

# MICHELDEVER PARISH

2022

## Village Design Statement

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# MICHELDEVER PARISH VILLAGE DESIGN STATEMENT

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St Mary the Virgin Church  
Micheldever



# WHAT IS A VILLAGE DESIGN STATEMENT?

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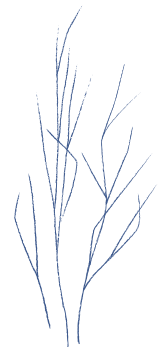
*If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission*

Village Design Statements (VDS) provide guidance for development and changes to buildings in a village and, in association with the parish council and district council, to influence the way the planning system works locally. This VDS adds local detail to the adopted policies in the local plan and is a material consideration in decision making. The policies in the local plan which provide the framework for this VDS are contained in the appendices for information and to show that this VDS conforms with the local plan. The VDS is a means of ensuring that any new developments are designed and located in a way that reflects both the local characteristics and the qualities that local residents value in their village and its surroundings. Currently, residents and the parish council may only hear about proposals for development when the design is finished. This means that they often do not have the opportunity to offer any positive input on planning applications, particularly on the design details, or “how it will look”. A VDS helps to overcome this problem and will ensure that future development is compatible with local historical and architectural features.

The villages as they are today are described in the VDS and the architectural or landscape qualities most valued by residents are highlighted.

The text and photographs seek to identify the character of the buildings, the open areas and the landscape settings. Residents, property owners, builders, architects, planners, and others involved in the inevitable and necessary process of change should find this helpful when formulating building designs that will ensure the retention of a distinctive local architectural character. It is acknowledged that residents are merely the current stewards of Micheldever Parishes wonderful architectural heritage and that they have a responsibility, collectively and individually, to conserve, protect and develop appropriately.

If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission, both for new housing and for alterations and improvements to existing houses. The VDS is also intended to encompass building and landscape issues that might otherwise fall outside the criteria for residents to seek formal planning permission. In these cases, property owners are asked to ensure the special character of the village in which the house is located is given due recognition by following the relevant Guidance Notes in any subsequent building or landscape work.







Micheldever Allotments

Whenever owners alter, improve or develop properties it is important that the characteristics, which have helped to create the architecture of the parish, are retained. The VDS seeks to encourage design that will reflect the best of the building traditions, form, proportions, materials and details, which are present in the villages.

The long-term aim of the VDS is for it to become a practical tool, capable of influencing decisions affecting future building design and development in all the villages and hamlets.

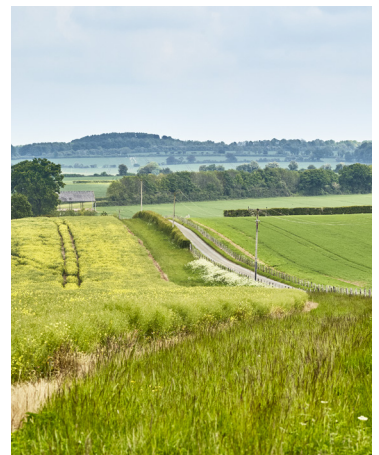
It will assist Micheldever Parish Council and Winchester City Council when they are considering planning applications. Following its adoption as Supplementary Planning Guidance, Winchester City Council will know what is acceptable to the local community, both in architectural and landscape terms.

On 17th April 2002 Winchester City Council confirmed its adoption of the previous Village Design Statement as Supplementary Planning Guidance under the Winchester District Local Plan. This document updates and replaces the current VDS in light of any changes that have occurred since its adoption in 2002.

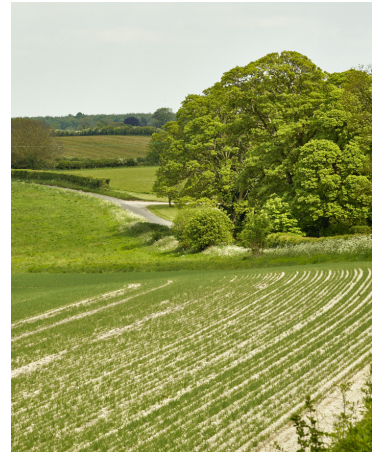
The Calvert Centre Woodmancott



View to Micheldever



View to Weston Colley



View to Micheldever



View from Micheldever Station

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The long-term aim of the VDS is for it to become a practical tool,

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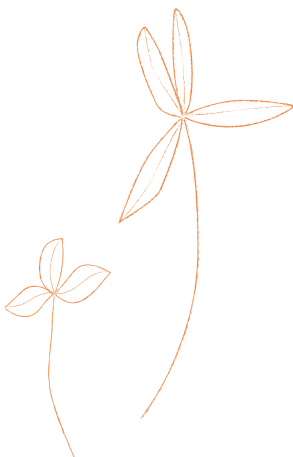


# CONSULTATION PROCESS

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The Old  
Bakehouse  
Micheldever



A draft Village Design Statement was published for consultation in July 2019 with comments accepted until October 2019. The draft was published on the Micheldever Parish Council website and the consultation process advertised through the Parish Council newsletter distributed to all homes in the parish in July 2019 and through the Dever News during the consultation period.

No concerns about the content of the draft VDS were raised during the consultation process. A number of residents provided additional information to update and improve the document, including updating the information on scheduled monuments and listed buildings within the parish. These changes have been incorporated into this document.



# SETTLEMENT PATTERNS

Micheldever is situated in an entirely rural location that has been in continuous occupation as agricultural settlements since pre-historic times. Farms, forests and woodland continue to dominate the landscape, and account for more than 90% of the parish territory. There are the remains of a Roman villa in Micheldever Woods and of an Anglo-Saxon cemetery at Weston Farm, Weston Colley. Micheldever was a personal land holding of King Alfred the Great in 899. It is thought that William the Conqueror accepted the surrender of the city of Winchester while encamped at Micheldever in 1066, and the parish was subsequently recorded in the Domesday Book. It is stated in the "History of Micheldever" (by Rev. A B Milner, 1924) that the parish has the honour of having been the home of two Lord Chancellors of England - Hamulton, Chancellor to Edward I in 1285 and Wriothesley, Chancellor to Henry VIII in 1540.

Since medieval times the agricultural estates have had many owners. The Victoria County History of Hampshire records that Alfred the Great held Micheldever and granted it to the monks of Hyde Abbey on his death in 899. It subsequently passed through the hands of various influential families until Lord Northbrook sold most of the estate in the 1920's. At present the land is under the stewardship of four principal landowners. One owns the farmland to the south-west; another owns the farmland to the east. Forest Enterprise owns and manages most of the forest and woodland in the south, east and north; and the Sutton Scotney Estate, owned by the Magnier family, manages the farmland lying in the western and north-western segment around Micheldever, Micheldever Station, Weston Colley and West Stratton.

**Micheldever** village has an impressive architectural heritage. It contains houses built in every century from the fifteenth to the twenty first. The older dwellings are mainly clustered within the Conservation Area at the core of the village around Church Street and Duke Street, and this area has a wealth of Grade II Listed buildings as well as many other buildings of great visual merit. St Mary's church was rebuilt during the reign of Henry VIII in about 1532, but with 13th century elements, and on the site of an earlier Saxon church. Further major structural changes were made to the chancel in 1880 (by Coulson) and to the nave in 1908 (by Dance). The original two medieval hall houses at The Crease date from the 15th century - tree ring dating carried out in 1988 by Nottingham University indicated that Shillingbury Cottage dates to the latter part of the 15th century, between 1463 and 1496. The construction of the railway line and its embankment, in the middle of the 19th century, physically separated Weston Colley from Micheldever and removed what must have been a wonderful view from Micheldever down the Dever valley to Stoke Charity and Hunton. Arable farmland surrounds the village.



