

Collection

# Sandleheath Design Code

Draft: May 2025

ONH Planning for Good

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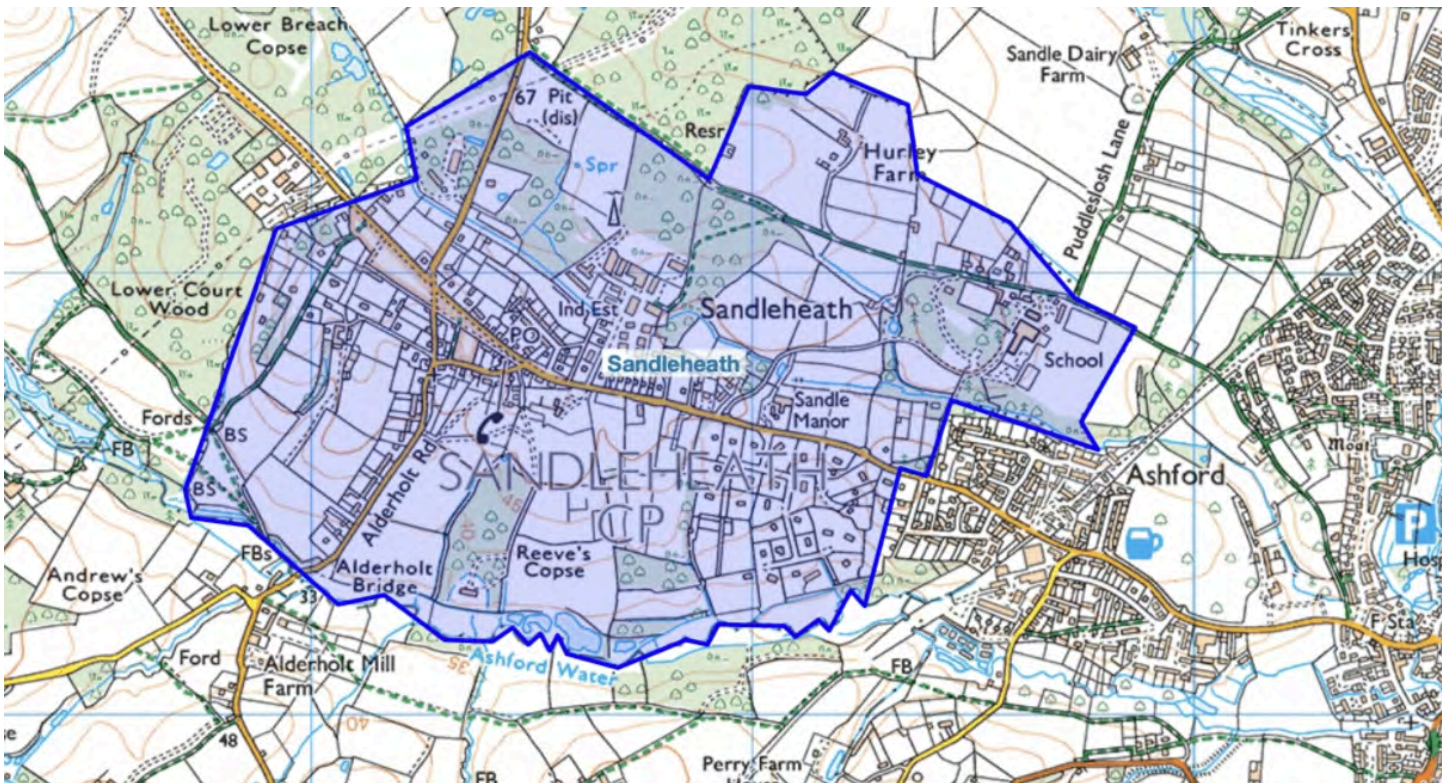


# Introduction

## Sandleheath Design Code

**Sandleheath Parish Council**

December 4, 2024





# Sandleheath Design Code

The Sandleheath Design Code establishes local design expectations and sets out illustrated design requirements that provide specific, detailed parameters for the physical development of the area.



## What type of development does the Code apply to?

The **CODE** is largely intended to guide development proposals which require planning permission. In the parish of Sandleheath, this is likely to include:

1. Extend existing building within plot
2. Conversion of existing building(s) within plot
3. Redevelop existing building(s) within plot(s)
4. New buildings via plot subdivision (tandem/backland)
5. New buildings on vacant land in the village
6. New buildings on vacant land outside the village



All other types of proposals are also encouraged to consider the content of the Sandleheath Design Code in designing their schemes.



### **What is the difference between MUST, SHOULD and COULD?**

The **CODE** uses the words **must**, **should** and **could**.

Where the word **must** has been used, this means the relevant **CODE** must be complied with and it is not expected that there will be exceptions made.

Where the word **should** is used, this means in general it is expected that the **CODE** will be complied with, but it is recognized that there may be exceptions made due to specific circumstances. It does not imply the **CODE** is optional. If an applicant considers that their case is an exception, then they should include information explaining the reasons why they consider such an exception should be made. This would generally be due to physical constraints.

Where the word **could** is used, this means the **CODE** is a recommendation. Compliance is optional and up to the discretion of the applicant.

## **Design Code Content**

An **ANALYSIS** of the geographical area to define Character Areas.

This consists of an exploration into the historical evolution, land use and physical characteristics, and the experience of a user in the main built-up areas in the parish. Collectively this informs the identification of Character Areas.

A **VISION** comprising an analysis of each Character Area to inform the level of design control needed.

Character Areas have unique and locally specific elements which have been recorded. Character Areas have also been subdivided into typologies at block or street level where relevant. These typologies reflect groupings of buildings and spaces which have similar essential characteristics. These essential characteristics inform a study of distinctive qualities, opportunities for enhancements and future challenges for each character area.

Every Character Area of every settlement is more or less able to accommodate change through development without harming its essential character. This means different levels of design control are needed, rather than assuming that every area needs new development to be ‘in keeping’ with what’s there already. The spectrum of achieving design goals are based on the level of design control needed and are inspired by AC Hall (1996). In practice there are four levels of design control:



- 
- 1**  
Standards
  - 2**  
With the grain
  - 3**  
Form and style
  - 4**  
Conservation





## Standards

The site location requires only the national design guide/code or planning-authority-wide coding standards to apply as its character area can accommodate many different building and plot forms.



**With the grain**



The site lies within a character area that has some common patterns of roads, buildings and spaces that need to be followed but otherwise can accommodate schemes of a variety of buildings forms and styles.



### **Form and style**

The site lies within a designated 'area of special character' (or similar) whose local architectural and historic interest and



distinct building forms and styles have survived and are clear enough to need greater design control.



## **Conservation**

The site lies within a designated Conservation Area where proposals must conserve and enhance its special architectural and historic significance. There are no Conservation Areas

within Sandleheath, but there may be areas which are more sensitive to change.

Finally, the **CODE** to guide the design of new development to achieve the design goals for each Character Area and the wider parish.

## References

- [The National Model Design Guide](#)
- [The National Model Design Code](#)
- [Local planning guidance](#)
- [Local Landscape Character Assessment](#)
- Design Control Towards a New Approach by AC Hall 1996
- The Image of the City by Kevin Lynch 1960





# Guide

## How to use this Design Code

### **Sandleheath Design Code**

December 4, 2024

National and strategic policy requirements and guidance continues to apply and should be reviewed to guide and inform the design of proposals. This Design Code provides locally specific information to guide and inform the design of proposals.

1. Choose development type - see INTRODUCTION
2. Locate proposal in relevant character area - see ANALYSIS  
Character Area
3. Understand context and local character - see overall  
ANALYSIS and relevant VISION Analysis, Study and Design  
Strategy
4. Use the relevant CODES to inform design decisions



# ANALYSIS Desktop

## Sandleheath History Land use and Physical Characteristics

**Sandleheath Parish Council**

December 4, 2024

### Historic evolution of place

*"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*

*National Design Guide*





Development of Sandleheath village to present

Sandleheath is a civil parish in the New Forest District of Hampshire. It lies about 1.8 miles west of Fordingbridge and has a population of just over 600. It is immediately north-east of the traditional tripoint between Hampshire, Dorset and Wiltshire. It covers an area of 1.89 sq/km. Until the latter part of the 19th century the area known then as Sandhill Heath was a dispersed settlement of farms with a small ribbon of

development along the road from the Elizabethan Sand Hill Manor (now ForresSandle Manor School) in the east of the parish around the Georgian Sandle Lodge. The late 19th and early 20th century saw the formation of a village with local facilities take shape around the common as 5 brickworks in the parish created local employment.

The village continued to expand growing to the south along Alderholt Road and then to the north of the village shop, with further development to the south-east towards Fordingbridge. It remained a busy brick making village until the 1960s. After the closure of the brickworks an industrial estate replaced the local employment with the site expanding over the last 40 years to its current size.

