilities

- the National Park Authority and local Councils
- developers and builders
- architects, designers, planners and engineers

### What does it cover ?

This Design Statement contains sections on:

- the bigger picture – how geology has produced the settings for our lives
- historical and landscape setting of the parish
- the pattern of the settlements
- open spaces and green corridors within and between settlements
- dark night skies and tranquillity
- the public realm
- the form and style of buildings.

Each section concludes with a number of *Design Guidelines*. Taken together with the accompanying text, plans and appendices, these guidelines provide details of the qualities which local people hold dear. It is hoped that this guidance will ensure that all development is designed and located in such a way as to reflect local characteristics and to respect local values.

## The bigger picture



It is the rocks beneath us that create our landscapes and scenery – and geology also plays a significant role in influencing our natural vegetation, wildlife, agriculture and industrial history.

Geology has also influenced where humans have chosen to settle and where villages have formed. The varied geology in the parish of Buriton also provides a range of building materials which contribute greatly to the villages' local distinctiveness and sense of place.

Buriton has three main geological layers or 'strata' which are now exposed at the surface: an Upper Greensand layer sits between the rising slopes of the Chalk scarp in the south of the parish and the gently undulating Gault Clay lowland to the north. The Upper Greensand, a pale siltstone known locally as Malmstone, is exposed as a distinctive terrace at the foot of the Chalk and, because it is more resistant to erosion than the neighbouring clays, it forms a locally prominent escarpment where they meet

– experienced quite markedly where the roads rise through the rocks near to Nursted Farm, Bolinge Hill Farm and on Weston Lane. Each of these strata has distinctive characteristics and has influenced many aspects of local life.

The best land historically was along the Greensand terrace at the foot of the scarp slope, coinciding with the springline. Like other settlements along the foot of the downs, the village of Buriton is situated at the centre of its parish – giving the settlement access to the widest selection of resources. Work to update the Village Design Statement has used the context of our landscapes to inform layout and design guidelines:

- our landscapes, including the geology and sources of water, were important in deciding where settlements should be built

- some trees may mark ancient field patterns or boundaries – and native hedgerows can provide important 'paths' for creatures to follow

- some historic routes have become important roads today – whilst others remain as quiet lanes or footpaths

- the historic routes led to the first building blocks of our settlements appearing, giving a pattern for later development to follow and also establishing important spaces and views between buildings

- individual plots within the larger blocks vary in size and shape – helping to create the unique character of our settlements; and

- the architectural style, materials and design details of individual buildings add to the local characteristics and qualities that people appreciate.



Wooded scarps provide a sense of enclosure for Buriton



The 2011 South Downs Integrated Landscape Character Assessment (SDILCA) confirms that the parish of Buriton straddles three significant landscape character forms. The most prominent feature is the major Chalk escarpment, to the north lies the Greensand terrace and to the south sits the wooded estate downland.

Important SDILCA findings relating to the parish include the following:

- this rural landscape has a strong sense of tranquillity as a result of low noise levels, presence of semi natural woodland, thick hedgerows and grassland, absence of overt human impact, and low density of settlement

- small nucleated villages with building materials reflecting local geology

- sunken lanes provide a sense of antiquity and provide exposures of the underlying bedrock geology

- the extensive views from the scarps, across adjacent lower lying landscapes, are vulnerable to change (development, lighting etc) which would affect the special remote character of the scarps

- the Greensand Terrace is clearly visible from the adjacent chalk scarps which enhances its visual sensitivity

- consider the impact of any change (development) in views from the scarp

- conserve the intimate scale and secluded rural and tranquil character of the landscape, derived from its ancient hanger woodlands, interconnected pattern of enclosed pastures, sunken lanes, and small rural villages

- seek opportunities to reduce the visual impact of existing visually intrusive elements on the downs such as prominent electricity pylons

- conserve the character of the sunken lanes – seek to reduce traffic pressures and road improvements which would alter the character of these ancient lanes

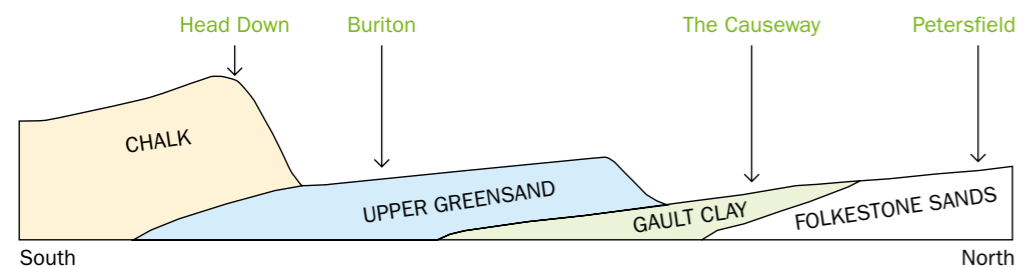
- tracks and rights of way are vulnerable to damage by intensive recreational use, notably off road vehicles

- encourage sensitive integration of any fencing, tracks, hardstanding, jumps and other paraphernalia that are associated with hobby farms or private stables

- local change in relation to individual properties such as lighting or introduction of (sub) urban style fencing and boundaries, or increased traffic pressures on rural lanes, may cumulatively start to erode the perceived rural character of the area and physically erode roadside verges and sunken lanes

- ensure that any built development reflects the local vernacular – develop design guidance to help resist suburban style garden boundaries, kerbs and lighting.

These characteristics, sensitivities and considerations have – along with many other factors – been taken into account in the production of this Village Design Statement.



## History and landscape setting



The parish of Buriton lies south of Petersfield in eastern Hampshire and covers about eight square miles of attractive countryside.

The parish has had a steady population (of about 750) for most of the last century - most living in Buriton village. This population supports a parish church, two pubs, a primary school, village hall and a range of clubs and societies. There has always been a vibrant and caring community feeling - and the village still retains the spirit and character of a real village.

Archaeological evidence shows that the parish has always been a popular place to settle. Buriton village is a picturesque spring-line settlement nestling at the foot of the steep, wooded, Chalk escarpment of the South Downs and sitting on a terrace of Upper Greensand above the farmland to the north. The hamlets at Weston and Nursted were also established on this Upper Greensand terrace although higher and closer to its northern edge, overlooking Petersfield in the valley below. Farmsteads like Old Ditcham and Sunwood have provided further settlement locations.