Memorial Bench at the Crease, Micheldever



Micheldever  
Railway  
Station



Northbrook  
Arms,  
East Stratton

**Micheldever Station** did not exist as a settlement until the railway station was built in the 1840's. Before 1840 the only dwellings in the locality were at Warren Farm. Warren Farm House underwent major structural changes in 1775 with a new front elevation, but the farmhouse and two cottages are believed to date from the 17th century or earlier. The architecture of the housing at Micheldever Station is varied. The most notable buildings are the railway station and the original Western Road Hotel, now known as The Dove Inn. Sir William Tite designed the station building, and it is described in "Southern Main Line - Woking to Southampton" by Vic Mitchell and Keith Smith as "unquestionably the most appealing architecture on the London-Southampton route". The yellow brick quoins are important architectural features, as is its all-round veranda. The Old Post House is also indicative of the Victorian origins of this hamlet and the sorting room is integral to the building. Terraces of 8 red brick cottages were constructed by the railway company for their staff. 'The Old Stores' and 1 & 2 Victoria Cottages were designed by Sir Edwin Lutyens in 1896 for Lord Northbrook. Arable farmland and woodland surround the village.

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Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott.

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**East Stratton** is the finest example of a rural "estate" village in Hampshire. Its unique state of preservation is due to the village being in the ownership of just three eminent families in the last 400 years. These three families, Wriothesley, Russell and Baring built low density housing for their estate workers during 17th, 18th and 19th centuries. At the northern end of the village thatched cottages dating from the 17th and 18th centuries border Old School Lane that leads to the entrance to Stratton Park. Stratton Park itself is an important country estate and deer park, first established by the Wriothesley family in the 17th century and has been in the ownership of the Baring family for the last two centuries. Clustered around Church Bank Corner are more 17th and 18th thatched cottages, the War Memorial and 19th century agricultural buildings now converted into dwellings. West along Church Bank Road lies the 19th century Church of All Saints and the Village Hall rebuilt in 2009. South along Stratton Lane, are East Stratton Farm House, and yet more 17th and 18th thatched cottages. Further south is the Baring families "new model village" consisting of five pairs of estate cottages, the Northbrook Arms public house, former bakery and shop, all of which were built in the early 19th century. In the middle of the 20th century the Rural District Council built 6 houses to meet the need for post war housing and the Forestry Commission built 7 houses for forestry workers. The whole village is surrounded by parkland, pasture, arable farmland and woodland some of which extends into the heart of village enhancing the rural setting of the village. In 1986 Winchester City Council considered East Stratton to be of special architectural and historic interest and designated the whole village a Conservation Area.





St James Church  
Woodmancott



Old Mill Cottage

**Weston Colley, West Stratton and Woodmancott** are three smaller settlements containing no more than a couple of dozen dwellings in each. Each hamlet grew around the farm with which it is associated, presumably with the original housing being erected for the farming families and their workers. Virtually all the homes are now privately owned although the farms continue as working agricultural units. The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century. The existing building may be the oldest dwelling in the parish, dating from the 15th century or earlier. At West Stratton most housing is clustered in West Stratton Lane, but Park Hill Farm has now been developed and forms part of the settlement. In Woodmancott, which incorporates the small settlements at Bradley Farm and Innersdown, St James' church is at its heart, providing a focus for fundraising and community events. Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott. 'Carousel Park', a site which gained planning permission on the understanding that it would be used solely for occupation by 'travelling show people' is situated within the locality.

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The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century

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All settlements nestle in undulating Hampshire downland and throughout the locality there are outstanding long views incorporating mature trees, open ditches, banks and hedgerows, and extensive areas of woodland.

Most of the settlements in Micheldever parish grew in their diverse ways to suit the needs of the agricultural population of times past, but Micheldever Station only came into existence to serve the railway station following its construction in 1840. The countryside in which the villages sit, together with the narrow meandering hedge-lined lanes connecting the settlements, are possibly the only common feature. All the settlements lie in their own shallow valleys or between ridgelines, and are visually hidden from each other, and from passing traffic.

**Micheldever** village, including Northbrook, is constructed in a winding linear format. Four short culs-de-sac have been built off Church Street, Duke Street and Winchester Road. The core of the village is a Conservation Area. There are few paved footways. Most plot sizes are generous, and properties are usually bordered with hedges or rustic fencing. There are five entrance roads to the village, with four of these being narrow and hedge-lined. The fifth enters through an area of common land that is an impressive avenue with wide grass verges. Footpaths and bridleways circle the village. The Lord Rank playing field is a large open space for sporting activities. Villagers enjoy the benefits of a church, primary school, village hall and public house.

**Micheldever Station** is also established around two principal roads (Andover Road and Overton Road). Within the settlement Mill Place, Brunel Close & Ellis Drive form three discrete areas of residential development. Other housing generally lies on one side only of the principal roads from one of which, Overton Road, there are particularly impressive views to the ancient woodland of Black Wood. There is a main-line (London to Portsmouth Harbour/Southampton) railway station with a disused marshalling yard and fuel depot facility, a public house, a sports ground and a recently redeveloped community centre. A substantial proportion of the commercial activity of the parish is undertaken at Micheldever Station.

**East Stratton's** settlement pattern is a north/south linear format with houses either side of a wide village road. At the south end of the village are a close of 6 houses and cul-de-sac of 7 houses both leading off the main village road. What sets East Stratton apart from similar settlements is that the settlement pattern has evolved in 3 phases, spanning 400 years, as the settlement progressed steadily south. Each phase of development, 17th and 18th century, 19th century and finally 20th century have not impinged on the previous phase and are therefore clearly defined. The majority of housing is low density former estate worker cottages, with generous plots which have not been subjected to infill, and most properties have views over adjoining countryside. There are few paved footways, and properties are usually bordered with hedges or rustic fencing. Hedges and trees line the three roads into the village with footpaths and bridleways radiating out. To the south lies Micheldever Forest and to the north is Stratton Park. East Stratton has a church, a public house with green open space opposite, and a village hall with an adjacent green open

space, all supported by the local community. The entire village is designated a Conservation Area.

**West Stratton** is an agricultural hamlet of about twenty houses grouped in West Stratton Lane and around Park Hill Farm, which is separated from East Stratton by the A33 and the M3. It is about one mile north-east of Micheldever on the northern bank of the River Dever, and is surrounded by arable farmland and pasture.

**Weston Colley** is another hamlet of about twenty houses, located to the west of Micheldever and separated from it by the railway embankment. The hamlet runs east/west along the northern bank of the River Dever in a linear format. From the settlement there are fine open views across rolling arable countryside to the north and south, and also to the west, along the Dever Valley.

**Woodmancott** village centre has only fifteen houses, a church and a small commercial/industrial complex, plus a farm grain store and weighbridge. A further fifteen houses border the A33 at Innersdown and Bradley Farm, separated from the village by the M3 and A33. The village is within a mixed arable farming landscape.