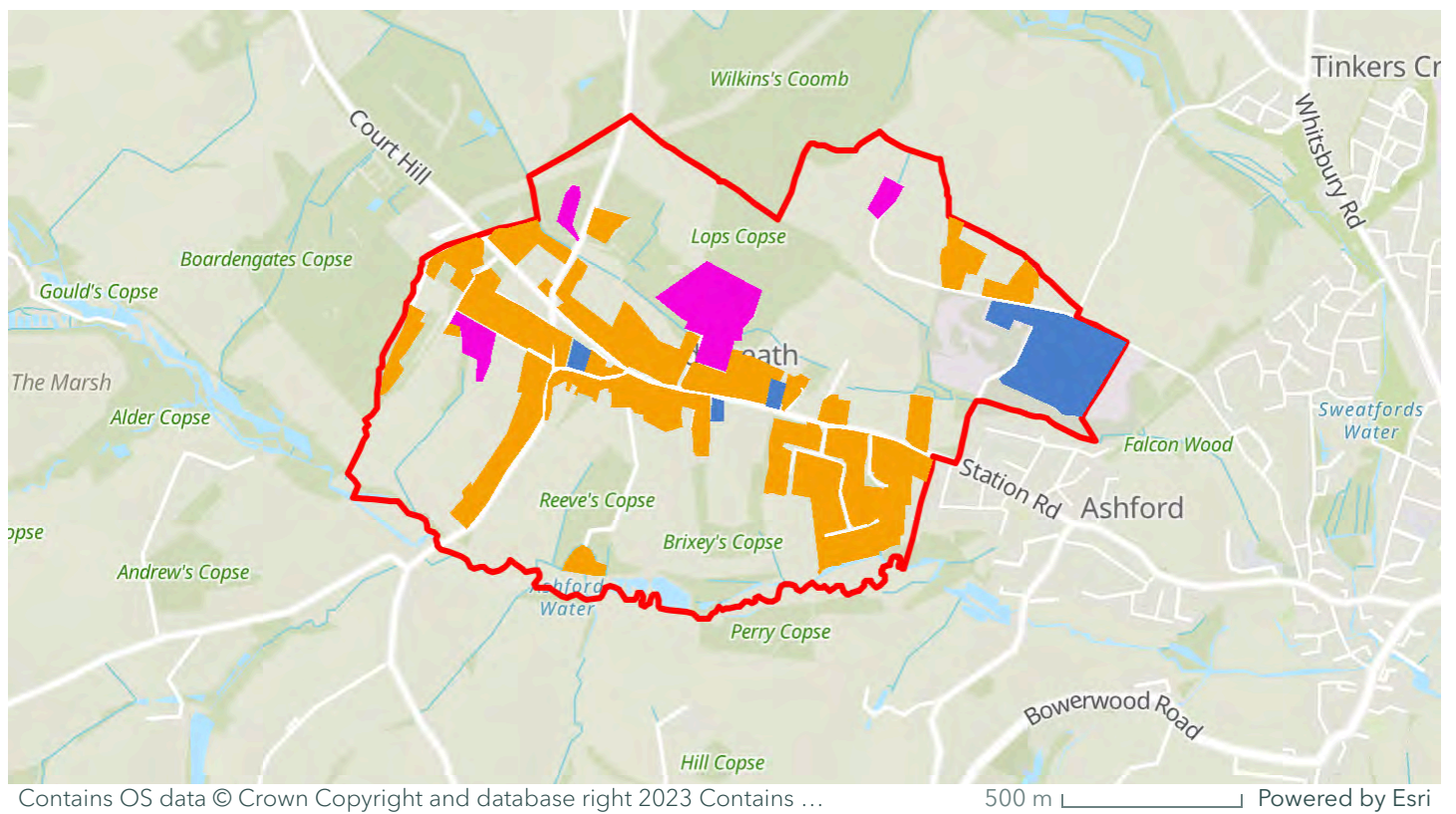
## Land Use Characteristics

Understanding land use patterns contributes to understanding the liveability and sustainability of a place.

*“Sustainable places include a mix of uses that support everyday activities, including to live, work and play.”*

*National Design Code*





Sandleheath Land Use Map

The Village Shop sits on Main Road at the historic core of the village which started to develop at the end of the nineteenth century, in a linear ribbon alongside an area of common land. As a focal point for the village, the Parish Council are looking to enhance the common, following the recent removal of the Coronation Terrace Oak, with the creation of a small community orchard and wilding areas. The area has traditionally been the location for the village Christmas Tree and there is also a popular allotment site located alongside this area, with 21 full size plots, though these are sometimes split into two. Persons entitled to rent these, must reside within 5 miles of Fordingbridge Town Hall (Sandleheath was, at the time the allotments were created, part of Fordingbridge.)

The Common sits on an underlying seam of blue clay, which is prevalent throughout the village, hence the origins of the five brickmaking works which flourished from the late nineteenth century and employed around 100 men during the first quarter of the 20th Century.

Employment today is located on just over a hectare of land at the industrial estate, situated to the north of the parish, accessed directly off Station Road. Walking distance from the village shop, this employment area has been developed on the site over the last 40 years following the closure of the final brickworks in the 1960s.

The popular village hall is located along Station Road. Housed in the former St. Aldhelm's Church, it is a pretty Arts and Crafts style building that was constructed in 1907, by '*Sandleheath men with Sandleheath bricks*' and is an iconic local landmark. In the 2010s when St. Aldhelm's was no longer required for church use, some local residents saw an opportunity. They formed a charity and in November 2018 took out a 25-year lease on St. Aldhelm's from the church authorities. The village gave this undertaking its wholehearted support and creating a village hall became a full community project. Compressively refurbished in 2021, this building now sits at the modern day heart of the village, providing a home to local community groups and parish council meeting as well as for private hiring, parties and occasions. To the rear of the village hall, are the village tennis courts and on the opposite side of Station Road is the 1st Sandleheath Sea Scouts.

At the junction of Scats Lane and Alderholt Road is the Sandleheath Uniting Church (Methodist and Anglican). Heading north to the crossroads, the local bus stop can be found for the once a week trip to Salisbury on a Tuesday and Ringwood on a Wednesday.

There are no local schools in the village, with the nearest primary school located at Western Downland C Of E Aided Primary School in the neighbouring village of Damerham north west of the parish. To the east of the parish in Fordingbridge, there is Fordingbrodge Infants and Junior School, The Burgate School and Sixth Form and pre-school options.



The Forres Manor School, originally the Elizabethan Sandle Manor (Grade II) is located within Sandleheath on its north eastern boundary, offering independent day and boarding school for boys and girls aged 2 to 16 within an historic 35 acre site.

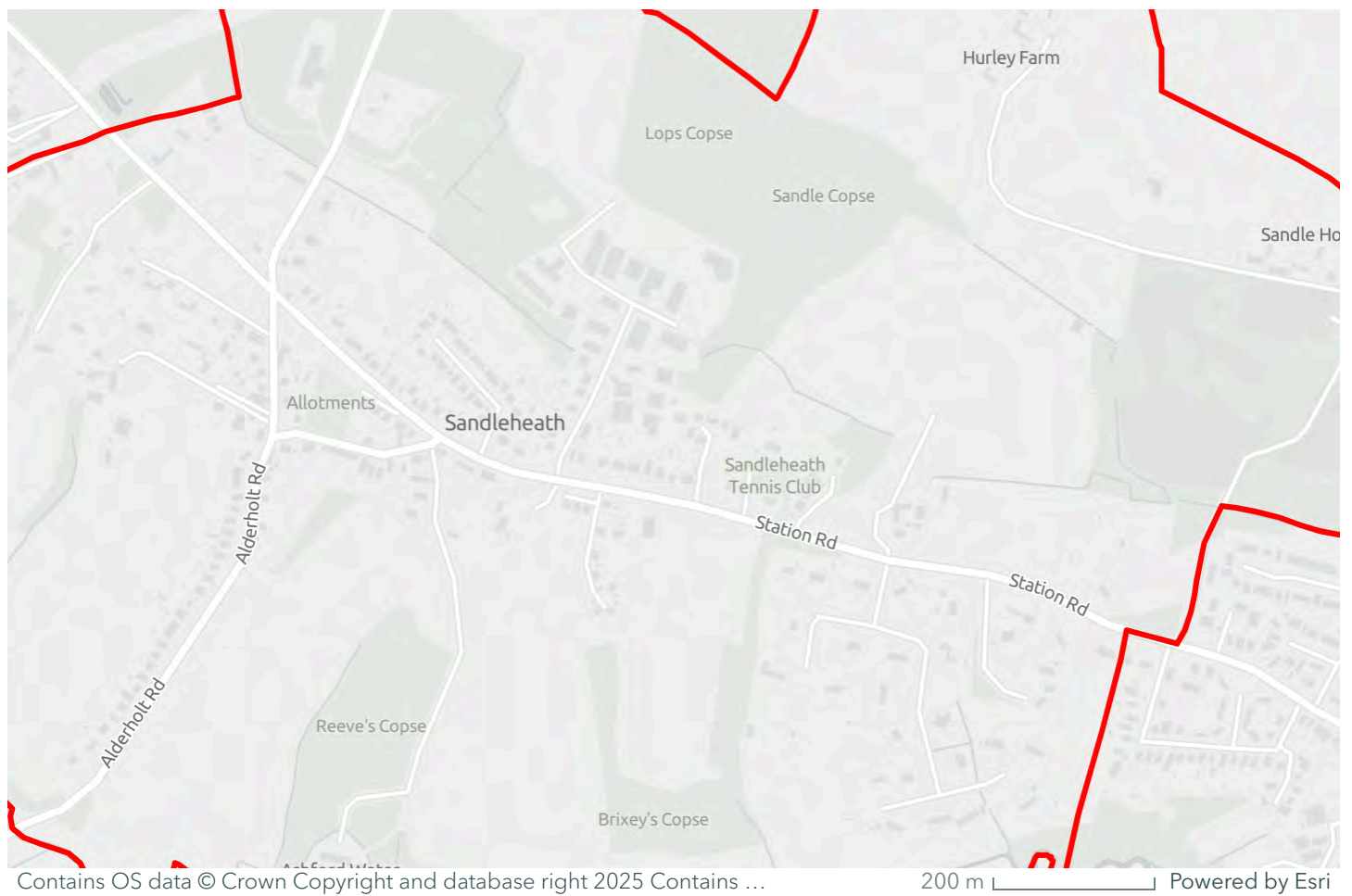
Outside of the parish but in close proximity, the landscapes of the Cranborne Chase National Landscape and the New Forest National Park provide a tranquil rural backdrop to the village.

The Green Belt is situated approximately 4 miles south west of the parish. Rockbourne Roman Villa is located two miles to the north of the parish.