The Downs form a magnificent backdrop to all the settlements. The settings are particularly dramatic due to the proximity of the hangers in Buriton village and in Weston where the backdrop is Butser Hill - the highest point of the South Downs.

The parish contains a diverse range of inspirational landscapes, encapsulating the variety of the National Park, with a rich array of wildlife, historical features and cultural heritage. There are breathtaking, sweeping views from the top of the escarpment - from which people derive pleasure, happiness and inspiration - and a number of distinctive sunken lanes cut through the parish, linking lower land to the north with the scarp slope of the downs.

Our landscapes are the settings for our lives. They have economic value (providing the setting for economic activity and often helping to attract business and tourism), social and community value (as an important part in people's lives, bringing enjoyment, recreation and inspiration) and environmental value (as a home for wildlife and wild flowers).

When well cared-for, the landscape provides some of the essentials of life, such as clean air and water, food, fuel and raw materials. It helps to regulate our climate, stores flood waters, filters pollution and provides opportunities for us to improve our health and well-being.

For many centuries the Downs were predominantly chalk grassland for sheep grazing but now the majority is arable land with some Forestry Commission plantations of beech and conifers. The northern parts of the parish

are characterised by a well-cultivated, open, gently rolling landscape with hedgerows and small woodland blocks forming strong features.

All of the parish lies within the South Downs National Park. The dramatic landscapes of the Downs are an important national feature and the hanger woodlands are of international biological and landscape importance. A number of other parts of the parish are also recognised as being important for wildlife with designations as National Nature Reserves, Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves.

Sunken lanes form important landscape features in the parish, are valuable as wildlife habitats and are historically



Ancient sunken lanes provide the way into Buriton, Nursted and Weston

noteworthy. It will be important that any new development does not adversely affect the character, setting or value of any of these lanes - either directly or indirectly. The Landscape Character Assessment for the parish has also identified important 'country lane' characteristics of other roads in the parish which should not be threatened.

The core of Buriton village is a Conservation Area and each of the main settlements (Buriton, Weston, Ditcham and Nursted) contains listed buildings - generally of Grade II or II\* architectural or historic interest. There are over 40 Listed Buildings in the parish.

Virtually all the buildings in Buriton and Weston are hidden from view on approach routes into the settlements and from long distance vantage points



Butser Hill - the magnificent backdrop for Weston

as the villages nestle naturally in the landscape.

Only in a small number of locations have 'hard edges' to the village been created in places that are very visible from rights of way: back gardens in open settings with sheds and other domestic paraphernalia; temporary structures and subdivisions of fields for grazing; and tall panel fencing which can spoil local aesthetics. It will be important to try to mitigate these effects and to ensure that there are no more adverse effects in the future. Fencing panels are generally inappropriate.

There are a number of attractive views looking into the settlements, looking out from them and from local rights of way. The views are very much appreciated by

those who live locally and by the many visitors who are attracted to the area by its charm and beauty. Neither new development nor tall hedges or fencing should obstruct existing publicly accessible views into, out of or within settlements. Some particularly important views identified by residents are shown in Appendix 2.

With the Queen Elizabeth Country Park and several designated long-distance walks (including the South Downs Way, the Hangers Way, the Shipwrights Way, the Staunton Way and the Sussex Border Path), the countryside within the parish forms an important

national and regional resource for informal quiet recreation. Any planning proposals for the area need to respect the quality of the landscape and its tranquillity so that this function can continue.



War Down - once downland, now forested



Designations recognising the special character of the area

The detailed Landscape Character Assessment for the parish of Buriton (which forms an appendix to this document) includes SDILCA character descriptions, key sensitivities and future considerations for the three landscape character areas in the parish, amplified by supplementary local comment and analysis from the community-led exercise. Due regard must be paid to these issues in the consideration of any proposals for development in the area.

We have also used the University of Portsmouth 'Landscape Watch' database for the parish of Buriton to identify changes to our local landscapes drawing upon detailed aerial photographs held by Hampshire County Council for 2005 and 2013. Analysis of the data shows only relatively small, localised changes in cultivated and woodland areas over the period along with small increases in buildings outside the main settlements. It will be important for these trends, with little or no adverse effects on the landscape, to be continued.



Strips of woodland form important features



Attractive landscapes surround the villages

### Design guidelines

**LS1:** Any new development should respect the character of the countryside, be in harmony with landscape features and setting, take account of all the important biodiversity in the parish and not be visually detrimental to vistas which are available from many parts of the parish

**LS2:** The planning policies which apply to the South Downs National Park should be strictly applied throughout the parish

**LS3:** Other designations designed to protect special characteristics in the parish should be strictly observed

**LS4:** The key sensitivities, landscape management and development considerations and other recommendations identified in the South Downs Integrated Landscape Character Assessment (SDILCA) and in the Landscape Character Assessment for the parish of Buriton should be respected

**LS5:** Land uses which have a suburbanising influence on the character of the landscape are not appropriate within the parish. The sub-division of agricultural land into paddocks for equestrian uses, for example, can have harmful effects on the character of the landscape

**LS6:** Low native hedging, trees and shrubs are a feature of the parish and should be preserved – and encouraged in any landscaping for new developments – so as to retain the rural nature of the area. Close boarded fencing within the public realm is not appropriate. Fencing within private plots that face the open landscape should be contextually appropriate and sensitively designed to reflect the rural nature of the area such as post-and-rail with native hedge planting

**LS7:** Neither new development nor extensions nor fencing should obstruct existing publicly accessible views into, out of or within settlements or affect views from local rights of way.

**LS8:** Potential impacts of development on distant views (eg. prominent materials, large windows or roof-lights which reflect the light, prominent roofs on the skyline, isolated buildings amidst fields) should be avoided and new developments should not intrude on the skyline when seen from key viewpoints

**LS9:** Sunken lanes form important landscape features in the parish, are valuable as wildlife habitats and are historically noteworthy. Any new development should not dominate or adversely affect the character, setting or value of any of these lanes

**LS10:** The natural, rural, informal, 'country lane' characteristics of all the roads in the parish need to be retained and the important sections of lanes identified in the Landscape Character Assessment map for the parish should not be harmed

**LS11:** Virtually all the buildings in Buriton and Weston are hidden from view on approach routes into the settlements and from long distance vantage points. The villages nestle naturally in the landscape. This important characteristic should guide the location and design of any new development.