#### SETTLEMENT PATTERN (SP) DESIGN GUIDANCE NOTES

**SP1** the linear format of the villages and existing village boundaries should be maintained

**SP2** the gaps between settlements should be maintained

**SP3** the lanes connecting settlements should be conserved with their existing rural character and should not be provided with inappropriate urban-style kerbing and street lighting

**SP4** the relative proportions of buildings and green space within the villages should be maintained

**SP5** walls, hedges, woodlands and mature trees, should be conserved (if lost naturally or by development of adjoining land they should be replaced)

**SP6** existing verges, bridleways and footpaths should be retained in any new development

**SP7** paved footways, if installed, should be edged with "countryside" kerbing

**SP8** street furniture, fingerpost direction signs and road/lane hard landscaping should be consistent throughout the villages and be designed for their rural context, not standardised solutions used in urban areas

**SP9** new development should not result in roads being widened or straightened

**SP10** commercial or light industrial development should take account of the character of the residential community within which it will be set



Micheldever



Micheldever Station



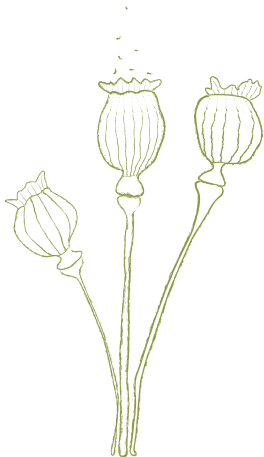
East Stratton



Weston Colley



Woodmancott





# OPEN AREAS & OPEN SPACES

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Micheldever is richly endowed with such landscape features, both within the villages and hamlets and between settlements.

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Within this VDS “open spaces” are sporting and recreational areas, while “open areas” are defined as the large tracts of forest and farmland with associated hedgerows and tree lines. Both are important because they provide memorable views as well as a sense of peace and tranquility. Micheldever is richly endowed with such landscape features, both within the villages and hamlets and between settlements. They are a vital feature of the rural environment that serves to create this special identity.

■ In Micheldever the open space includes an impressive approach to the village along Cowdown with its wide grass verges and avenue of beech trees. The allotments and the former cricket field are an important part of the open space pattern and the Lord Rank playing field in Duke Street is an important and very well used open space which has been protected for future generations through a Deed of Dedication with Fields in Trust. The play area was refurbished in 2008.

■ At Micheldever Station the Warren Playing Field, which has also been protected through a Fields in Trust dedication, provides about a hectare of recreational open space, and there is a recreational grassed area in the centre of the Brunel Close development. A new Warren Field



children’s play area and adult fitness equipment was built by the Parish Council in 2019. Well-used allotments back onto the row of houses in New Road and serve as open space for those residents and a safe play area for the children.

■ In East Stratton recreational open space is limited. The “green” opposite the pub, is a valued area of community space and is used for the village fete. The small grass area behind the village hall is also important for community use.

Open areas. The farmland and woodland surrounding Micheldever is rich in flora and fauna. Most of the area is chalk downland supporting a vast array of wild flowers with their attendant insects, butterflies and birds. The uncultivated borders of tracks are particularly noteworthy for their cowslips, primrose, scabious, knapweed, agrimony, lady’s bedstraw, campion, marjoram, and many other wild flowers and herbs. During the past 25 years local farmers have undertaken small-scale planting of deciduous trees, some of which, in the winter, provide berries for wildlife. In spring many woodlands sport an extensive carpet of bluebells, following the glorious display of snowdrops and cowslips that are a feature of the three local churchyards and many roadside verges. Farm hedges, consisting mainly of

Western  
Down Lane  
looking  
south from  
Micheldever  
Station





Lord Rank  
Playing Field  
Micheldever



Warren  
Playing  
Field at  
Micheldever  
Station



East Stratton  
Open Space  
opposite the  
Northbrook  
Arms



hawthorn, field maple, blackthorn, spindle and hazel, are generally well maintained. Bird life includes lapwing, red-legged partridge, pheasant, yellowhammer, red kites, sparrow hawk, buzzard and skylark. It is thought that some of these may be diminishing in numbers, possibly due to more intensive farming practices. Every encouragement should be given to encourage the rare stone curlew, which used to breed in selected areas of the parish until recently, to return to its previous nesting grounds. Small mammals are also widespread, with foxes, badgers and deer present in different locations throughout the parish.

The extensive open farmland and natural woodland that is evident throughout the parish contains numerous bridleways and footpaths, some of which follow ancient drove roads, linking and surrounding the villages. Some paths are long and straight, such as Coffin Walk linking East Stratton to Micheldever, and these give a tunnelling effect when bounded by hedges or woods. The Rights of Way Volunteers cherish and maintain these tranquil off-road paths. Many paths traverse down land and give stunning unobstructed views to the distant horizons. From the higher ground around Micheldever Station, for example, Cheesefoot Head and the





Rownest  
Wood  
Woodmancott

hilly ridge to the south of Winchester can be seen, while from Weston Clump on the northern boundary of the parish the downs on the Isle of Wight can be seen on a clear day. Looking north from Micheldever, Coxford Down forms the horizon three miles away, and from rising ground above Northbrook there is an outstanding view north-east to Black Wood and east towards the Strattons. The view to the west from Borough Arch, along the Dever Valley to Stoke Charity and Hunton is also worthy of mention.

The River Dever, with its natural wildlife ponds, runs from West Stratton through Micheldever and Weston Colley to join the River Test at Wherwell. It supports a variety of water fowl and other birds, including swan, geese, kingfisher and heron, all of which are seen in places along the river from West Stratton to Weston Colley. Trout, sometimes 10" or more in length, are also commonly seen.

The Stratton Woodlands comprise extensive tracts of forest. Micheldever Forest (359 hectares) and Black Wood (276 hectares) are ancient semi-natural woodlands (ASNWs) that have been in existence since before 1600. Embley Wood (30 hectares) and Rownest Wood (23 hectares) are also part of the Woodlands that are owned and managed by Forest Enterprise, who recognise

the social and environmental issues associated with their management. A large part of this area, particularly within Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Monument. Winchester City Council and Hampshire County Council, working in partnership with Forest Enterprise, have created an archaeological trail (that contains the site of a Roman settlement) in Micheldever Forest. Over a period of time the restoration of the woodlands as ancient semi-natural woodlands and PAWS (plantation on an ancient woodland site) is part of the management strategy. Black Wood, which is also now the site for a Forest Holidays development, consists of mixed deciduous and coniferous trees providing ample tracks and rides for recreation. It is flanked on the west by an old drover's track providing a fascinating walk with woodland on one side and wide-open areas on the other, with long views northwards and westwards. The creation of an additional footpath from Micheldever Station to Black Wood would also be of significant benefit. In addition to the forestry plantations, many copses and trees are dotted around the landscape, while the well-wooded railway embankment is an impressive sight at various points on its route through the parish.