## Physical Characteristics

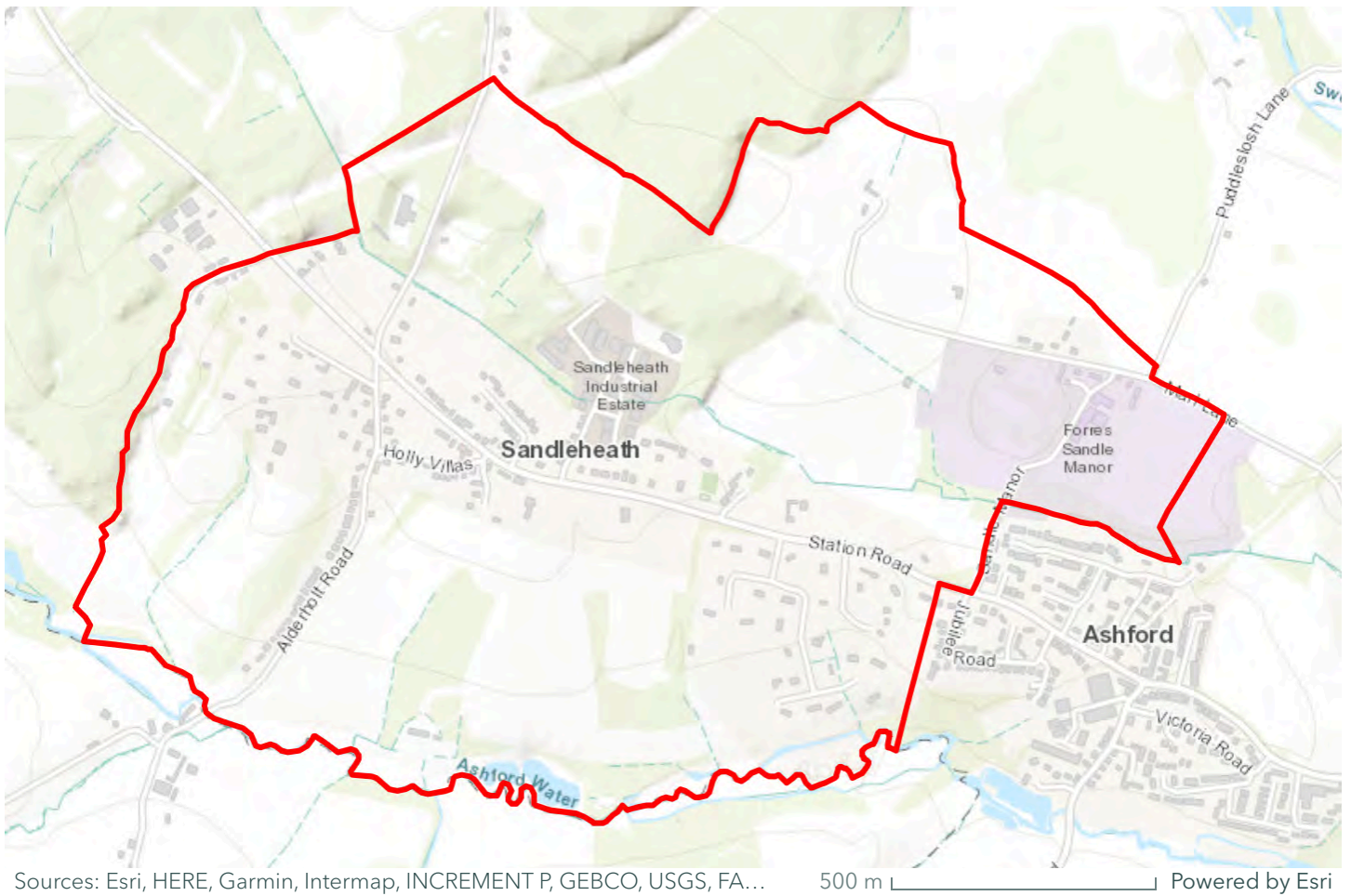
*“Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.”*

*National Design Code*



Large areas of undeveloped land surround dispersed building patterns with some clear lines of cul de sac and linear development, providing a more certain boundary to the village.





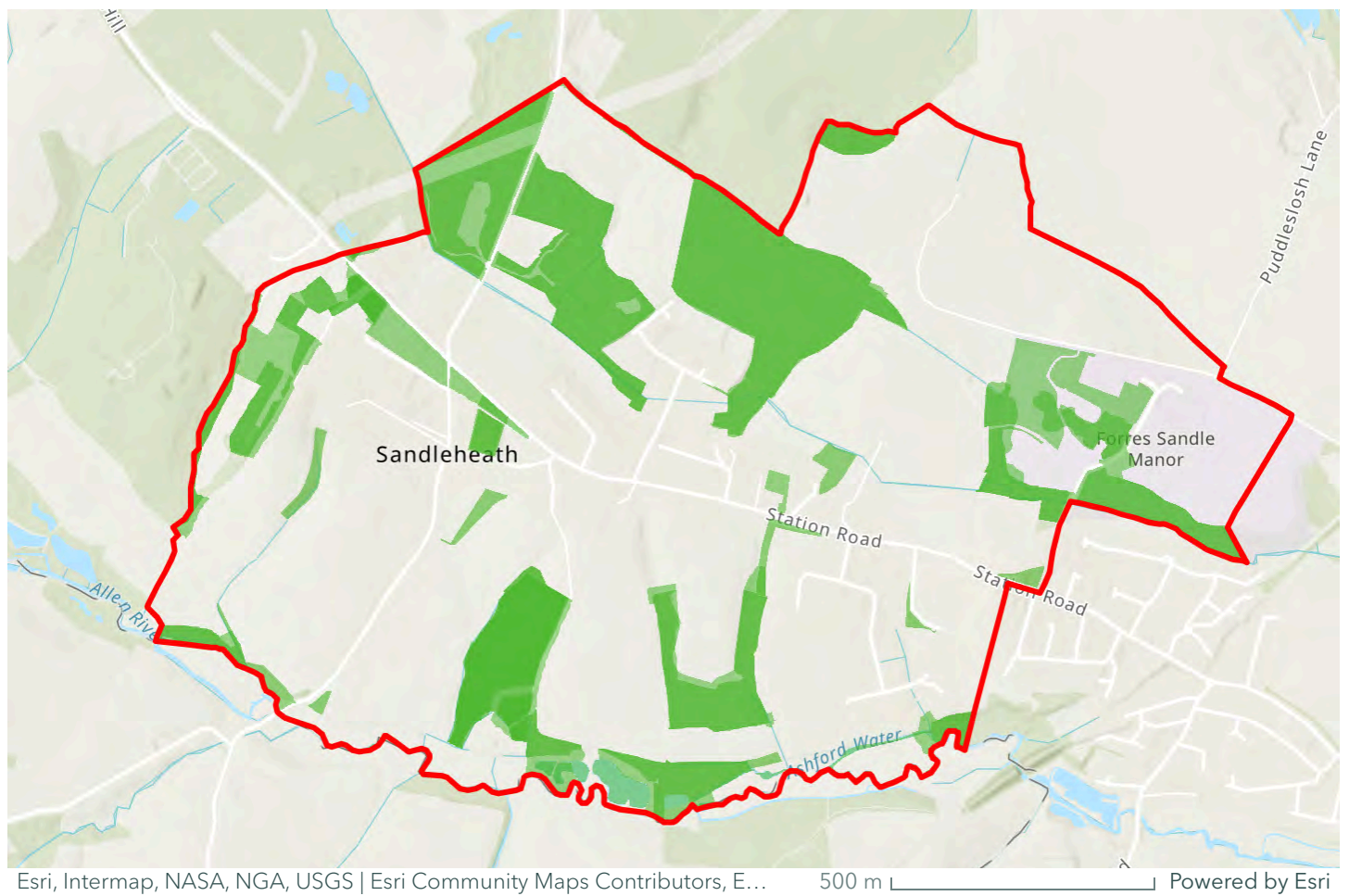
Sources: Esri, HERE, Garmin, Intermap, INCREMENT P, GEBCO, USGS, FA...

500 m

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Sandleheath is a transitional landscape between the edge of the chalk dip slope and lowland heaths.

It is a gently undulating landscape topography with a geology of Reading beds and London Clay used for brickmaking.



It has extensive ancient woodlands locally designated for their biodiversity value, interspersed with other habitats such as wetlands and meadows.





# ANALYSIS Place

## Sandleheath Experience of Place

**Sandleheath Parish Council**

December 4, 2024

## Introduction

*"Legibility: How easy it is for people to understand and find their way around a place and how memorable it is."*

National Design Guide

Legibility plays an important role in framing the positive experience of a place. There are built and natural elements of a place that contribute to how a place is experienced, understood and remembered by people interacting with it. To demonstrate these important elements edges, landmarks, nodes and paths have been identified for the built-up areas inspired by Kevin Lynch: The image of the city (1960).



Sandleheath Lynch Analysis Map

## Edges

Edges are visible hard or soft boundaries that divide different areas. You can move through these boundaries in some cases, but they can also be a barrier. The key is that you are in a different place dependant on which side of the edge you are standing in e.g. village / countryside.





Maxar, Microsoft

500 m | Powered by Esri

Most of Sandleheath's edges are provided by back gardens with some locations being defined by groups of mature trees and hedgerows.



The ancient woodland to the north of the village provides a strong verdant natural edge. Whilst there are pockets of undeveloped land between back gardens and the ancient woodland to the east, these parcels of land signal the start of the open countryside and also provide a buffer to this important asset.

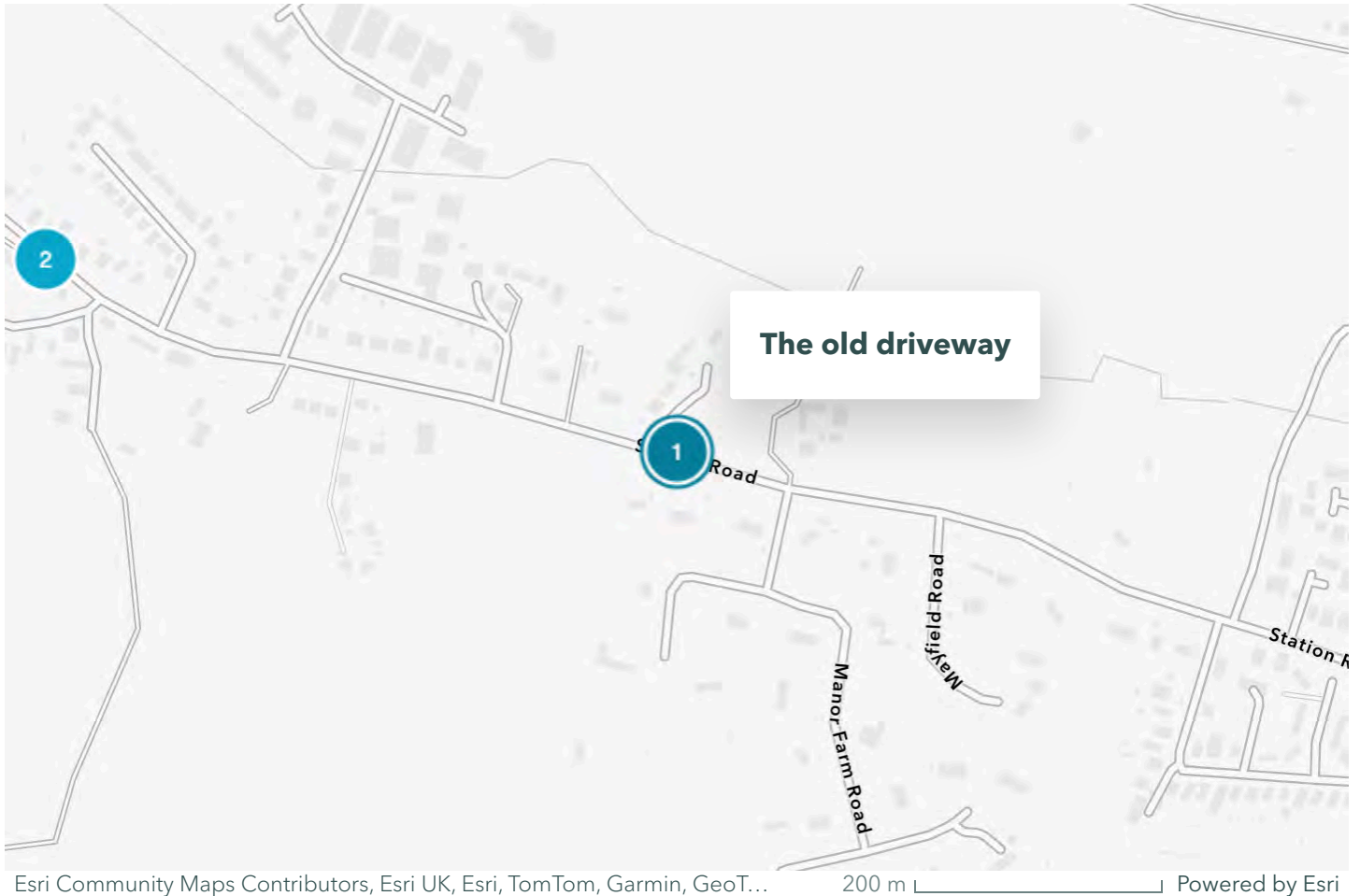




In some locations a clearly defined edge is absent.