1951: one of the earliest Sites of Special Scientific Interest (SSSI) designated in the parish

1962: whole parish included in Area of Outstanding Natural Beauty when East Hampshire AONB created

1968: core of Buriton village designated as a Conservation Area

1972: Buriton to Eastbourne designated as the UK's first long distance footpath – the South Downs Way

1976: Queen Elizabeth Country Park established

1976: Conservation Area extended

1983: Sussex Border path created

1986: Hangers Way and Staunton Way designated

1988: parts of parish included in South Downs Environmentally Sensitive Area

1992: completion of A3 Petersfield Bypass relieves Buriton of traffic

1995: South Downs Way extended from Buriton to Winchester

1999: part of Country Park declared a National Nature Reserve

2001: Conservation Area extended

2010: South Downs National Park created

2013: Shipwrights Way Long Distance Trail opened through the parish

## Settlement pattern



The road network in the parish is typically rural with narrow meandering lanes lined by long-established hedgerows. Sunken lanes are a particular feature.

Buriton is a small-scale rural village which has gradually developed in a piecemeal fashion over the centuries from its centre near the pond. Much of the built form is made up of key buildings such as the church, the old Rectory, the Manor House and small cottages fronting onto narrow lanes.

The village lanes provide great visual interest - narrow, curving, rarely running straight or flat for any length, they give ever-changing views. They are flanked by mature hedges and trees and, with very few pavements, a rural feel is generated right into the heart of the village.

With the houses mainly following the pattern of the old lanes, often hidden in the landscape, open spaces of countryside still extend right into the heart of the village from all directions. Development has evolved around natural features such as the 'hidden valley' of The Links and this valley forms an important visual feature of the village. The lanes converge near the church and pond creating a particularly important and attractive open space: a defining characteristic of the village.

Within the village of Buriton, parts of Bones Lane, Kiln

Lane and North Lane are sunken lanes, set into the landform and are sensitive to development. Gaps between buildings in parts of the village reflect the character and evolution of the settlement pattern but also provide for wildlife. Large gardens act as stepping stones in ecological networks as well as helping to provide soft fringes at the settlement edge.

The settlement pattern of the village reveals four main sub-areas:

- the rural lanes referred to above (North Lane, Bones Lane, South Lane, Kiln Lane, Petersfield Road and Greenway Lane)
- the High Street (the heart of the village)
- Sumner and Glebe Roads; and
- the Heatherfield development

Only the houses in Sumner / Glebe Roads and in Heatherfield have a uniform character. Even here, mature gardens and hedged boundaries soften the effect and extensive views to open countryside remain. In Heatherfield, deliberately uneven building lines and an irregular distribution of dwellings help to create interesting visual relationships. A footpath from Heatherfield to Bones Lane helps physically to integrate this development into the village.



*Narrow curving lanes characterise the historic settlement patterns*

Almost no new buildings have been built in Weston over the last 100 years. The hamlet has one main lane running more or less east-west along the higher northern edge of the Upper Greensand terrace. This linear pattern, with almost no dwelling overlooking another, helps to give Weston its particular character. With only one road into or out of the hamlet, via a sunken lane, Weston has a special 'secret' quality and a close community spirit.

Nursted and Ditcham are areas of scattered houses based mainly on early farmsteads.

As in other spring-line villages along the foot of the scarp slope of the downs, flooding can be a major challenge. There are two existing causes of flooding in Buriton. Firstly, in

periods of heavy or sustained rainfall, the hillsides and fields above and to the south of the village can become saturated and unable to hold any more water. Some houses have been flooded on a number of occasions with people forced to move out whilst drying out and repair work takes place. Secondly, the capacity of the drainage system along the village High Street is often unable to cope with heavy rainfall and, exacerbated by traffic driving through the deep water, properties adjacent to the highway are at risk of flooding.

### Design guidelines

**SP1:** Spaces between settlements are vital in preserving the special identity of the local communities - particularly the gaps to the built-up area of Petersfield. Concern about the potential erosion of these important gaps remains high and it is important that the gap between the parish and Petersfield is preserved

**SP2:** Any development must maintain the historic settlement patterns of Buriton, Weston, Nursted and Ditcham, recognising how they relate to the landscape settings and responding to this understanding

**SP3:** The traditional form of the settlements should be maintained rather than building any new housing estates and planning decisions should support conserving the form, pattern and rural character of the existing settlements. The boundaries of the settlements, as defined in the statutory Development Plan, should be strictly observed with new development confined to infill plots, redevelopment and conversions maintaining, as far as possible, the existing patterns of density.

**SP4:** As in other spring-line villages along the bottom of the scarp slope of the downs, flooding can be a major challenge with fields around the edges of the settlements playing important roles as reservoirs and soakaways. Any new development should not exacerbate the risk, frequency, severity or relocation of flooding

**SP5:** Any new development should not dominate or adversely affect the character, setting or value of any of the sunken parts of Bones Lane, Kiln Lane or North Lane

**SP6:** In order to retain the existing character of the parish and the settled relationship between buildings, and to minimise the impact on biodiversity, the building of houses in existing gardens will not usually be supported

**SP7:** The entrances to the settlements in the parish are generally very attractive and any new developments should not detract from this character. Any changes on the fringes of the villages should not be obtrusive, but sensitively inserted into the landscape. Mediocre, substandard or inappropriate designs should not be allowed to creep in from the margins of the villages

**SP8:** New buildings should reflect both the size and scale of existing buildings and their position within the building plot



*Flooding can be a challenge*



## Open spaces and green corridors



Pond Green – one of a number of important open spaces

The open spaces with which Buriton parish is so richly endowed, provide both memorable views and a sense of peace. Two different 'types' of open space are significant: rural gaps between settlements; and important open spaces within each settlement.

**Rural gaps between settlements** – particularly the gap between the settlements and the built-up area of Petersfield – are vital in preserving the special identity of the local communities. Concern about the potential erosion of these important gaps remains high. Residents of Weston and Nursted are particularly worried about the potential encroachment of Petersfield and a consequential loss of identity and the feeling of isolation which is greatly valued.