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Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Monument

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Character studies for the Dever River Valley and the Stratton Woodlands, which give greater detail about these important landscape features can be found in the Winchester District Landscape Character Assessment. This was adopted as Supplementary Planning Guidance and published in March 2004. It is available on the Winchester City Council website on [www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/](http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/)

The River  
Dever at  
Micheldever

#### **OPEN SPACES AND AREAS (OA) DESIGN GUIDANCE NOTES**

**OA1** footpaths and bridleways should be kept open to the public and maintained in good repair

**OA2** proposals to provide additional footpaths and bridleways should be encouraged

**OA3** planting of native tree species should be undertaken to create windbreaks and wildlife habitats

**OA4** conservation strips around the perimeter of fields and open spaces should be created and maintained

**OA5** the open areas that exist within, and surround, the settlements should be maintained for the enjoyment of future generations

**OA6** the River Dever valley should be conserved as a wetland habitat and maintained as part of the strolling route around the villages

**OA7** the recreational open spaces that exist are invaluable to the settlements and should be maintained and enhanced to provide additional sporting and recreational activities

**OA8** the conservation of the open landscape character to the west of the ancient drover's track that borders the edge of Black Wood is important. Large areas of tree planting or the placing of buildings or structures in this open land should be avoided

# SETTLEMENT BUILDINGS



Fardles,  
Micheldever

The villages and hamlets that comprise Micheldever parish have evolved as diverse agricultural communities over many centuries, and consequently a great variety of buildings, building materials and architectural details are present in the housing stock.

**Micheldever.** There are many thatched properties, some dating from the 15th and 16th centuries. Virtually all are “individual” in design. Thatched dwellings are usually timber framed and in-filled with brick or flint. Often the exterior walls are painted white, but there are examples of other light pastel colours being used. Some weatherboarding, usually painted black, has been used in buildings dating from the 16th century onwards. Other properties, some large and impressive, date from the 17th, 18th and 19th centuries. Many have been extended, to meet the demands of their owners, using 20th century materials to incorporate increased accommodation or additional modern facilities.

A little more than half the village houses were built in the 20th century, often replacing more ancient dwellings that were not considered worthy of renovating and improving. While individual in style,

many modern properties contain features compatible with the older housing stock. They tend to be set back from the road, usually screened by walls or hedges. Plot sizes are generous. Most buildings are single or double storied, with very few of three stories.

There are no large modern estates. Local authority housing, constructed in stages at Southbrook Cottages, some built of brick and others of timber, was designed to integrate well with other village homes. Hawthorn Close is a small development of ten modern “executive” homes tucked away off Winchester Road. A development of about 20 low-cost affordable houses, built in 1990/1 at Dever Close, is recognised as a good example of how to integrate affordable housing into a rural setting. The Parish Council has promoted the development of additional much needed affordable housing, most recently with the first phase of Barron Close which, it is hoped, will be further developed shortly.

**Micheldever Station** has a variety of housing styles and materials. Buildings of interest include the railway station, the inn, and the Old Post House. The ‘Old Stores’ and adjoining cottages built in 1896 and designed by Edwin Lutyens for Lord Northbrook and 17th century Warren Farm House, the latter lying within and retaining its traditional farmyard atmosphere with walled garden, stables, barn (now converted) smithy, and farm labourers’ cottages. In addition, The Tower House, Northbrook Farm House and Bridge Cottages are noteworthy. They were constructed in Queen Victoria’s diamond jubilee year in 1897 and were entered in a National Farm Building Competition in that year. A significant modern housing scheme occurred in 1990/1991 at Brunel Close consisting of about 40 houses. The style of these modern houses, set into a discrete cul-de-sac, is in keeping with the rest of the parish architecture and residents believe this is also a sympathetic and well-integrated development. New mixed housing developments have been built at Mill Place, Beech End and most recently at Ellis Drive, providing quality housing and incorporating some affordable properties.





Half Moon  
and Spread  
Eagle,  
Micheldever



39-41 Church  
Street,  
Northbrook

**East Stratton** housing consists mainly of vernacular former estate workers cottages, most of which were built in the 16th, 17th, 18th and 19th centuries. The roofing material is predominately thatch, which is typically either Hampshire long-straw or combed wheat-straw, and some properties have roofs of clay tile or slate. Elevations are in brick, sourced from the estate's own brickworks, with some timber framing. Vernacular brick and flint panel construction can be seen in boundary walls and the elevations of former farm buildings. Windows and doors are mainly of vernacular wood construction with some cottages retaining their original wrought iron casement windows and leaded lights. In the middle of the 20th century the Rural District Council and the Forestry Commission erected a dozen well-constructed semi-detached houses, with brick elevations and tiled roofs. Most of the older buildings in East Stratton are considered to be of special architectural or historic interest, the majority of them with a Grade II listing. The village is an important Conservation Area, and an architectural gem, to be zealously guarded and conserved.



Manor Farm  
Cottages,  
Woodmancott



The Old  
Smithy,  
Micheldever



Stratton Close,  
East Stratton



These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.



**Commercial and light industrial buildings.**

Commercial and light industrial buildings are generally nondescript with little architectural merit. Exceptions are the conversion into offices of a single-storey redundant farm building at Cowdown Farm, Micheldever; a conversion of farm buildings at Burcot Farm, East Stratton; and the construction of light industrial units at the Calvert Centre, Woodmancott, on the site of a former piggery. Also of note is The Barn, Warren Lane, Micheldever Station which was moved in the 1980s, timber by timber, from Borough Farm, Micheldever, was reconstructed and incorporated into offices. These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.

In the following pages attention is drawn to specific features of the vernacular architecture of the parish, with Guidance Notes that suggest how new buildings or developments might be designed to incorporate these.

**Conversion of agricultural and other structures into private residences.**

In recent years some redundant farm buildings have been converted into residences. The conversion of the redundant barns at Manor Farm, Micheldever into three large private homes in 1992, is a fine example of the way that such work should be undertaken. As impressive is the conversion of

the redundant barns and farm buildings at Church Barns, East Stratton into half a dozen dwellings, completed in 1999/2000. Two barns have been converted into cottages in West Stratton. The former school at Micheldever Station, and the Forge at The Crease, Micheldever, have also been converted to private residences.

Farm Buildings converted to High Quality Office Space at Micheldever Station

Manor Farm Micheldever





**Roofs.** There are many properties with thatched roofs in Micheldever. Other roofs generally use natural slate, small hand-made clay tiles or other forms of plain or interlocking tiles. The use of solar panels should be introduced to the existing street scene with sensitivity. There is a variety of gables, half gables, hips and half-hips, the pitches varying with the materials used. Many eaves are open with exposed rafter ends, while others are enclosed with soffits and fascias. There are few examples of decorative bargeboards, but where these appear they create a distinctive feature, such as at Old School House, East Stratton, and at Bridge Cottage, Micheldever Station.



#### DESIGN GUIDANCE NOTES

##### Roofs

- SB1** thatching should, wherever possible, be undertaken in the Hampshire tradition, preferably using long straw. Combed wheat reed is an acceptable alternative
- SB2** thatched ridges are not traditional, but are now commonplace, feature on many properties and are acceptable
- SB3** clay tiles or natural slate should be utilised, if thatch is not appropriate
- SB4** concrete tiles should be avoided

**Walls.** The walls of timber-framed houses usually comprise infill elevations of flint, facing brick or painted brickwork, and some are rendered and painted. Walls of many other houses are also rendered and painted, usually white. A small amount of weatherboarding, frequently painted black, can be found on 16th century through to 20th century dwellings. Facing bricks are generally multi-coloured red/brown. Tile-hanging to the upper storey is featured on some dwellings, employing both rectangular and decoratively shaped plain tiles.