## Landmarks

Prominent visual features that stand out from their surroundings, like towers, monuments, or distinctive buildings. Landmarks may have their own character but that is not essential. More importantly, they serve as reference points, helping people orient themselves and navigate around the area more effectively.







The disused driveway to Forres Sandle Manor School is contained within hedges, creating a distinctive linear pattern in views northwards, and an ornamental gate with brick piers and walls remains as a reminder of former

use. Whilst these cannot be seen until nearly at the location of the gate, a lime tree (considered the second oldest in the New Forest) proudly marks this location when approaching. The space in front of the gate and Station Road itself is also used as parking when village facilities are busy.





Named to mark the coronation of King George V, the row of terraced cottages reflects the local vernacular. Unlike most of the development along the main

road through the village, the row of cottages are not hidden within the landscape and stand proud within a historic focal point of the village.

3

## Methodist Church



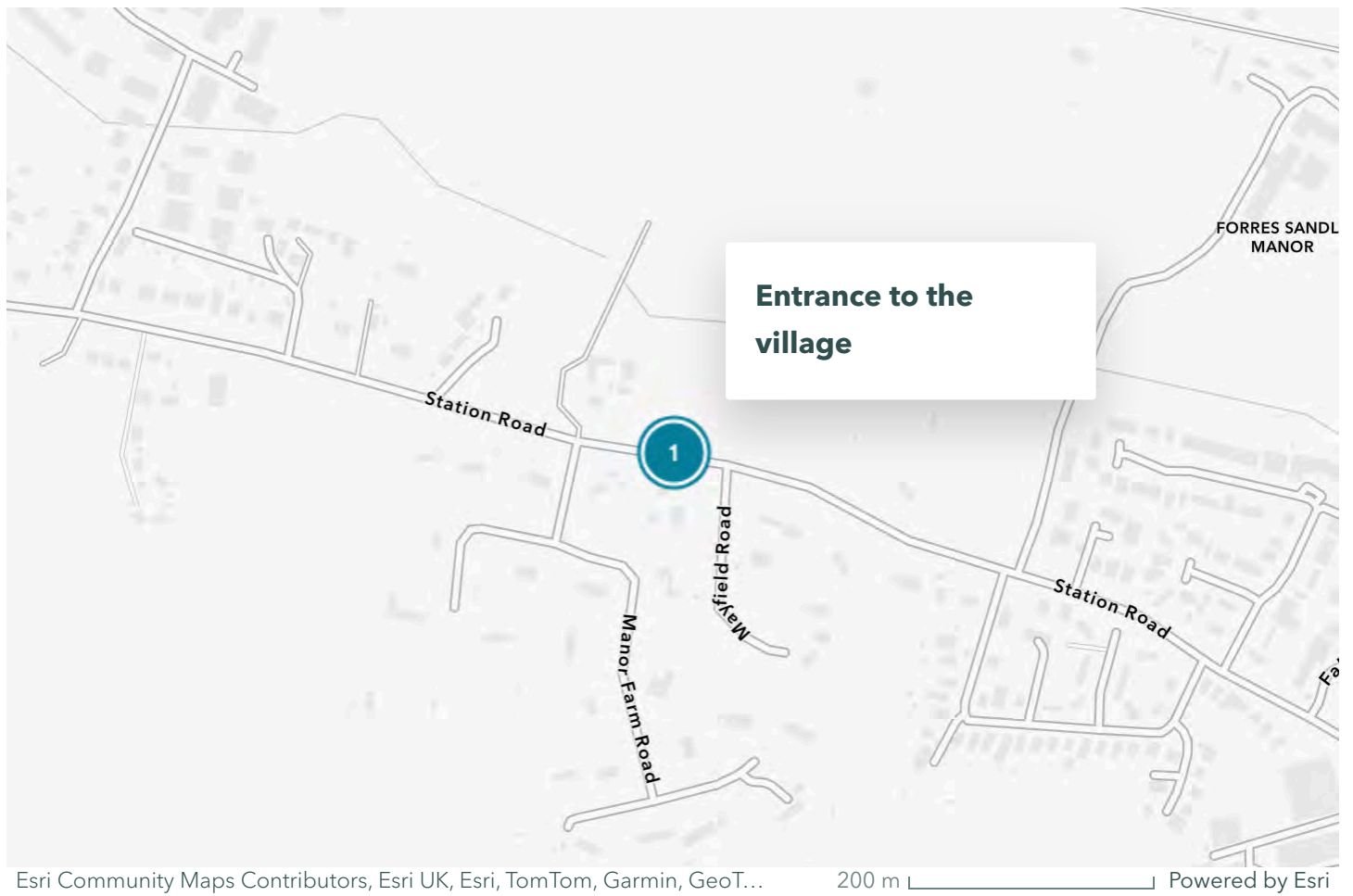
Occupying a prominent location along Alderholt Road where it meets Holly Villas terminating the view down Alderholt Road. Built in 1884 on a site previously occupied by a brick kiln. Name and year plates, in particular the circular window with patterned stained glass, signals a particular meeting point that serves the village.

## Nodes

Key points of social interaction or concentration, such as public spaces, parks and places where Paths converge. Nodes are often prominent places where people gather to enjoy and



shop for example and so help people recognise where they are.





Whilst most of the village is hidden within the landscape, there are plans to improve this gateway into the village. It already houses a sign and some planting to signal the entrance to the village. The northern pedestrian path on Station Road also ends here and crosses over to the southern pedestrian path on Station Road.





Approaching the village stores, a combination of the large grass verges to the north of Station Road at the entrance of Elms Close, the orientation and position of Oakleigh occupying a prominent corner plot, and the mature tree



opposite on Station Road adds legibility and interest within the street marking the entrance to the historic village centre where the active frontage of the village stores remain. The village stores is set back on Station Road with formal planting separating it from Station Road, promoting interaction in the historic centre of the village.

### 3

## Crossroads



Wide grass verges, common land with mature trees, well trodden footpaths and bus shelters on the southern part of Station Road signals activity in this part of the village with properties to the north hidden within the landscapes behind mature hedgerows and trees. The sharp turn onto Alderholt Road remains an issue for larger vehicles taking this route.





The combination of the Methodist Church on a prominent corner plot position at the junction of Alderholt Road and Holly Villas, mature trees in the distance as well as those on Alderholt Road framing the building, and a busy route into and out of the village gives this location prominence. The nature of the winding Alderholt Road with no pavements makes this junction particularly difficult to navigate for pedestrians.

## **Paths**

These are the routes along which people move through the area, such as streets, footpaths, bridleways and cycleways. Paths are the most significant element because they connect places, channel the way people move about the area and therefore define how they experience the area.



Maxar, Microsoft

100 m  Powered by Esri

There are three ‘through’ roads in Sandleheath, all relatively small and most without pavements, more usually having a verge and drainage ditch. All of these roads meet at central cross roads within the village.

Main Road to Damerham and Fordingbridge. The East/West direction is the Fordingbridge to Damerham and Martin Road.





Alderholt Road from Sandleheath to Alderholt. Heading South is Alderholt Road with Ashford Water and the Dorset Border.



Rockbourne Road from Sandleheath to Rockbourne. The road to Rockbourne with its Roman Villa archaeological site runs to the North.





Some pedestrian connections link residential development to the main village centre at the shop avoiding travelling on the road. The majority of routes, however, require pedestrians to use the roads to get around the village.



There are few connections to access and enjoy the open countryside connecting to the village itself. There is a footpath through the ancient woods to the north which connects to an east-west bridleway running along part of the northern boundary of the parish.







# VISION Sandleheath

## Sandleheath Character Area Analysis Study Design Strategy

**Sandleheath Parish Council**

December 4, 2024

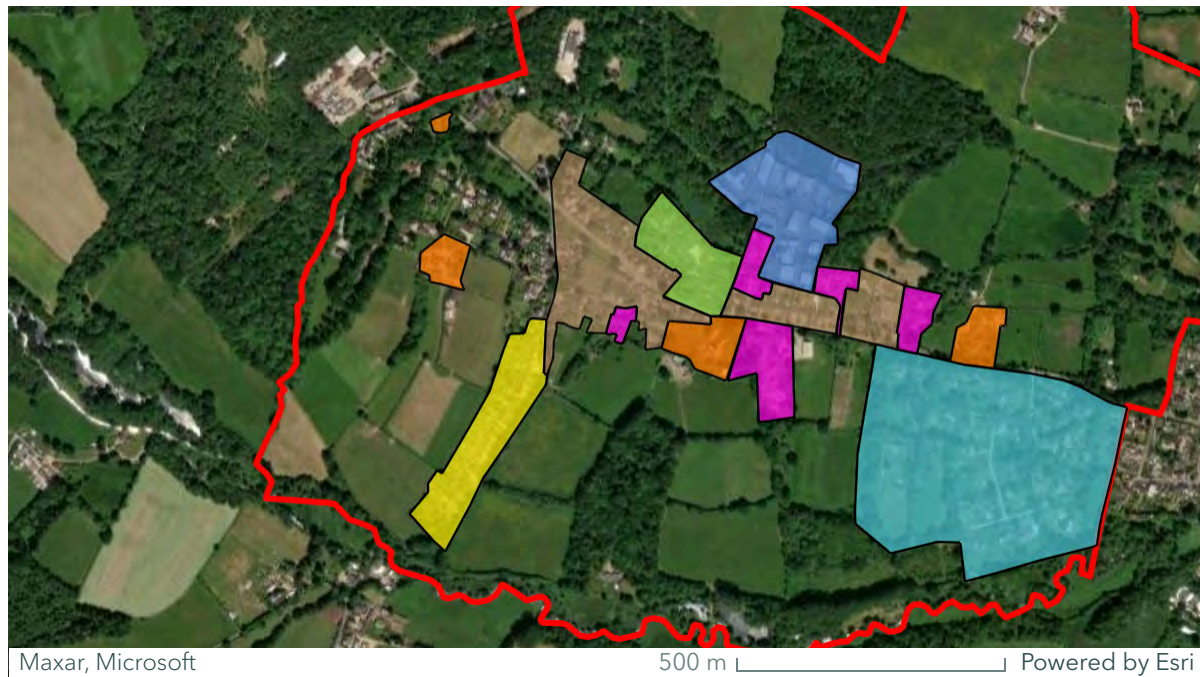
### VISION Analysis

There are several typologies within the village and on closer inspection, the village tells us the story of its evolution. Emerging from the sparsely populated hamlet of Sandhill Heath, its evolution in the late nineteenth and early twentieth century to Sandleheath is evident, with small clusters of development focused around the roads connecting the brickworks, all linking to the emerging village centre.