There are too many examples elsewhere in the country where towns have expanded and 'gobbled up' surrounding villages with a loss of character, variety and distinctiveness. It is important that this does not happen to the parish of Buriton and the Local Planning Authority must ensure that the gaps of open countryside between settlements remain undeveloped in the long term.

**Open spaces within settlements** add significantly to the feel of the villages and allow a peaceful atmosphere to be retained. Within Buriton village, as a result of the settlement pattern, important open spaces of countryside extend right into the centre of the village from all sides like 'green fingers'. The 'secret valley' of The Links and surrounding fields are

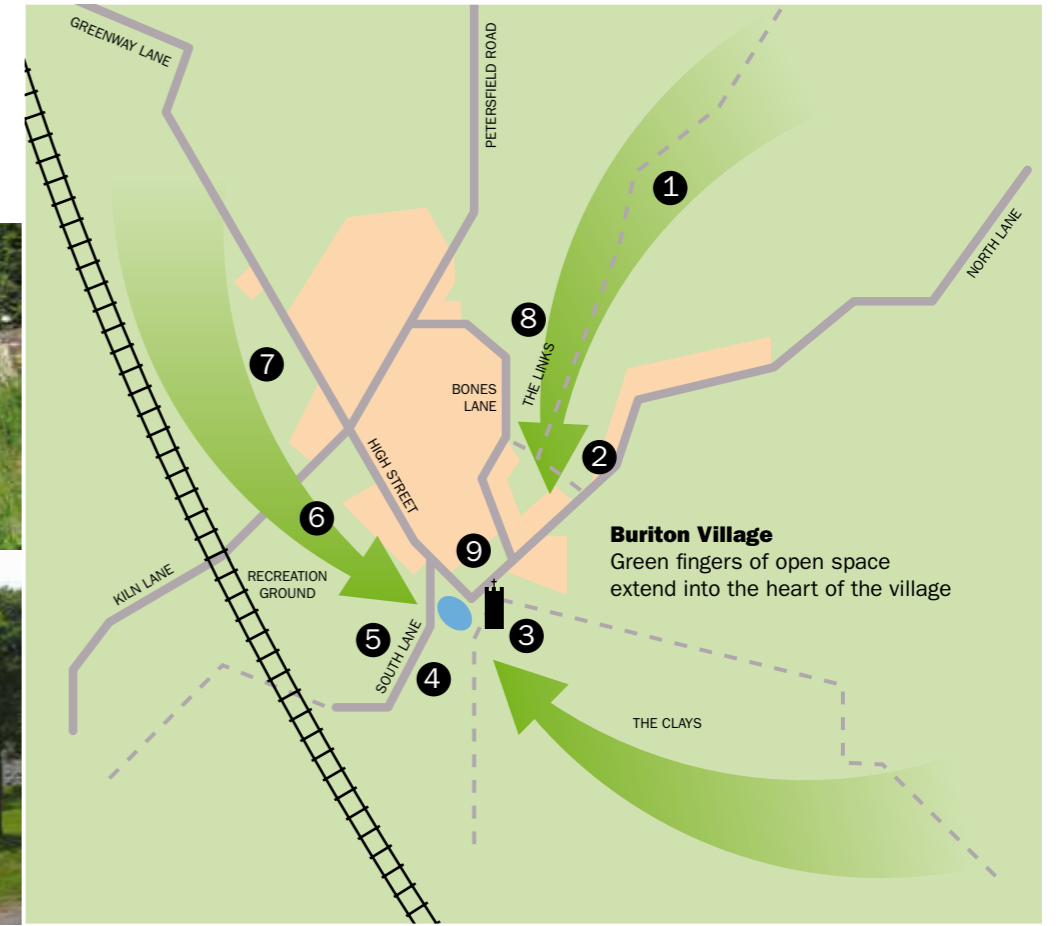
particularly important visual features and, with associated footpaths, provide a valuable local amenity. The Clays and the Old Rectory meadow are other notable examples.

Views into, along, across and out of these open spaces are important and these 'green fingers' enhance the atmosphere of rural tranquillity. They must be respected in any proposals for future development. The Buriton Conservation Area was extended in 2001 to include The Links and adjoining fields between Bones Lane and North Lane in the same way that the open spaces around South Lane were already included. These open spaces, and the views afforded, are very important to the character of the Conservation Area.

Where the village lanes converge near the church, the pond and the adjacent 'pond green' at the junction of Bones Lane and North Lane create an attractive open space flanked by majestic horse chestnut trees and by the war memorial, the Norman church, the Manor House and the Old Rectory. The pond itself is a focal point and a particular feature of this enclave. It is important that it is sensitively maintained. Other important open spaces in Buriton are the Recreation Ground, tucked away behind the High Street, and the fields adjoining Greenway Lane and Kiln Lane which provide long views into the village and out to the hangers.

Weston is a close-knit community, but it is so partly because each resident has the space about them to act independently. The spaces between dwellings contribute significantly to the character of Weston. Infilling would destroy this.

**Green corridors within settlements** are also provided by low native hedging, trees, shrubs and roadside verges to join with the countryside beyond. They play important roles in maintaining biodiversity and contribute significantly to the local character and environment. Trees provide a number of important local landmarks and it is almost possible to navigate around the settlements by using the trees alone. There are a number of individual trees, groups of trees, hedgerows and wooded areas which are particularly visually important and which form valuable corridors for wildlife. There are areas of ancient woodland in the parish which support rare and endangered plants and animals and which are extremely important for wildlife and for the cultural heritage of the area. Nesting boxes on existing and new developments can also provide opportunities for wildlife.



### Design guidelines

**OS1:** The open spaces between settlement areas within the parish, and between the parish and Petersfield, should be preserved and protected from inappropriate development

**OS2:** New development should be excluded from the 'green fingers' around The Links, the Clays and the Old Rectory Meadow

**OS3:** The Links and adjoining fields behind Bones Lane are particularly important open spaces (affording views which are important to the character of the Conservation Area) and should be retained

**OS4:** It is particularly important to retain the open spaces around Buriton village pond, the Recreation Ground and the fields adjoining Greenway Lane and Kiln Lane

**OS5:** The areas around Buriton village pond, the war memorial and Pond Green should be sensitively maintained (including minimising adverse effects of traffic and parking provision)



**OS6:** Important open spaces between houses should be retained to reflect the character and evolution of the settlement pattern as well as providing for wildlife

**OS7:** The open spaces between houses in Weston contribute significantly to the local character and new development should avoid them.