#### DESIGN GUIDANCE NOTES

##### Walls

- SB5** red/brown bricks with traditional flint elevations should be utilised whenever possible
- SB6** associated tile-hanging to the elevations of a building should be compatible in style, size and colour
- SB7** in some locations timber weatherboarding may be used to clad walls, garages and outbuildings as an alternative to the materials mentioned above, where this is characteristic of the locality

**Windows.** “Georgian” casement, usually painted white, is the predominant window type. Some properties retain leaded lights featuring either small rectangular or diamond panes. There are some flat dormer windows but gabled dormers are more common and are considered more suitable. Only a small number of properties feature sash windows.



#### DESIGN GUIDANCE NOTES

##### Windows

- SB8** should match the existing type on the same or neighbouring buildings
- SB9** if dormer windows are included in a design they should be sympathetic to the style of the existing property and avoid overlooking neighbours, in which case a ‘velux’ type window may be considered more appropriate.

**Doors.** There are many different door types throughout the parish reflecting the changing construction techniques over the centuries, with a particularly wide variety on modern houses. Those built during the latter half of the 20th century have doors ranging from fully glazed to solid flush, with many designs imitating to a greater or lesser extent the traditional forms. Earlier properties usually feature planked, braced and battened doors.



**DESIGN GUIDANCE NOTES**

**Doors**

- SB10** planked, braced and battened doors should be used in new and renovated buildings
- SB11** the inclusion of small glazed panels within the door, at head height, is suitable for existing housing stock and new buildings and should be included if possible
- SB12** fanlights, if used, should be above the door head, not integral in the door

**Porches & Conservatories.** Porches on older buildings vary in character both in materials and formality, reflecting the design of the buildings they serve. Thatched, tiled and slated porches exist, usually with a pitch that compliments the roof pitch. Flat roofed porches are uncommon, unless they are leaded. Conservatories tend to be modern, and the use of UPVC is almost universal.



**DESIGN GUIDANCE NOTES**

**Porches and Conservatories**

- SB13** porches should be constructed to give the appearance of being part of the original structure
- SB14** conservatories should be visually unobtrusive, built behind the building line
- SB15** glazing should complement the building's glazing pattern
- SB16** should have a similar roof pitch and use similar materials to the building's roof.

**Chimneys.** All the older properties and many of the 20th century houses have chimneys with pots in a wide variety of styles. There is no traditional "Micheldever" chimney pot. The resulting diversity of styles and sizes adds to the village scene, and the retention of chimneys and their pots is to be encouraged. The absence of a mains gas supply means that many householders continue to use wood and coal to heat their homes, so that chimneys are an essential architectural feature.



**DESIGN GUIDANCE NOTES**

**Chimneys**

- SB17** whenever possible new dwellings should include chimney stacks and pots
- SB18** whenever possible the removal of existing chimney stacks and pots should be avoided



**Domestic garages.** Garages are, of course, a modern feature and a wide variety of types ranging from timber to concrete to brick exist in the villages. Most have been built on or behind the building line of the property to which they belong, and this is to be encouraged. Those that have been built in front of the building line tend to be more intrusive on the street scene. Some have been built with storage rooms or small “home offices” in the roof space. Generally these have been sympathetically designed. Recently a number of garages have been built that are similar in structure to farm buildings or small barns, and these make a pleasing addition to the street scene in the villages.



**Driveways.** These vary in construction from flint to shingle, from tarmacadam to block paving. Materials are generally appropriate to the local scene and to the building that the driveway serves. Many are now adopting the use of permeable hard-standing which greatly enhances the drainage opportunities and is strongly encouraged.



**Plot Boundaries.** Low boundary walls in brick and flint (or plain brick) often with pointed or “half round” capping, are common within the parish. Short traditional picket fences front many properties. Hedges are frequently used to mark plot boundaries, and when kept short they enhance the rural nature of our settlements. These varied plot boundary treatments contribute significantly to the local character. While high hedges do front some properties, they can cause great sight-line difficulties and arouse fears of traffic accident for pedestrians, children and horse riders.



## DESIGN GUIDANCE NOTES

### Domestic garages

**SB19** garages should usually be sited on or behind the building line

**SB20** materials used should harmonise with and reflect the style of the property served

## DESIGN GUIDANCE NOTES

### Driveways

**SB21** should be constructed to prevent the materials used from migrating on to the public highway

**SB22** should be constructed from permeable materials to encourage drainage and reduce local flood risk

## DESIGN GUIDANCE NOTES

### Plot boundaries

**SB23** low boundaries of natural features (brick, flint, picket fences, hedging) should relate to the boundary materials of neighbouring plots

**SB24** walls, hedges and picket fences are preferred to close-boarded timber fencing in defining boundaries that are visible from highways and footpaths

**SB25** hedging should be planted using indigenous plants, with the hedges set back from the road to give adequate sight-lines for vehicles exiting from properties, and for pedestrians in the road

**Alterations to existing properties - general comments.** When designing alterations to existing houses, the owners, designers and developers need to be sensitive to the existing local environment. They should ensure proposals are in harmony with the local context, protect local character, and visually improve areas where local character might have previously been eroded. Innovation is generally welcomed, particularly when it acts to reflect the building traditions of Micheldever and can be recognised as relevant to the locality. Each proposal to alter or improve a property should be considered on its merits. It is important that good quality materials are used and measures to reduce energy use are encouraged. Sufficient details should be included in the design to ensure, while maintaining individuality and style, that any alteration results in the dwelling integrating well with the original structure and its surroundings.

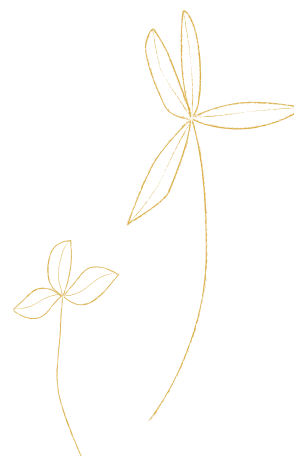


#### DESIGN GUIDANCE NOTES

**Proposals to alter, extend, convert or subdivide existing properties should:**

- SB26** use materials and components that match or enhance the existing building
- SB27** aim to conform with existing proportions of window to wall, and the design of the roof, especially where they impact on the existing “street-scene”
- SB28** reflect the character of adjacent frontages, where properties form part of a group
- SB29** ensure existing walls, boundary hedges and trees are retained where possible, or replaced
- SB30** conserve the existing open areas and views from the property to be altered
- SB31** not increase on-street parking requirements
- SB32** ensure that large dwellings, even when converted, retain the existing curtilages
- SB33** where appropriate, increase energy efficiency of dwellings and reduce their carbon footprint

*If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission*





# FUTURE DEVELOPMENT

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The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing

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In submitting proposals for new houses or a new development, architects and designers should take account of the scale and characteristics of adjoining buildings and those in the vicinity. The “palette” of materials, colours and components, such as doors and windows, should be used sparingly while reflecting existing styles. Sites should be laid out to permit a reasonable level of tree and shrub planting. The meandering linear form of the villages should be retained. In-filling should be sympathetic to existing buildings and the surrounding areas. New housing should be built to the highest environmental standards.