The built development then charts its transformation as a village through the early to mid twentieth century, with industry providing the backdrop to its continued expansion. Following the closure of the brickworks in the 1960s, the village loses its central focus but retains its employment roots through the introduction of the industrial estate in the 1980s. However, with limited infilling since the 1960s, the village has largely remained untouched by the twenty-first century save for one or two smaller residential developments, with



residents largely looking to neighbouring Fordingbridge to provide local goods and services.



Sandleheath Typologies

Where no typology is illustrated on the map, the typology is either unknown, or the location contains a mix of typologies with no particular dominant characteristics.

## **Pre-Industrial**



Maxar, Microsoft

200 m  Powered by Esri

### **Town Scape**

Large individual, isolated detached farms and manor houses with various outbuildings and large landholdings, dating from sixteenth century onward, including examples from the Georgian era (eg Sandle Manor)

No alignment to a road nor any building lines.

Extensive , mature gardens,

Properties set back from public vantage points.

### **Built Form**

Historic in character and individual in form and style

Generally two storeys in height, variety of pitched roofs and wings.

Large sash windows,



Red brick occasionally rendered



### **Landscape Character & Vegetation**

Extensive grounds, with soft landscaping mature trees, hedgerows with long views towards the open countryside.

Interspersed with formal gardens with footpaths and established planting providing areas of seclusion and privacy.

May contain ancillary facilities such as tennis courts or summer house.

### **Hard Landscape**

Typically long meandering driveways off main or side roads, often tree lined or soft landscaped either side.

Driveways can be a variety of surfaces but not usually tarmac.

Parking provided in large driveways often with detached garages



### **Boundary Treatments**

Gated entrance to private driveway, usually surrounded by mature trees and tall hedgerows to screen property from the road.

### **Late Victorian/Edwardian**





Maxar, Microsoft

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## **Townscape**

Mixture of larger detached, semi-detached houses and terraces of workers cottages.

Houses generally aligned to one of the three roads creating a triangle of settlements

Buildings generally placed parallel to the carriageway with some limited exceptions.

Regular patterns of plot sizes with property generally set towards the road frontage, with those closest to the village shop and church nearer the street, those further away, set further back in their plot

Generally two storeys.

Building line consistent in groups of buildings, (e.g Coronation Terrace) otherwise staggered.

Building spacing varies

Most built with London Clay



### **Built Form**

Distinct and consistent architectural style and detailing of buildings typical of the period, can include features such as Quoins, bay windows, and porches

Two storey, ridge lines are parallel to the road. Mixture of pitched and hipped roofs.

Generally consistent building line.

Red brick

### **Landscape Character & Vegetation**

Soft landscaping provides a cottage garden feel with long rear gardens a mixture of mature planting, hedgerows feature trees and paths with long distance views towards the open



countryside.

To the front a mixture of soft landscaping including grass verges, hedgerows and trees generally feature throughout the street scene.

There is an open landscaped buffer between the houses and the roads. These are generally either grassed verges or driveways.



### **Hard Landscape**

Typically, roads have no pavements road markings with the exception of the main east west road through the village which has a single pavement and road markings.

Parking off street, provided on hard standing within plot with some exceptions where parking is along unmade track alongside property.

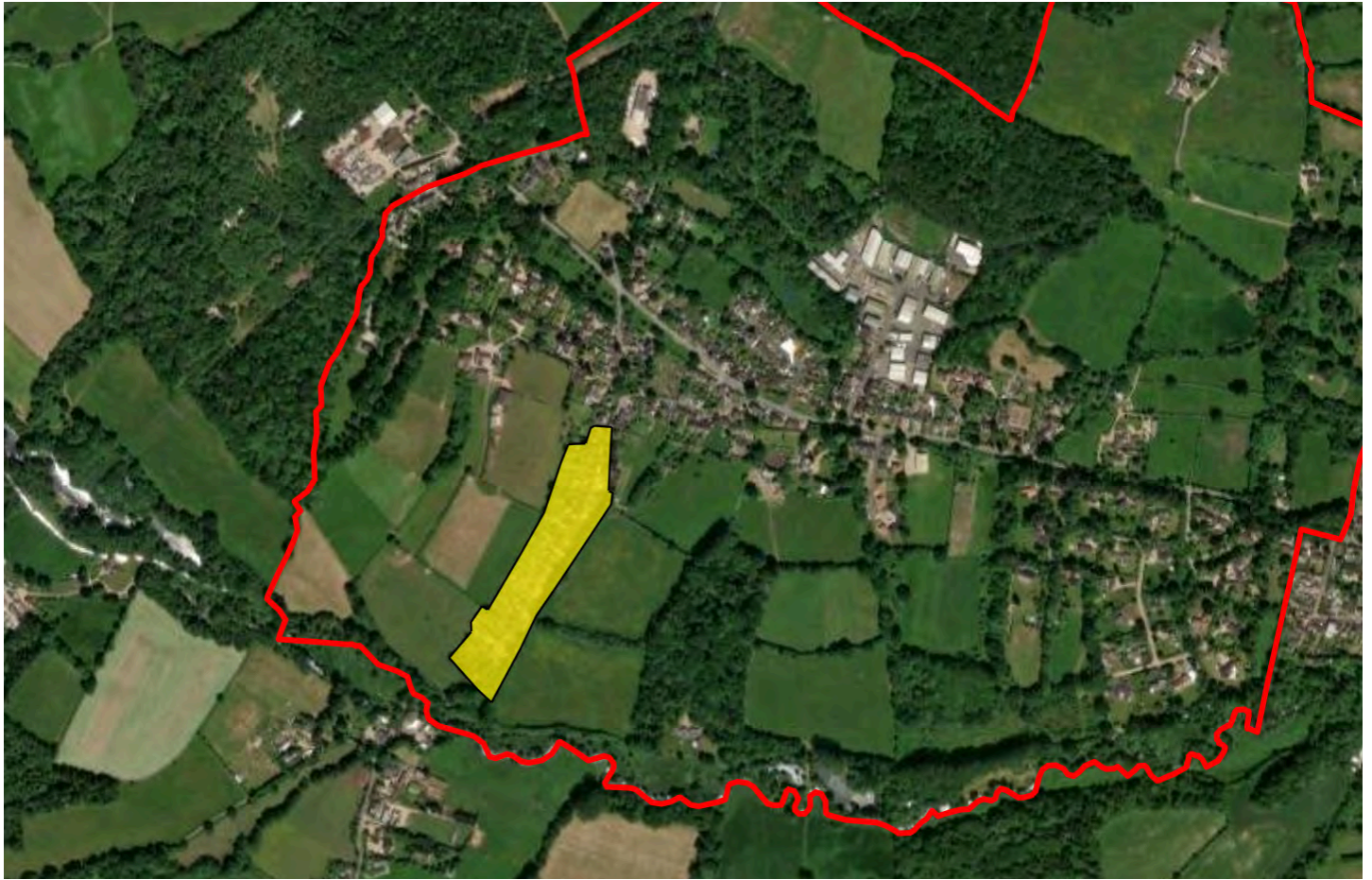
No street lighting.



## Boundary Treatment

Residential boundary treatments vary with some consistency provided by mature, well maintained medium height hedgerows or medium height wooden fencing.

## Inter-War



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## Townscape

Medium sized, detached chalet bungalows along Alderholt Road on large plots of up to 0.25 acre.

Building lines are regular, as are the spaces between plots.

Properties set back from the street but facing it, with various boundary treatments to create separation between road and plot.

All have generous rear gardens with a uniform mature hedge running along the rear boundary of the garden beyond which



is farmland.

All have on-plot parking and some have removed part or all of the front garden to accommodate this.

There is no on street parking.

### **Built Form**

Single/ 1.5 storey with a simple building form, consistent roof lines

Ridge lines are generally parallel to the road with gabled dormers.

Buildings are homogenous in building style with either dormer roof or pyramid hipped roof with dormer.

A simple palettes of materials. Red brick often with rendering or pebbledash.

Frontage predominantly continuous



### **Landscape Character & Vegetation**

Soft landscaping to the rear in wide, deep gardens, terminating in mature hedgerows allowing long views to farmland and countryside. Gardens are grassed with variety of ornamental planting and paths

There is always a buffer between the houses and the road. Generally this is a low rise wall or fence or planting.

No grass verges.

Houses all down one side of the road with mature trees and hedgerow the other side .

### **Hard Landscape**

Narrow roads, no pavements on either side and highway markings just to denote edge of road.

Parking is on plot generally sufficient for 2 vehicles, either in



front or to the side of the property.

No street lighting



### **Boundary Treatments**

Generally low to medium height maintained hedgerows or low rise walls to maintain visibility to property and road at the front of property.

Close boarded fence or hedges between properties.

### **Post-War 1960s (1)**





Maxar, Microsoft

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## **Townscape**

Medium sized detached bungalows set back from the main road in a cul de sacs.

Elms Close is a cul de sac development of medium sized detached bungalows set either side of a spine road. The entrance to the Copse is flanked on either side by a wide verge, creating an inviting entrance feature.

On plot parking, low rise brick walls, hardstanding to the front of the plot and garages all feature.

There is regular spacing between plots

There is a mixture of properties set towards the road frontage interspersed with those which are perpendicular to it.

Uniform plot size and shapes.

## **Built Form**



Consistent architectural approach and material palette.

Buildings mainly single storeys with some 1.5 storey including dormers or velux.

Red brick, tiled roof, some with cladding on gable end, occasional rendering.