**OS8:** Some important trees, hedgerows, copses, ancient woodlands and other wooded areas have been identified in the Landscape Character Assessment map for the parish and trees flanking the lanes, tracks and hanger woodlands have also been identified as being particularly important. These should not be lost or allowed to become isolated and any new planting should use native species

## Dark night skies and tranquillity



The parish of Buriton has some of the most tranquil areas in the South Downs National Park and some of the darkest night skies.

Tranquillity and a sense of isolation in the parish provide inspiration and spiritual well-being for visitors and residents alike in one of the busiest and pressured regions of the country.

The tranquillity of the parish is influenced by things that people can both see and hear around them and part of the parish has been affected by noise from the A3 Trunk Road for a number of years. However, with the introduction of low-noise, 'whisper tarmac' along the length of the A3 through the parish during resurfacing by Highways England in 2015-16, the main cause of noise disturbance in the parish has been removed.



The main audible intrusions affecting the parish are now noisy recreational activities such as off-road vehicles and motorcycles using parts of the Rights of Way network (BOATs) in the parish.

In 2016 the National Park was awarded IDA International Dark Night Skies Reserve status – one of only eleven places in the world to be so accredited. Although the Reserve covers the entirety of the National Park, the status is dependent upon conditions in a continuous dark sky core area and a 2km buffer zone. Any erosion of dark skies conditions in these areas can threaten the International Reserve status.

The parish of Buriton sits in the core area of the International Dark Skies Reserve but forms a narrow pinch-point within the Reserve – with more widespread darker areas to the west and to the east (see map opposite). Buriton provides a vital part of the core area, sitting between the brighter lights of

Petersfield and Clanfield to the north and south. Any deterioration in the quality of night-time darkness in the parish of Buriton could, therefore, threaten the International Reserve status and the National Park Authority has identified Buriton as an area which would be particularly vulnerable to change: lying between larger urban settlements to the north and south.

Buriton Parish Council is very keen to work with developers, lighting authorities and the Local Planning Authority to conserve and enhance the intrinsic quality of the dark night skies above the parish for the benefit of people and wildlife.

The parish is also working towards IDA Dark Sky

Community status so as to minimise the range of effects of light pollution: wasting energy, costing money, impacting upon wildlife and affecting human health as well as preventing people from enjoying the night skies. The community will be seeking a fully-shielded or full-cutoff standard for all lighting fixtures over 1500 lumens and a threshold of 3,000 kelvins for the allowable correlated colour temperature of all lighting fixtures.

Extra attention must therefore be paid to any proposals which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting. Roof-lights can be particularly intrusive and damaging.



The parish of Buriton forms an important pinch-point in the South Downs International Dark Skies Reserve

### Design guidelines

**T1:** Due regard should be given to the SDNPA's 'dark skies' policies in respect of lighting throughout the parish for both public and private areas so that lighting is (a) kept to the minimum necessary for safety whilst (b) preventing light-spill or glow by incorporating fixtures such as downlighters and timing switches

**T2:** Because of the critical, 'pinch-point' location of this parish in the South Downs International Dark Skies Reserve: developments, re-development and alterations should refrain from using roof lights unless it can be proven to be absolutely necessary. Any areas of glazing and roof-lights in new developments and in redevelopments or alterations must also include measures to prevent light pollution (such as specially treated glass)

**T3:** Light pollution from Petersfield already affects the night-time tranquillity of the parish. New development should not exacerbate this problem

**T4:** Development which is detrimental to the amenity value and tranquillity of public rights of way should not be permitted

**T5:** The sense of peace and tranquillity in the parish can also be destroyed by noise and air pollution. Very careful consideration should be given to any new uses which may bring harmful effects. In some cases it may be possible to reduce adverse effects to acceptable levels by design and layout considerations.



## The public realm



The quality of all publicly owned places and accessible spaces in the parish is vital in retaining the appearance and attractiveness of the area and all statutory bodies and utility companies have important roles to play.

Amongst the most commonly reported 'eyesores' in the parish are the poles and wires for overhead telephone and power supplies which are intrusive in some lanes and in the countryside. The capacity of water supplies and drainage systems can also be problematical.

Although the roads and lanes in the area have a functional and utilitarian role in providing access, they provide the front door and foreground for the parish's special built and natural environment. The network of footpaths and bridleways in the parish is also greatly appreciated by residents and visitors alike.

The road network in the parish is typically rural with narrow meandering lanes lined by established hedgerows. These lanes are important to the character and enjoyment of the landscape: narrow, curving, rarely running straight or flat for any length, they give ever-changing views. Even minor alterations can change their character and, unintentionally and cumulatively, transform a country lane into a minor suburbanised road. With very few pavements, a rural feel is generated right into the heart of the village. The introduction

of more pavements would compromise this character and be inappropriate.

In recent years the community has worked with the Hampshire County Highways Authority to rationalise and reduce signage in the parish and produce a tidier, more attractive and less cluttered appearance. About twenty road signs were removed in the village in the period 2008 to 2013 as well as a number of bollards, verge markers, mono-block kerbing, centre-line markings, give-way markings at nine minor junctions and other unnecessary street clutter.

In places, road signs and markings were replaced by lengths of native hedging with new trees for focal points and a successful scheme, drawing upon shared-space principles, was introduced to reverse the decline in streetscape and to emphasise the particular qualities of our streets and lanes. A simple series of small scale, sensitive, high quality design solutions were implemented in appropriate materials to integrate traffic with the public realm.

The narrowing of roads and absence of markings has reduced traffic speeds whilst the very low kerb heights allow wide vehicles, including buses and farm vehicles, to pass by sharing the paved areas. Sixty metres of ducting was placed under the new road surfacing so that overhead cables could be removed in the future.

The project creates improved public spaces, gives space back to pedestrians and cyclists and influences the behaviour of vehicle drivers in ways which do not rely on increasing amounts of road signage, road paint, bollards and other inappropriate clutter.