## FUTURE DEVELOPMENT (FD) DESIGN GUIDANCE NOTES

### New housing proposals should:

**FD1** be small in scale and proportionate to the size of the village

**FD2** sit well within the recognised policy boundaries, or development frontages

**FD3** be designed to be compatible with the characteristics of adjoining buildings

**FD4** incorporate architectural features that reflect existing styles

**FD5** recognise and make provision for the absence within the parish of utility services such as mains gas, mains drainage and surface water drainage and ensure there is sufficient sewerage provision.

**FD6** incorporate tree and shrub planting proposals as appropriate and ensure the retention of those that exist where they make an important contribution to the environment

**FD7** avoid disturbing or obscuring landscape views that have existed for generations

**FD8** be designed to ensure safe pedestrian and vehicular access

**FD9** ensure that roads do not need to be widened or straightened

**FD10** be built to the highest environmental standards



New Housing  
Ellis Drive,  
Micheldever  
Station



Barron Close,  
Micheldever



**Low cost affordable housing.** The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing. A number of small developments, most notably at Barron Close in Micheldever have since been developed. Together with mixed housing sites in Mill Place, Beech End and Ellis Drive all at Micheldever Station. If sites can be found for low cost housing they should be on small plots in closely related units, with a design and layout sympathetic to its immediate surroundings. The objective should be to ensure the development will be readily assimilated into its village or hamlet.

Commercial premises. It is anticipated that any proposals to develop business premises will be small-scale. The re-use of redundant agricultural buildings for light industrial use (such as those at Park Hill Farm, West Stratton) is an option in a rural parish and it is anticipated this will be the only form of commercial development that will be undertaken in the foreseeable future. The conversion or re-use of such buildings should be in a manner reflecting the rural characteristics of their surroundings. Wherever possible, any new proposals should encourage rural employment opportunities. Neither residential nor commercial properties should contribute to light pollution within the parish.

#### DESIGN GUIDANCE NOTES

##### **Low cost affordable housing proposals should:**

**FD11** ensure properties are designed to prevent extension at a later date on a scale that could result in the loss of the original purpose

**FD12** be located on small plots in closely related units

**FD13** be designed in a style that is sympathetic to its immediate surroundings

#### DESIGN GUIDANCE NOTES

##### **Commercial premises proposals should:**

**FD14** conform with the character of existing buildings and the local environment

**FD15** ensure the siting of power, telephone and similar services is underground

**FD16** ensure light, air and noise pollution is minimised



This Village Design Statement has set out the landscape characteristics of the area. It also confirms that any large-scale development on the agricultural land surrounding the villages would impact adversely on the character of the parish and its natural landscape. The residents of Micheldever Parish remain strongly opposed to any large-scale development at Micheldever Station.

The conservation of the character of Micheldever parish is best achieved by the retention of the existing landscape and open areas and by the use of traditional materials in its buildings, such as brick and flint, with roofs of thatch, slate or clay tiles. Local architectural features and details should be incorporated where possible to enhance the design of new buildings. In this way the villages will retain their individual character and it will ensure that existing local building design and landscape traditions will be continued into the future.

The VDS is a guide to assist all current and future residents, the Parish Council, Winchester City Council, planners, property owners, designers, architects and developers to understand what is so special about the local natural and “built” environments of the parish.

It is hoped that this Micheldever Village Design Statement, first written in 2002 and updated in 2021, will play a significant part in helping to retain the special and unique character of Micheldever Parish.

#### **Acknowledgements**

*This document was updated by Neil Hornby with contributions from Patrick Craze, Sue Bell, Jo Cooper and Krisha Thompson. It has been updated from previous iterations that were prepared by David James and John Botham. All photography, except where indicated, is by Peter O’Keefe who also prepared the artwork.*

#### **OTHER DESIGN GUIDANCE NOTES**

##### **Traffic signs and road nameplates should:**

**FD17** be used sparingly to prevent visual clutter, particularly in the conservation areas

**FD18** be supplied in a “traditional” rural style, particularly in the conservation areas

##### **Overhead power and telephone lines should:**

**FD19** whenever possible be sited (or re-sited) underground, particularly within the conservation areas of Micheldever and East Stratton and in areas with outstanding landscape views

**FD20** electricity and telephone companies should be encouraged to share their poles

**FD21** visually intrusive gantries on the railway line and railway embankment should be avoided or sympathetically sited within the tree lines

##### **New mobile phone masts, where possible, should:**

**FD22** be shared between phone providers

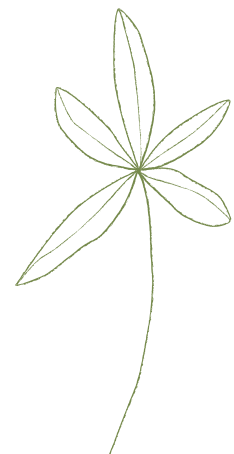
**FD23** be made unobtrusive by siting within tree lines

##### **Light pollution**

**FD24** external lighting of properties should be limited to the minimum required for security and working purposes. Lighting should not cause additional light pollution, particularly given the rural nature of the parish.

##### **Noise pollution should:**

**FD25** be an important consideration, including when the surfacing/re-surfacing of major roads is planned close to the villages, and a noise inhibiting material should be used





## APPENDIX A

### SCHEDULED MONUMENTS (SMS)

### AND OTHER SITES OR BUILDINGS OF

### HISTORIC INTEREST

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All six villages and hamlets forming the parish of Micheldever have impressive historical associations. Communities of Bronze Age, Iron Age, Roman, Saxon, medieval and post-medieval people have settled in the Micheldever area over successive centuries, each leaving their distinctive marks on the landscape.

There are four ancient sites of national importance in the parish that are scheduled under the Ancient Monuments and Archaeological Areas Act of 1979. These SMs are included on Historic England's National Heritage List for England (their List Entry Numbers are provided, below).

Micheldever Wood (1021320) is scheduled almost in its entirety as a multi-period site, with evidence of human activity from the Mesolithic onwards. Bronze Age earthworks and burial mounds, and Iron Age banjo enclosures, provide rich evidence for prehistoric farming, settlement and burial practices. A major Roman building complex was located here, connected to the Roman road (now the A33) linking Winchester with Silchester. From the medieval period onwards there is evidence of woodland management, including preserved wood bank boundary systems and ancient coppices.

The other three SMs reinforce the importance of the archaeological evidence for the Iron Age within Micheldever parish. Just west of Micheldever Wood is an Iron Age settlement site (1001815), and Norsebury Ring (1020317) is a univallate Iron Age hillfort. To the west of Bazeley Copse (1001823) excavation revealed Iron Age ditches underlying a small Romano-British building. Wider field systems and another banjo enclosure are also located here. Banjo enclosures are classed by Historic England as Heritage Assets, which are defined as having national importance (whether or not they are scheduled), and they are particularly prevalent in Micheldever parish. There is a further Iron Age enclosure site on

Weston Down which may have been of this type (its entrance is obscured by hedgerows); this is a potential candidate for future scheduling.