Ridgelines alternate between parallel to the road and perpendicular.

Frontage predominantly continuous.



### **Landscape Character & Vegetation**

Open spaces are mostly grassed with little planting or vegetation.

Road does not have formal planting.

Small pockets of green space or grass verges are integrated into the streetscape. These often contain trees and form local focal points.



Most have a small grassed area to the front of the property fronting the road.

### **Hard Landscape**

Roads are hard landscaped with pavements on both sides. No road markings

Parking is on plot generally to the side of the property, mostly tarmac or block paved, space for two vehicles one in front of the other.

No street lighting.



### **Boundary Treatments**

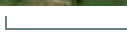
Boundary treatments are consistent with low red brick walls with pillars to denote driveway entrance, providing clear definition of plot boundary without obscuring view of the property.



## Post War 1960s (2)



Maxar, Microsoft

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### Townscape

Large detached properties.

Sandle Copse / Manor Farm Road, Mayfield Road.

Developments of large detached properties, predominately bungalows with some two-storey on very large plots, set around a circular layout accessed via a private road.

Properties are irregularly spaced and orientated and set back from the road, some with very open frontages, some screened but all feature mature hedges, trees and planting.

There are no footpaths and all parking is on-plot.

During this period there are also conversions



/subdivisions of older pre-industrial large detached dwellings to smaller homes.

### **Built Form**

Individual in architectural approach, form and style.

Buildings mainly one or two storeys.

A mixed material palette

Frontages vary, mixture of open and hidden aspect.



### **Landscape Character & Vegetation**

Mixture of open front gardens and those with boundary treatments. Generally lawned and ornamental planting that includes a large variety of well manicured, contrasting species.

Most have a wooded backdrop



## **Hard Landscape**

Roads have no kerb edge, pavements or road markings, verges either side.

Individual private driveways often with large turning area.

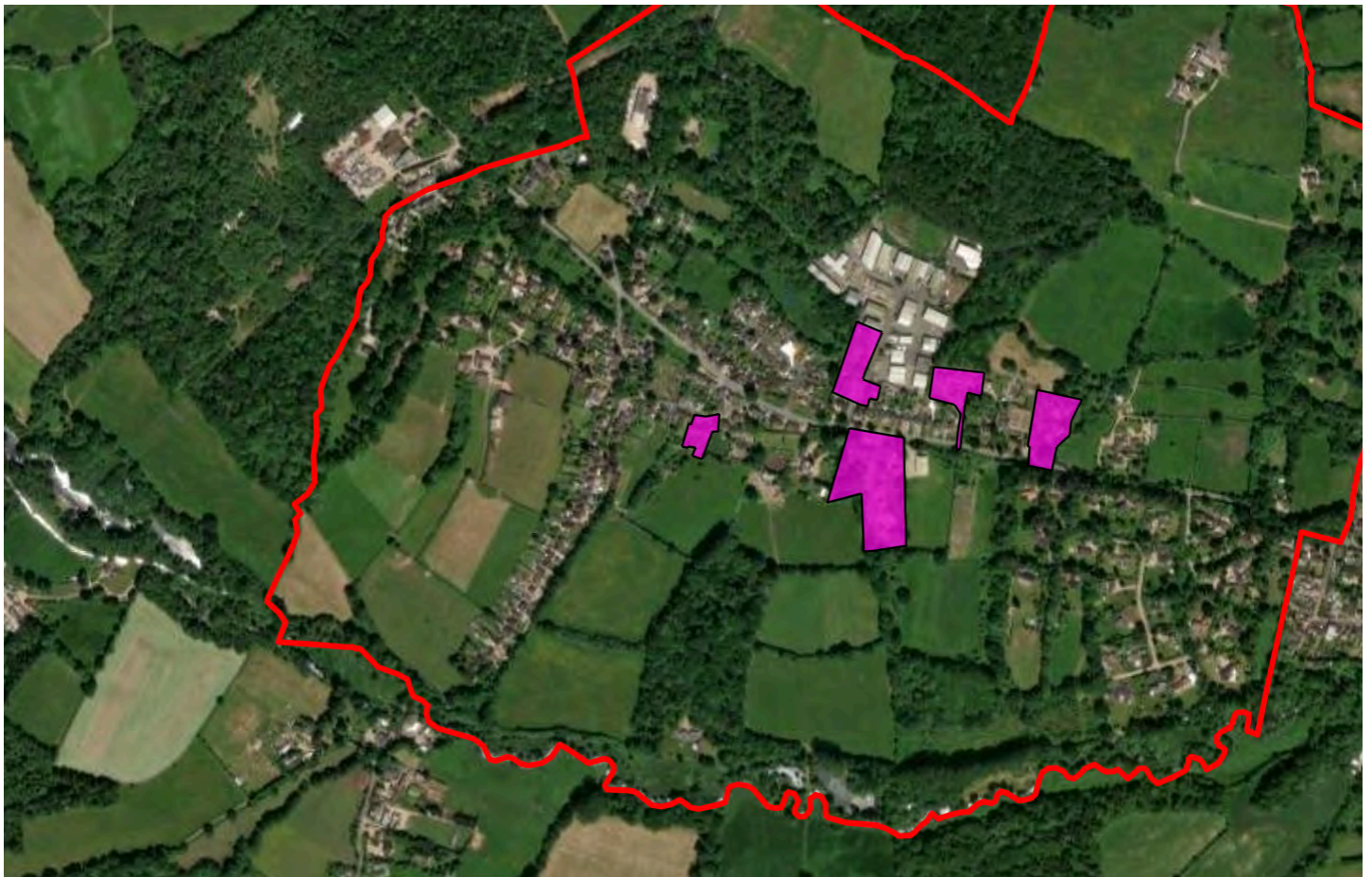
No street lighting



## **Boundary Treatments**

Mature informal verges, mostly tree or hedge lined from plot boundaries and provides sense of privacy and remoteness.

## **21st Century**



Maxar, Microsoft

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## **Townscape**

Detached, semi-detached, and terraced two storey, fronting the road.

These are a mixture of small groups developments of between 2-4 dwellings arranged with a single entry point on the adjoining road where an original plot may have been subdivided.

The exception is the Sandle Lodge development of 13 homes which has a continuation of the post war cul de sac arrangement.

Generally set closer to the road with some active frontages.

Car parking mainly located on plots in front of houses or to the side.

Buildings are regularly spaced and are placed parallel to the roads with consistent building lines.





### **Built Form**

Simple building forms, using modern materials.

Two-storey with pitched, gabled or hipped roof.

Generally have no chimneys, with the exception of the Sandle Lodge development.

Each property has its own characteristics but typically are red brick (occasionally rendered) with some detailing from older buildings in the village.

### **Landscape Character & Vegetation**

Typically little or no front garden.

Smaller gardens to the rear of the plot, typically grassed with some ornamental planting.

Informal wooded area adds important part of the character of



the street.

Some planted boundary treatments and verges provide a buffer to the road.



### **Hard Landscape**

Roads usually have kerbs, pavements, but no road markings.

Parking generally on plot, in front or to the side of property.

No street lighting.





## **Boundary Treatments**

Mixture of low red brick wall, hedging or wooden fence.

hard boundary treatments either red brick wall or post and rail fence.

## **Commercial**





Maxar, Microsoft

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## **Townscape**

1980s onward, generally typical light industrial materials and pallets.

### **Individual units**

Mixture of two storey with shallow pitch metal roofs. Red brick with upper half clad with gable ends facing the street.

## **Built Form**

Mixture of single and two storey with shallow pitch metal roofs, with roof lights, building extending deep into the plot.

Red brick with upper half clad in corrugated material.





### **Landscape Character & Vegetation**

Scant landscaping with small pockets of verge and occasional trees. Densely wooded backdrop to the rear of the site which adds a distinctive landscape setting for the units.

### **Hard Landscape**

Typical industrial hard landscaping only with tarmac frontages, on plot and on-road parking, kerbs and pavements.

No street lighting.



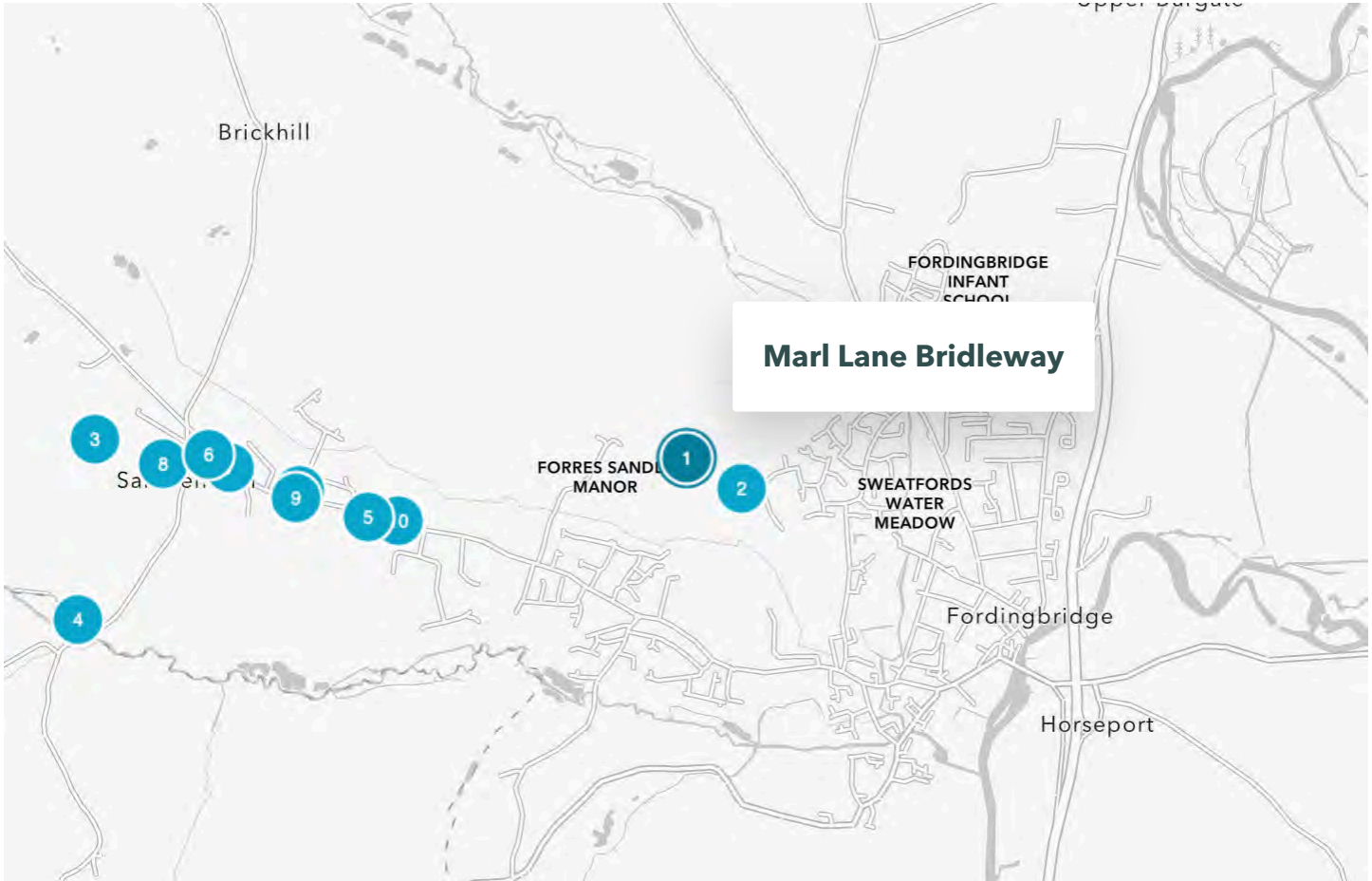
### **Boundary Treatments**

Generally open frontages, with occasional chain link fences or low walls to denote boundary.