It will be important to maintain this enlightened approach in the future. Any new signs, road markings or street furniture should only be introduced when absolutely necessary and following consultation with the Parish Council.

Any changes to highways in the parish need to draw upon best practice for rural road design and management so as to conserve, enhance and reinforce the distinctive identity of the built and natural environment by closely integrating the design and treatment of roads with their context. Advice in the "Roads in the South Downs" guide, produced for the National Park and Highway Authorities, should be followed closely.

Where access routes to new development lie along historic rural roads there may be unacceptable traffic impacts (on aesthetic and landscape grounds) even though there may not necessarily be a severe impact on standard highways grounds such as safety or capacity

Sunken lanes are a particular local feature and are of some regional and national significance. The parish's rural

road network is a heritage asset in its own right but increasing traffic on sunken lanes can have a particularly severe impact on erosion of their distinctive, steep sides. It also reduces their safety and attractiveness for walkers, cyclists and equestrians, given the limited opportunities to avoid traffic by moving off the highway.

One of the challenges for the future, given the small scale of the settlements in the parish, the narrow roads and the scarcity of parking, may be to cater for more walkers, cyclists and equestrians and fewer cars. On-street parking can be visually intrusive as well as causing road safety problems in places. Elsewhere it can help to slow the speed of traffic in a community where a low-speed traffic environment is important. The location, layout and design of any new parking areas must be very carefully considered.

There are problems with the capacity of water supplies and drainage in the parish which could be affected by development in the future but there is a rich and valued network of Public Rights of Way which allows access to the countryside.



Sunken lanes are a particular local feature

### Design guidelines

**P1:** The quality of all publicly owned places and accessible spaces in the parish is vital in retaining the appearance and attractiveness of the area and context-specific design of all features in the public realm is therefore very important. This includes the need for all statutory bodies and utility companies to minimise the intrusion and visual impact of their installations

**P2:** As well as a functional and utilitarian role in providing access, our roads and lanes provide the front door and foreground for our special built and natural environment. Changes and repairs to roads, lanes and footpaths should maintain the rural nature of the parish and avoid standardisation and urbanisation resulting from installation of inappropriate surfaces, kerbs or street furniture. New pavements on existing lanes would be inappropriate within the villages - alternative solutions to pedestrian safety should be sought if required

**P3:** The low-speed traffic environment is essential for the vitality and safety of the community and the planning system should assist this whenever possible

**P4:** Developments should not result in roads being widened or straightened or in new access arrangements which damage rural, 'country lane' characteristics. Development should not be of a level or type which would give rise to

increases in traffic that could damage the rural character of lanes in the parish

**P5:** Sunken lanes are a particular feature of the parish, as well as lanes bounded by hedges or verges, and can form delightful and historic 'green tunnel' landscape and ecological features which are very susceptible to damage. The pattern and character of these lanes should not be spoilt

**P6:** The introduction of any further traffic calming should be in keeping with the character of the measures introduced since 2008 so as to retain an attractive and un-cluttered appearance. Any new signs, road markings or street furniture should only be introduced when absolutely necessary, and following consultation with the Parish Council

**P7:** The location, layout and design (including materials) of all new vehicle parking areas, whether private or public, should:

- not have any negative impact on the landscape, biodiversity or public realm
- reflect the positive elements of the surrounding environment
- make use of existing buildings and landscape features to shield views of parking areas
- keep signage, lighting and markings to a minimum (if required at all)
- treat entrances and boundaries carefully to minimise their visual impact
- use permeable surfaces to minimise surface water run-off

**P8:** All cabling and associated equipment for all utilities required for any new developments should be placed underground and a programme to resite existing overhead wires underground should be explored with electricity and telephone companies encouraged to share their poles

**P9:** Due to the capacity of water supplies, soakaways and mains drainage in the parish, particular regard should be given to the design and suitability of proposals in new developments and potential effects elsewhere in the parish

**P10:** There is a substantial network of Public Rights of Way within the parish which allows access to the countryside and:

- footpaths and bridleways should be kept open, free from motorised traffic and in good repair
- any diversions should be carefully planned with the Parish Council
- proposals to close any Public Rights of Way should be resisted
- opportunities for new Rights of Way should be considered.



Fence panels can spoil public paths and views

## Building form and materials



Buildings throughout the parish display a rich warmth of natural materials against a backcloth of mature vegetation. Buildings are generally in local malmstone, soft red brick or painted render. The local cream malmstone is used extensively throughout the settlements. It gives distinctive visual unity to the street scene. Brick dressings and flint work contrast pleasantly with the stonework and the local materials blend compatibly with the surrounding landscape.

Buildings in the parish are generally one or two storeys - notable exceptions being the converted hopkilns, the Old Rectory and the Manor House in Buriton. Many properties are detached. Terraces are present although not common. Front gardens of traditional dwellings tend to be small with buildings set close to the lanes. Low boundary walls in brick and flint (or just brick) are common and help to reinforce and bind relationships between properties.

There is a wide range of traditional windows including sash, casement and some leaded light windows. Vertically aligned window patterns are predominant. Most of the older roofs are clad in handmade clay tiles or slates although a few are thatched. Roofs have interesting features like overhanging eaves and tall chimneys with terracotta pots which reinforce the vertical emphasis.

The core of Buriton village is a Conservation Area, recognising that many individual buildings and groups of buildings, although not necessarily outstanding enough to be listed, make an important contribution to the character of the village as a whole. Development within or within the setting of Buriton Conservation Area will need to be carefully controlled.

Some residents and visitors have commented that some of the newer buildings in Buriton do not blend well into the surrounding countryside and are visible from miles away. They say that some break all the rules in terms of setting, style, proportions and colour tones. They feel that these are very uncharacteristic and they hope that this Design Guidance can help prevent discordant developments in the future.

There are, however, felt to be some recent examples of relatively good design - a number of sensitive new buildings and house extensions which meet most of the important criteria. The low cost housing units in Sumner Road, Buriton, are commended for their attempt to provide a varied layout and mix of materials within a limited budget - avoiding a monotonous block of uniformity which could easily have resulted from so many new dwellings. Even here, however, features such as the span and pitch of the roofs are felt to be out of keeping.