The Winchester Historic Environment Record (HER) holds details of nearly 500 items of interest within Micheldever parish (Hampshire County Council also maintain a separate HER). HERs comprise find spots, archaeological sites, and historical buildings. Records of particular interest include:

- Reference to a Royal Palace in Micheldever in the 9th and 10th century - did Alfred the Great, who held Micheldever during his reign, live in this palace?
- West Stratton contains the site of a shrunken medieval village
- East Stratton contains the site of a fully deserted medieval village
- There is a Saxon cemetery at Weston Colley, where a Saxon brooch, ring, bead, sword, spear, knife, shield and tweezers were found during excavation
- At Micheldever Station there are several Bronze Age round barrows, the Weston Down Iron Age enclosure, and field systems
- There is evidence of Iron Age settlements at Woodmancott
- There have been Iron Age and Roman finds at Stratton Park and East Stratton
- Near Northbrook House, Micheldever, a dig revealed Saxon and Roman finds






A survey of 1730 (held by the County Record Office) indicates that remnants of the medieval system of common fields survived at that time. The boundaries of these common fields are still reflected in the existing hedgerows in parts of the parish. Stratton Park - an early C19 park and pleasure ground laid out by Sir Francis Baring - is also listed (1000867), under the Register of Parks and Gardens. In addition to these ancient finds and sites, there are well over a hundred individual buildings of historical interest. These are recorded in Appendix B.

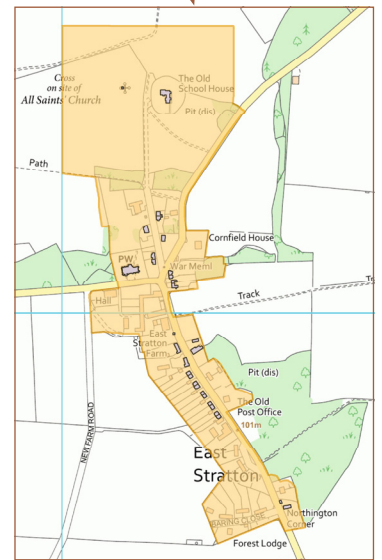
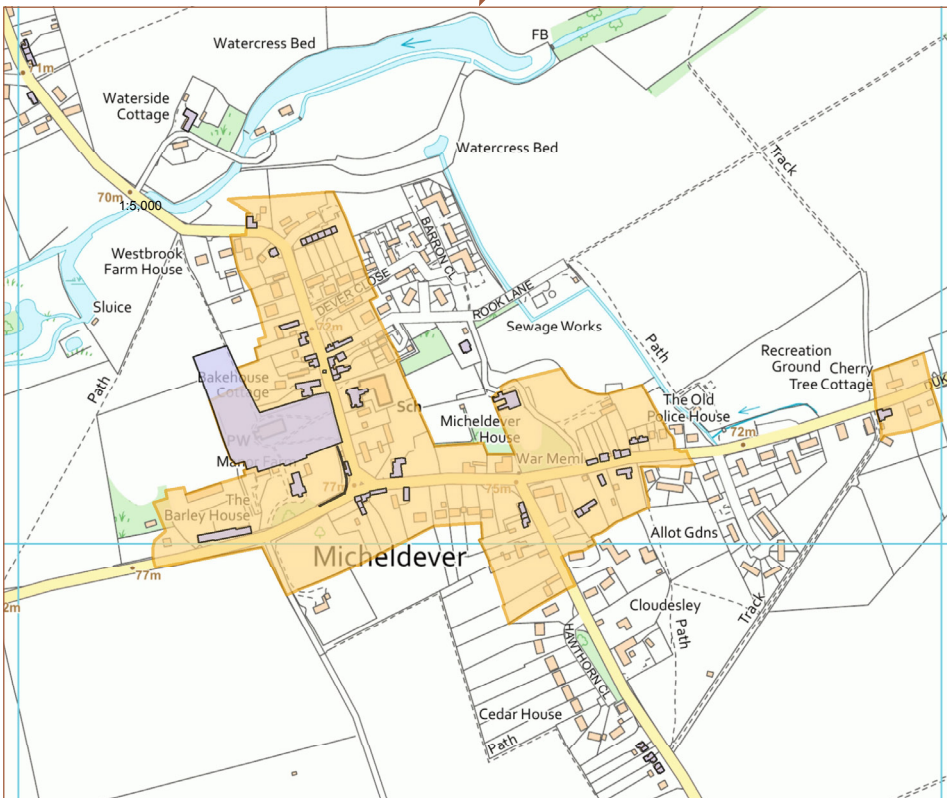
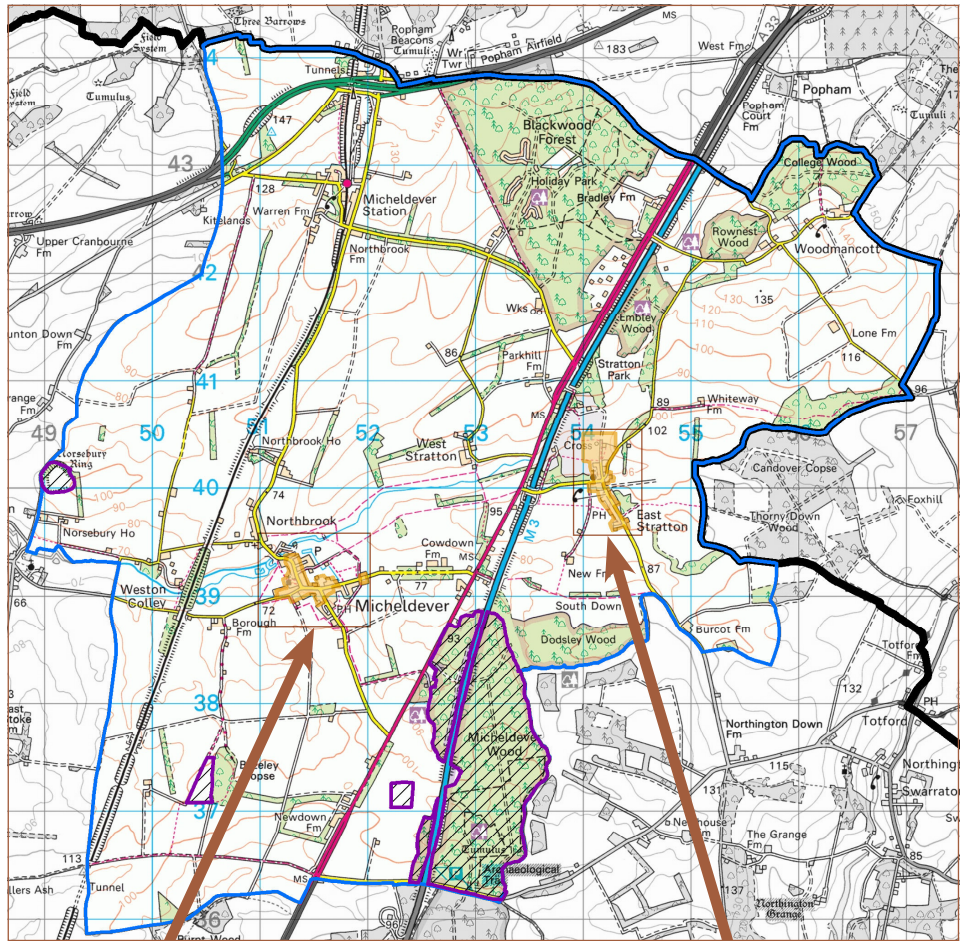
Further information may be sought from the Hampshire County Archaeologist. Archaeological collections and museum services are managed by Hampshire Cultural Trust. Winchester County Council maintains the Winchester HER, and enquiries should be directed to the Historic Environment Officer (Archaeology) at Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ.