### **Locally Important Views and Vistas**

As you pass through the village there are fleeting long vistas out towards the beautiful countryside beyond, such as that from opposite the village hall and along Alderholt Road. Travelling along the Main Road the local views reveal clues linking the village of a bygone age to today, telling the story of the village, from Lady's Gate, along towards the Common and the Allotments. Outside of the core village, the rural hinterland of the parish provides tranquil and unspoilt views alongside the river, through woodland and across the fields.









Panoramic view from Marl Lane bridleway. This view shows clearly the open green spaces around the village which need to be preserved. The area is a wonderful habitat for wild life as well as an open area that all walkers enjoy









The Bluebell Woods off Marl Lane. The old woods are a haven for wild life including ground nesting birds and owls. In the spring the woods come alive with the colour and scent of the Bluebells.





Panoramic view from Bishops Lane. This is a view over farmland and shows the open spaces that are enjoyed by so many, with old woods in the background. This is an important farming area that is appreciated by the many walkers who live in or visit the village.





This river runs along the south side of the village and is a very important chalk stream that feeds into the Avon. The rare native Crayfish are present in



the stream and it provides a crucial protected habitat for a species that are under attack from American Crayfish

5

## View South from Main Road



This view from opposite the village hall, is a long view over green fields towards Dorset and is a typical English country view that is enjoyed by all who use the Village Hall. It has an old wood on the left and in the distance.





This is a very important green space in the middle of the village. That is owned by the community. It is used by walkers every day and is the site of many events, such as the annual village fete. Lots of new trees have been planted to enhance the area and it now boasts a small village orchard.





These are what appear to be three storey buildings, which are actually four storey, due to the lay of the land they are built on. Being in the centre of the village between the shop and the common, they are seen by everyone passing though the village. Their design is typical of Victorian housing and emphasise the age of the village to all who see them.





There are many views of green fields all along Alderholt road on both sides. Some views behind the houses, as seen from the farm track, show wide open green spaces leading down to the River Allen and Dorset in the background. This is valuable farm land which contains many walks that are frequently used.





View from near Sandle Lodge in towards the village centre. This shows the centre of the village, which is at the junction of Scats Lane with Main road. The village shop along with the greens at the end of Elms Close can be clearly seen. The house at the end gives a clear focal point for the village centre and the shop with its small pull in for cars is a useful stopping point for all visitors





Station road view of the old Lime tree and the historic entrance to Sandle Manor. These gates are a clear sign of the age of the village and shows how many years ago people would use the path called Lady's Walk to get into the village and the church. The old Lime tree is protected and hence no traffic is allowed down Lady's walk.





The allotments are owned by the village and are in constant use, usually with a waiting list of hopeful new tenants. Being in the centre of the village and adjacent to the common and orchard they are a reminder of days when allotments were crucial to many poor people for their food. People walking on the common or Scats Lane, all enjoy the view of these busy allotments





The vista from the top of Old Brickyard Road by its junction with the Station Road, to the ancient woodland in the background which rises up beyond the industrial units, framing the view as the ground slopes away.

## **VISION Study**

### **Distinctive Qualities**

- The village is low density, with a very green landscape character, reinforcing its rural location and setting. The village is softly edged with no hard jarring between the setting of the built form and the wider landscape. The abundance of verdant trees and hedgerows and pockets of verges and common land enables the countryside to permeate through the village, disguising many of the properties, accentuated by the high percentage of bungalows and placement of properties within their plots, set back from the road.
- As a result, there is a sense of travelling through the area relatively undisturbed, with only the village centre approaching the shop giving any sense of arriving at a destination and the pavement along the main road providing the only urbanising feature.



- Common features throughout including the wide use of red brick in properties reflecting the local industry of the early twentieth century, generous plot sizes and no on street parking.









## Opportunities to Enhance







There is an opportunity to make provision for more physical connections with the open countryside. The old driveway was used during the pandemic as a local walking route and, subject to future landowner agreements and protection for the ancient lime tree, there is an aspiration to re-open this route with the pillars and gateway forming a grand entrance to this historic access route towards the Grade II listed Sandle Manor and links to other footpaths/bridleways.





As the village is so hidden within the landscape it is important that drivers travelling through it recognise that they are travelling through a village. There are therefore aspirations to establish gateways and pedestrian safety enhancements through a 'villageisation' scheme in conjunction with the Highways Authority and the Parish Council.





Either side of the entrance to Elm Close are wide open grass verges which offer an opportunity to introduce public realm improvements to further signal to drivers that they are in a village, but more importantly, to enhance



their biodiversity contribution to the long and well-established hedgerows along much of Station Road. There are aspirations to plant flowering cherry trees and introduce wildflower meadow planting.

4

## **Vacant Plot Main Road**



Opposite the Common is a large vacant plot well screened behind mature hedgerows. There is an opportunity for appropriate infill in this location that secures better management of the mature hedgerows adjoining the pavement.





There are aspirations to improve the public realm space at the Common by introducing a new Community Orchard in this location which currently includes planting of fruit trees and enhancing the informal pedestrian path.





A small vacant plot off Scatts Lane is likely to be too small for infill but could potentially offer an opportunity to be transformed into additional public realm space, subject to landowner agreement.



## **Future Challenges**

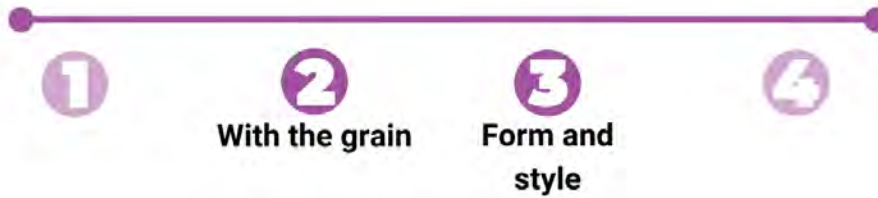
- Loss of settlement identity due to proximity to Fordingbridge.
- Most recent development introduces a pastiche of older properties including sash windows, chimneys with urbanising features which does not respect the character and origins of the village such as iron railings.
- Due to the low density, existing plots have the ability to be subdivided or redeveloped as infill, but this should be undertaken sensitively without overdeveloping the site.
- Potential loss of mature screening along Station Road/ Main Road which would have an urbanising effect along this area.
- Reduced landscape character from the introduction of hard landscaped front gardens, hard boundary treatments and closely spaced buildings, excessive bulk within buildings disrupting the established building rhythm.
- The introduction of streetlighting would cause a demonstrable change to the character of the village.
- Inappropriate 2-storey extensions to bungalows could potentially create an overbearing appearance and disrupt glimpses of the views to the wider countryside beyond.
- Irregular building lines and visible differences between two halves of semi-detached houses.
- Increased usage of the village hall could result in increased on street parking.
- Intensification of industrial estate could increase vehicle movements and operating hours.
- Managing the potential additional residential housing along Old Brickyard Road, redeveloping brownfield sites, needing to respect the topography of the site and the backdrop to the ancient woodland.
- Introduction of building heights greater than 2 storeys which would appear out of scale with the surroundings.
- Hedgerow boundary treatments are insufficiently maintained reducing visibility and width of pavement along



Main Road/Station Road.



## VISION Design Strategy





Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies.



Retaining and enhancing important open green spaces in the centre of the village as identified in the ANALYSIS





Retaining strong Sandleheath village edges as identified in the ANALYSIS.





Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies.



Maintain the prominence of key landmarks as noted in the ANALYSIS





Reinforcing distinctiveness of the nodes at the entrance to the village and around the village centre as identified in the ANALYSIS





Maintain and reinforce the permeability between different parts of the village by providing connections to key pedestrian routes.





Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape.





Maintain and enhance important views/vistas as noted in the ANALYSIS.





Conserve and enhance heritage assets as shown in the  
ANALYSIS.



# ANALYSIS

## Character Areas

### Sandleheath

**Sandleheath Parish Council**

December 4, 2024

#### THE CHARACTER AREA

The parish consists of a single Character Area which defines the essential features of development within the parish.

Within this Character Area there are a distinct number of typologies identified which reflect the growth of the parish between the late nineteenth century and today.

Throughout its evolution, the parish has largely retained a hidden aspect, with all but a few houses, near the core of the village, set back from the road on generously sized plots. This discrete location gives a real sense of the village sitting quietly within its setting. From the roadside, it is hard to see through to the countryside beyond, with dense screening separating the main thoroughfares from much of the built form and on to the wider landscape. Even at the centre of the village around the common, this more open aspect still hides the views beyond at ground level. However when the village is viewed



from the tranquil aspect of the surrounding countryside, a new setting is revealed as a combination of open farmland and woodland envelopes the settlement, wrapping around it, with the countryside permeating through it and beyond. As a result, the village sits very comfortably, nestled within the landscape; this can however, make navigating around the parish difficult, with few obvious landmarks.

There are a substantial amount of established trees and hedgerows. Only those which play a role in legibility are currently shown.



Character Area Map



# CODE Sandleheath

## Sandleheath Design Code

**Sandleheath Parish Council**

September 18, 2025

The following set of codes applies to development proposals within Sandleheath.