Modern development has, therefore, already impacted on the visual character of the parish. Any new buildings, or alterations to existing ones, may further affect the local character. Those who undertake development should, therefore, do so with care, respecting the details, overall form and materials already found in the parish.

Whilst new developments should not necessarily attempt to replicate the local traditional styles, they should be designed to respect and reflect nearby colours, textures, materials, shapes, styles, proportions and components. The use of flat roofs, roof-lights, stained timber and UPVC components are not generally appropriate and, when proposed, need to be considered with great care both in terms of elegance of intrinsic detail and site context. With materials, blends of compatible colours can avoid single, monochrome



Attention to detail contributes to harmonious extensions

effects. The height and massing of new development is also important, taking into account existing landform and slopes in the terrain.

In recent years there have been some new buildings in the parish which have attempted to imitate the local malmstone material with other types of stone. These attempts tend not to marry or weather well or integrate into the local setting. Imitations are often not as soft or possess a harsher texture and, where traditional styles are to be replicated, then traditional materials which are still available should be used. It is also important that malmstone should be laid in horizontal courses to reflect local craft characteristics.

Any new developments should include a good variety of house sizes and should include adequate off-street parking as on-street parking can be



New houses fit in with old

visually intrusive as well as causing road safety problems. Any new vehicle parking areas, whether public or private, should be designed with great care and attention to detail.

With extensions and alterations, the characteristics of the original building should be reflected so that, a few years after completion, it looks as if the changes were part of the original design. Conservatories are not characteristic of the old properties in the parish and should, therefore, be designed and located with particular care.

Low boundary walls in brick and flint, brick and malmstone or just brick are common throughout the parish - often with 'half-round' bullnose copings - and contribute significantly to the local character. Boundary treatments can enhance or detract from local character in many ways

and timber fence panels are generally inappropriate in visible locations.



Many villages are gradually losing their attractive appearances and their local character because lots of small changes are taking place without adequate attention to detail. Everyone should, therefore, try to help to retain the character of our villages by paying attention to small details such as: landscaping using non-indigenous species, inappropriate or unnecessary roadside kerbing, extra elements of concrete or tarmac for car-parking, stark garden walls, tall panel fencing and other things that remove the 'soft edges' of villages.

The same changes can also have adverse effects on rainwater run-off (leading to localised flooding) and on biodiversity. Over time, the cumulative effect of these smaller changes can change the character of a place just as much as any larger development.

Many individual properties have unique features such as decorated chimney stacks, ornate window frames and bargeboards, scalloped roof or hanging tiles, crafted thatch features, garnetted stonework, date plaques and estate owners insignias. Property owners are encouraged to retain and maintain existing detail work and architects should continue the tradition of incorporating interesting and sympathetic details in new developments. Contemporary architecture may be appropriate provided that it has a strong rationale which is rooted in the local context. The scale, massing, solid to void proportions and materials must respect the surrounding built form and landscape setting. A combination of contemporary forms with traditional or locally

sourced materials can be an interesting avenue to follow, so long as the designer is aware of the weathering limitations of those materials and does not misapply them.

Renewable energy features, energy efficiency measures and other environmentally sustainable solutions should be encouraged when they can be incorporated without being intrusive and are designed sympathetically with the surroundings.

Within the National Park, the Planning Authority already accepts that significant development is not appropriate. New development is, therefore, likely to be confined to small numbers of new buildings on infill plots, redevelopments and conversions. Given the challenges facing the farming community, support should be given to ideas for farm diversification as long as proposals can be achieved without adverse effects. There are, therefore, guidelines here for new buildings, alterations to existing properties and agricultural developments.



Soft red materials in Weston



**Design guidelines**

**B1:** Layout and design of new development should contribute to local distinctiveness, achieving exemplary standards of finish and design, using locally distinctive materials where practicable, and making a positive contribution to the overall appearance and character of built development within the parish.

**B2:** New or replacement buildings

- a) should generally be single or two storey (not higher than surrounding buildings and taking account of the location of the plot) and face onto the road
- b) should be designed to reflect and respect nearby colours, textures, materials, shapes, styles, massing and proportions (including the coursing of malmstone)
- c) should propose bespoke designs that have regard to existing buildings in the parish rather than standardised designs that are not locally specific
- d) should follow the principles of sustainable construction and aim to use natural and re-used materials wherever possible
- e) should include components (such as doors, windows, the height, pitch and ridges of roofs) which have regard to those already present in the vicinity
- f) should be designed with close attention to traditional window styles: window patterns with vertical emphasis are predominant and dormer windows are not a local feature

- g) should normally be designed without the use of flat roofs, timber cladding, roof-lights and UPVC components which are not generally appropriate and would need to be considered with great care
- h) should maintain existing mature trees, hedges and, where possible, shrub planting. New planting should be of indigenous species
- i) should aim to provide nesting and roosting opportunities for birds, bats and other wildlife
- j) should incorporate plot boundaries which are consistent with local character: low malmstone, weathered brick, or flint walls or hedging rather than timber panel fencing
- k) should include adequate car parking spaces within the curtilage of the plot (with permeable surfaces) which should, thereafter, be



- maintained and kept available for the parking of vehicles
- l) should be designed in a way that avoids road widening, and vehicular access arrangements should not be detrimental to the character of the lanes respecting the informal 'country lane' characteristics: new kerbing or fencing should be discouraged and rural verges and features should be retained
- m) should include a good variety of house sizes. Within any development allowed, affordable housing and small family homes should be given the highest priority. Specialist housing (eg. sheltered housing for the elderly) and starter homes / flats are also felt to be of greater priority than large family homes (3-4 bedrooms and above) so as to maintain the existing diversity of population in the parish



**B3:** Redevelopments and alterations to existing buildings

- a) should use original or sympathetic materials, components and detail to match as closely as possible those on the existing building
- b) should reflect the original building's characteristics in solid to void proportions of windows to walls and in the design of the roof forms
- c) should usually avoid the use of flat roofs, timber cladding, roof-lights and UPVC components unless considered with great care
- d) conservatories should be designed and located with particular care to avoid undue prominence from public vantage points, primary elevations or heritage features
- e) should aim to maintain existing trees and hedges
- f) should aim to provide nesting and roosting opportunities for birds, bats and other wildlife
- g) should retain adequate car parking spaces within the curtilage of the plot (with permeable surfaces) for aesthetic and road safety reasons. Extra bits of surfacing for car parking should, however, be resisted where they compromise building settings, roadside verges and boundary treatments as they