Parish of Micheldever  
Conservation Areas,  
Scheduled Monuments and  
Listed Buildings

**Legend**

-  Conservation Area
-  Scheduled Monuments
-  Micheldever Parish Boundary
-  Winchester CC Boundary
-  Listed Buildings



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## APPENDIX B

### THE LISTED BUILDINGS OF MICHELDEVER PARISH

The parish of Micheldever contains a wealth of buildings of special architectural or historic interest, represented by 88 listed building records (some encompass more than one structure). The earliest is St Mary's Church, which dates from the 13th century, and it is also the most important - being listed Grade II\*. The remainder are Grade II listed. Over 110 homes and more than twenty other structures in the parish are listed; these are summarised below to draw the attention of residents to the historical heritage in which they live.



Shillingbury  
Cottage,  
The Crease  
15th Century

#### Micheldever

##### *Church Street*

Riverside Cottage, C18  
53-58 Waterloo Cottages, C19  
Westbrook Cottage, C19  
Barn, attached to  
Field Barn, C17  
Barn Cottage, C16  
60 Church Street, C17  
Gardeners Cottage, C17  
Corner Thatch, C17  
The Old Post Office, C16  
The Limes, C16  
The Old Bakehouse, C16  
Winchester Road  
Griffin Cottage, C17  
Norsebury Cottage, C17  
98-103 Winchester Road, C19  
London Road (A33)  
Newdown Farm House, C18  
Rook Lane  
The Cottage, C16  
Southbrook Farm House, C16  
Micheldever Cottage, C16  
Bryony Cottage, C18  
*The Crease*

Heather Cottage, C16  
86 The Crease, C16  
Lilliput Cottage, C16  
Shillingbury Cottage, C15  
Corner Cottage, C15  
Forge Cottage, C17  
The Smithy, C18  
Perry's Acre, C15  
*Northbrook*  
Jasmine Cottage, C16  
Northbrook House, C18  
39-41 Church Street, C17  
*Sloe Lane*  
Borough Farm House, C18  
The Barley House, C18  
Manor Barn, C18  
Manor Farm House, C18  
*Duke Street*  
Micheldever House, C19  
Farthings, C17  
Fardells, C17  
Bluebell Cottage, C17  
Old Cottage, C17  
St Cross Cottage, C16  
Marigold Cottage, C17  
Primrose Cottage, C17

Pedlars Cottage, C17  
Bramley Cottage, C17  
115 Duke Street, C17  
116 Duke Street, C17  
Reapers, C17  
*Bilberry Lane*  
1-4 Waterside Cottages, C17

#### Micheldever Station

The Old Store, C19  
1 Victoria Cottages, C19  
2 Victoria Cottages, C19  
Warren Farm House, C17  
1 Old Cottages, C17  
2 Old Cottages, C17

#### Weston Colley

1-2 Thatched Cottages, C16  
Old Mill Cottage, C16  
Old Mill House, C18

#### Stoke Charity

Norsebury House, C20





Borough  
Farm House,  
Sloe Lane  
18th Century

**West Stratton**

- West Stratton Manor, C19
- The Mount, C19
- West Stratton House, C18
- Stratton End, C17
- 1-3 Shepherds Close, C17

**East Stratton**

- Stratton Park*
- London Lodge, C19
- Middle Lodge, C19
- Winchester Lodge, C19
- The Bothy, C19
- Old School House, C19
- Stratton Lane*
- 22-31 Stratton Lane, C19
- Yew Tree Cottage, C17
- Cold Harbour Cottage, C17
- Sweet Briar Cottage, C16
- Orchard Cottage, C18
- Home Cottage, C17
- Bramble Cottage, C17
- 42-43 Stratton Lane, C19
- The Cottage, C17
- 44 Stratton Lane, C17
- 45 Stratton Lane, C18
- 46 Stratton Lane, C17
- 47 Stratton Lane, C17
- 48 Stratton Lane, C18
- London Road (A33)*
- 133-134 London Road, C18
- Highway Cottage, C19

Gardeners  
Cottage,  
Church Street  
17th Century



Heather  
Cottage,  
The Crease  
16th Century



St Cross  
Cottage,  
Duke Street  
16th Century



Perry's Acre,  
The Crease  
15th Century







Stratton Park



Granary barn  
at Borough  
Farm

**Other Buildings and  
Monuments**

- St Mary's Church,  
Micheldever, C13
- All Saints Church,  
East Stratton, C19
- St James' Church,  
Woodmancott, C19
- 6 tomb chests,  
St Mary's Church, 1795-1838
- Cross, East Stratton, 1890
- Micheldever School, C19
- Stratton House portico, C19
- Micheldever Railway Station,  
C19
- The Dove Inn,  
Micheldever Station, C19
- Garden wall,  
Manor Farm House, C18
- Granary/barns/stables,  
Borough Farm, C17-19
- Warren Farm Barns, C18
- Stable/garden wall,  
Warren Farm, C19
- 4 milestones, A33, C19
- 4 telephone kiosks, type K6, C20

Cross at  
East Stratton

Micheldever  
Church of  
England  
School



The portico at  
Stratton Park



Photograph by David Stride

K6 Kiosk at  
St James  
church  
Woodmancott



# APPENDIX C

## PARENT POLICIES IN LOCAL PLAN

### PART 1 & 2

Micheldever VDS reference.	Reference to LPP1 & 2 policies.
Settlement pattern (SP) 1 - 10	<p>DS1 – Development Strategy and Principles</p> <p>MTRA1 – Development Strategy Market Towns and Rural Area</p> <p>MTRA3 – Other Settlements in the Market Towns and Rural Area</p> <p>CP20 – Heritage and Landscape Character</p> <p>DM1 – Location of New Development</p> <p>DM15 – Local Distinctiveness</p> <p>DM16 – Site Design Criteria</p> <p>DM17 – Site Development Principles</p>
Open spaces and areas (OA)1 - 8	<p>DS1 – Development Strategy and Principles</p> <p>CP15 – Green Infrastructure</p> <p>CP16 – Biodiversity</p> <p>CP20 – Heritage and Landscape Character</p> <p>DM15 – Local Distinctiveness</p> <p>DM23 – Rural Character</p> <p>DM24 – Special Trees, Important Hedgerows and Ancient Woodlands</p>
Settlement buildings (SB)1 – 9	<p>CP13 – High Quality Design</p> <p>CP16 – Biodiversity</p>
Settlement buildings (SB) 10 – 18	<p>CP13 – High Quality Design</p> <p>DM16 – Site Design Criteria</p>
Settlement buildings (SB) 19 – 25	<p>CP13 – High Quality Design</p> <p>DM16 – Site Design Criteria</p>
Settlement buildings (SB) 26 - 33	<p>CP13 – High Quality Design</p> <p>DM16 – Site Design Criteria</p> <p>DM17 – Site Development Principles</p> <p>DM18 – Access and Parking</p>
Future Development (FD) 1 - 10	<p>CP13 – High Quality Design</p> <p>DM15 – Local Distinctiveness</p> <p>DM16 – Site Design Criteria</p> <p>DM17 – Site Development Principles</p>
Future Development (FD) 11 - 25	<p>DM23 – Rural Character</p> <p>DM10 – Essential Facilities &amp; Services in the Countryside</p> <p>DM19 – Development and Pollution.</p>





Micheldever Woods