- are amongst the small details that gradually remove the 'soft edges' of the villages
- h) should recognise that some parts of the villages (e.g. Heatherfield) have been designed as low-rise development so as to sit within the landscape. Vertical extensions are unlikely to be appropriate
- i) should be designed in a way that avoids road widening, and vehicular access arrangements should not be detrimental to the character of the lanes, respecting the informal 'country lane' characteristics: new kerbing or fencing should be discouraged and rural verges and features should be retained

**B4:** Agricultural developments

- a) any new agricultural buildings should be carefully sited within the local landform and designed to reduce their apparent mass so as to minimise impact upon the wider landscape.
- b) with the challenges facing the farming community, support should be given to alternative business ideas in the countryside (whether new buildings or conversions) provided that this can be achieved without generating excessive or unsuitable traffic or without causing unacceptable detriment to the landscape, rural lanes, environment and tranquillity
- c) conversions of agricultural and other rural buildings should have regard to all relevant guidelines in this Design Statement. In some cases the appearance of the building may not change at all,

- but it will still be important to ensure that any changes on the surrounding land (eg. areas for car parking, equestrian equipment related to changes of use to stables, electricity supply cables, drainage, lighting, noise etc) do not have an unacceptable impact on local character
- d) the sub-division of agricultural land into paddocks for equestrian uses can bring other consequences (such as additional fencing, sheds, shelters and buildings) with harmful effects on the character of the landscape. Any new buildings should be sited to complement existing building groups and be located so as to be seen against strong existing visual features such as hedgerows or woodland. Design should reflect local agricultural buildings and use sympathetic materials. Prefabricated buildings with an essentially domestic or suburban character should not be permitted and any fencing should be in accordance with a plan agreed with the Planning Authority

**B5:** Walls and plot boundaries: low boundary walls in brick and flint, brick and malmstone or just brick are common throughout the parish – often with 'half-round' bullnose cappings. These plot boundaries contribute significantly to the local character. All development should:

- a) retain, repair or improve existing walls and stonework
- b) incorporate low boundaries of natural features (stone, brick, hedges) relating to



- those used in neighbouring plot boundaries and avoid timber fence panels in visible locations
- c) use native hedging plants rather than exotic conifers

**B6:** Particular details: many individual properties have their own unique features such as decorated chimney stacks, ornate window frames and bargeboards, scalloped roof or hanging tiles, crafted thatch features, galletted stonework, date plaques and estate owners insignias. Property owners, developers and architects should:

- a) be encouraged to retain and maintain existing detail work
- b) continue the tradition of incorporating interesting and sympathetic details in new developments

**B7:** Renewable energy features, energy efficiency measures and other environmentally sustainable solutions should be encouraged when designed sympathetically with the building and its surroundings. For example, rainwater saving devices, solar panels and small domestic wind turbines should be encouraged when they can be incorporated without visual intrusion from public vantage points.

**B8:** Contemporary architecture may be appropriate provided its scale, massing, solid to void proportions and materials are respectful of its context and siting.

*Note to householders: all households should check for additional covenants which may pertain specifically to their property and which may limit the nature of any development.*

## Sunken lanes



As highlighted elsewhere in this document, sunken lanes are a particular local feature and are of regional and national significance.

East Hampshire has a large number of Britain's sunken lanes. They form important features in the landscape, are valuable as wildlife habitats and are historically noteworthy.

The lanes, and their associated hedgerows, are of ancient origin - many dating back to pre-Roman times. Ancient tracks between settlements were worn down into the soft chalk and greensand over the centuries by the feet of people, horses and cattle - and later by carts and carriages. Wind and rain have also played major parts in erosion and in places sunken lanes are now up to 20 feet below the surrounding land.

Many of the sunken lanes have been surfaced and now serve as minor roads. Others are green lanes, bridleways or footpaths. The depth, varied aspects and varying degrees of shade in the sunken lanes provide unique micro-climates. The mix of soil, bare rock, roots, stumps and water-seepage from fields above provide exceptional habitats for flowering plants, ferns, mosses and lichens. The lanes are rich in insects, molluscs, small mammals and birds.



However, many of the sunken lanes in East Hampshire are deteriorating rapidly, often due to increases in the numbers and sizes of vehicles using the surfaced lanes. A lack of appropriate management, modern agricultural practices and leisure vehicles causing severe erosion on unsurfaced lanes are also threatening the future of sunken lanes.

The conservation and enhancement of sunken lanes is a stated objective in the South Downs Partnership Management Plan and it will be important to protect all those in and around Buriton, Nursted and Weston from the pressures of inappropriate development and modern traffic.



## Conclusion

There will be change within the parish over the coming years. The South Downs National Park Authority has the responsibility to try to shape that change to conserve the exceptional landscape and retain the special character of the area for future generations.

It is hoped that this guide will help them understand what is special to local people and that it will provide a source of ideas for residents and designers to work with local building styles which have helped make the parish what it is today.

Taken together with the accompanying text, the guidelines at the end of each section of this Design Statement provide details of the qualities which local people hold dear. It is hoped that this guidance will ensure that all development is designed and located in such a way as to reflect local characteristics and to respect local values.

Good design does not always mean greater cost. Employing an architect and using better materials may cost more to start with but, in the longer term, a well designed and constructed new building (or extension) is likely to cost less to maintain and is more likely to increase the value of the property.

It is hoped that everyone will find this guide to be useful and that it will play a major part in retaining the special character of the parish well into the 21st Century.

## **Appendices**

(separate documents)

Appendix 1  
Important landscape  
character features in  
the parish

Appendix 2  
Important views

Appendix 3  
Landscape Character  
Assessment for the Parish of  
Buriton

Appendix 4  
The Buriton Conservation Area

Appendix 5  
Public Rights of Way and Open  
Access Land

Appendix 6  
Biodiversity

Appendix 7  
Biodiversity Action Plan Priority  
Habitats

Appendix 8  
Historic Landscape Character

Appendix 9  
Historic Environment  
(Parish-wide)

Appendix 10  
Landscape Context  
Historic Environment  
(Buriton Village)