### **Movement**

In order to achieve the VISION DESIGN STRATEGY “Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape.” And “Retaining strong Sandleheath village edges as identified in the ANALYSIS.” the following CODE applies

*Development proposals **SHOULD** avoid the introduction of urbanising highways infrastructure such as traffic signs, road markings, street furniture, lighting and excessive carriageway width and use natural features such as grass or grassy banks, appropriate trees, hedgerows and other planting adopting a place-sensitive approach to transport*



and access schemes. Development proposals **COULD** include the introduction of highways infrastructure appropriate to a rural setting which supports the "villageisation" scheme.

**Sandleheath Design Code: SM.1.1**



Good and bad examples

In order to achieve the VISION DESIGN STRATEGY "Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies." and "Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape." the following CODE applies

Development proposals **SHOULD** make provision for off-street parking within plots in all typologies. Where the use of parking forecourts or other cluster parking is unavoidable, natural features and

permeable surfacing **MUST** be incorporated within the layout and not solely as a boundary treatment to soften the appearance.

### **Sandleheath Design Code: SM.3.1**



Bad example

|  | Code application               | SM.1.1 | SM.3.1 |
|------------------------------------------------------------------------------------|--------------------------------|--------|--------|
|                                                                                    | Extensions                     |        |        |
|                                                                                    | Conversions                    | ✓      | ✓      |
|                                                                                    | Redevelopment                  | ✓      | ✓      |
|                                                                                    | Plot subdivision               | ✓      | ✓      |
|                                                                                    | New buildings in village       | ✓      | ✓      |
|                                                                                    | New buildings adjacent village | ✓      | ✓      |

Movement Sandleheath Design Code relationship to development type

## **Nature**

In order to achieve the VISION DESIGN STRATEGY "Retaining strong Sandleheath village edges as identified in the ANALYSIS", "Maintain and reinforce the permeability between different parts of the village by providing connections to key pedestrian routes." and "Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape." the following CODE applies



Development proposals **MUST** be accompanied by significant tree and hedgerow retention and diverse new planting in their layout and landscaping schemes to integrate buildings into the surrounding landscape pattern and conserve and enhance the hedgerow network, the linkages these form with the ancient woodlands, and the historic field systems.

### **Sandleheath Design Code SN.3.1**



| Code application               | PWN.3.1. |
|--------------------------------|----------|
| Extensions                     |          |
| Conversions                    |          |
| Redevelopment                  | ✓        |
| Plot subdivision               | ✓        |
| New buildings in village       | ✓        |
| New buildings adjacent village | ✓        |

Nature Sandleheath Design Code relationship to development type

## **Built Form**

In order to achieve the VISION DESIGN STRATEGY "Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies.", "Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies.", "Maintain the prominence of key landmarks as noted in the ANALYSIS" and "Conserve and enhance heritage assets as shown in the ANALYSIS." the following CODEs apply

Development proposals **MUST** demonstrate they have understood the grain and evolution of the historic character of these detached farms and manor houses in their building form and orientation, and their relationship to the street for the Pre-Industrial typology.

**Sandleheath Design Code: SB.1.1**

Development proposals **MUST** maintain similar building forms with ridge lines parallel to the road in the Late Victorian/Edwardian typology.

**Sandleheath Design Code: SB.1.2**

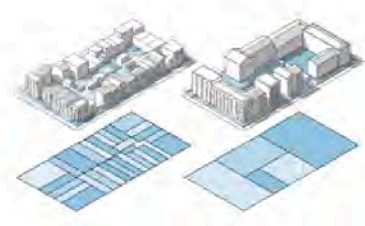
Development proposals **MUST** include relatively simple building forms with consistent rooflines in the Interwar typology. This **COULD** include gabled dormers.

**Sandleheath Design Code: SB.1.3**

Development proposals **SHOULD** stay within the range of existing building forms recorded in the relevant VISION Analysis in the Postwar, 21st century and Industrial typologies.

**Sandleheath Design Code: SB.1.4**





| Code application               | SB.1.1 | SB.1.2 | SB.1.3 | SB.1.4 |
|--------------------------------|--------|--------|--------|--------|
| Extensions                     | ✓      | ✓      | ✓      | ✓      |
| Conversions                    |        |        |        |        |
| Redevelopment                  | ✓      | ✓      | ✓      | ✓      |
| Plot subdivision               | ✓      | ✓      | ✓      | ✓      |
| New buildings in village       | ✓      | ✓      | ✓      | ✓      |
| New buildings adjacent village | ✓      | ✓      | ✓      | ✓      |

Built Form Sandleheath Design Code relationship to development type

Development proposals **SHOULD** create a consistent approach to building lines and patterns in the Pre-Industrial typology having regard to an understanding of the grain and evolution of the historic character of these detached farms and manor houses.

#### **Sandleheath Design Code: SB.2.1**

Development proposals **MUST** maintain the consistent building line and regular spaces between plots in the Interwar typology.

#### **Sandleheath Design Code: SB.2.2**

Development proposals **SHOULD** maintain groups of consistent building lines and the regular patterns of plot sizes in the Late Victorian/Edwardian typology.

#### **Sandleheath Design Code: SB.2.3**

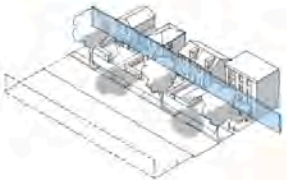
Development proposals **SHOULD** stay within the range of building lines and patterns recorded in the

relevant *VISION* Analysis in the Postwar and 21st century typologies.

**Sandleheath Design Code: SB.2.4**

Development proposals **SHOULD** maintain or create a consistent approach to building lines and patterns in the Industrial/Commercial typology.

**Sandleheath Design Code: SB.2.5**



| Code application               | SB.2.1 | SB.2.2 | SB.2.3 | SB.2.4 | SB.2.5 |
|--------------------------------|--------|--------|--------|--------|--------|
| Extensions                     | ✓      | ✓      | ✓      | ✓      | ✓      |
| Conversions                    |        |        |        |        |        |
| Redevelopment                  | ✓      | ✓      | ✓      | ✓      | ✓      |
| Plot subdivision               | ✓      | ✓      | ✓      | ✓      | ✓      |
| New buildings in village       | ✓      | ✓      | ✓      | ✓      | ✓      |
| New buildings adjacent village | ✓      | ✓      | ✓      | ✓      | ✓      |

Built Form Sandleheath Design Code relationship to development type

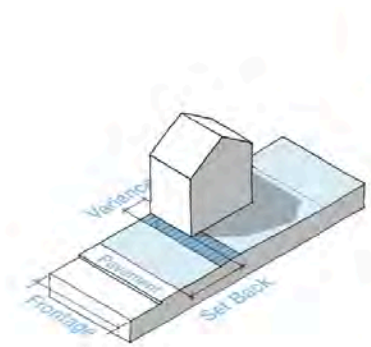
Development proposals **MUST** follow the pattern of buildings set back from and facing the street in the Interwar typology.

**Sandleheath Design Code: SB.2.6**

Development proposals **SHOULD** follow the pattern of buildings closer to the road near the village shop and church and further away from the road away from the village shop and church in the Late Edwardian/Victorian typology.

**Sandleheath Design Code: SB.2.7**





| Code application               | SB.2.6 | SB.2.7 |
|--------------------------------|--------|--------|
| Extensions                     | ✓      | ✓      |
| Conversions                    |        |        |
| Redevelopment                  | ✓      | ✓      |
| Plot subdivision               | ✓      | ✓      |
| New buildings in village       | ✓      | ✓      |
| New buildings adjacent village | ✓      | ✓      |

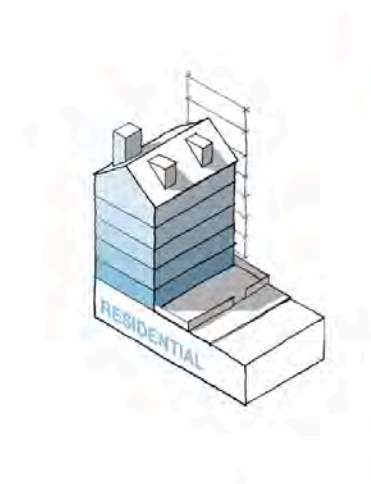
Built Form Sandleheath Design Code relationship to development type

Development proposals **MUST** only consist of up to two storey buildings in the Pre-Industrial, Late Victorian/Edwardian, Postwar (2), Pre-Industrial and Industrial/Commercial typologies.

### **Sandleheath Design Code: SB.2.8**

Development proposals **MUST** only consist of up to 1.5 storey buildings in the Interwar and Postwar (1) typologies.

### **Sandleheath Design Code: SB.2.9**



| Code application               | SB.2.8 | SB.2.9 |
|--------------------------------|--------|--------|
| Extensions                     | ✓      | ✓      |
| Conversions                    |        |        |
| Redevelopment                  | ✓      | ✓      |
| Plot subdivision               | ✓      | ✓      |
| New buildings in village       | ✓      | ✓      |
| New buildings adjacent village | ✓      | ✓      |

Built Form Sandleheath Design Code relationship to development type

## **Identity**

In order to achieve the VISION DESIGN STRATEGY "Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies.", "Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies.", "Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape.", "Maintain and enhance important views/vistas as noted in the ANALYSIS." and "Retaining strong Sandleheath village edges as identified in the ANALYSIS" the following CODEs apply

*Development proposals making provision for policy compliant exception sites not currently identified as part of any typology or within the Industrial/Commercial typology **SHOULD** use the characteristics of one or more of the existing Sandleheath typologies (excluding the Industrial/Commercial typology) to guide the design of their schemes and only introduce new typologies not currently seen in Sandleheath if there is a clear reason to do so. Boundary treatments **SHOULD** include predominantly soft landscaping treatments. In any case, development proposals **MUST** remain subservient to the landscape in making final choices on the design of schemes.*

***Sandleheath Design Code: SI.1.1***

*Development proposals **MUST** stay within and reflect the existing VISION Analysis range of the townscape, built form, landscape character &*



vegetation, hard landscape and boundary treatments of the typology the site lies within. Boundary treatments **SHOULD** include predominantly soft landscaping treatments. See Code SI.1.1 for exception.

**Sandleheath Design Code: SI.1.2**

Development proposals **MUST** reinforce important views/vistas when making final decisions about the location orientation, scale, height, massing and layout of new buildings. Reinforcing means responding positively by avoiding significant harm to an existing locally important view as defined in the existing VISION analysis and where possible maximising opportunities to better reveal the identified views. Development proposals making provision for policy compliant exception sites on land adjacent to Sandleheath village **MUST** maintain the village envelope identified as edges in the ANALYSIS. This code will also apply to new edges resulting from the delivery of site allocations in the Neighbourhood Plan.

**Sandleheath Design Code: SI.1.3**



| Code application               | SI.1.1 | SI.1.2 | SI.1.3 | SI.1.4 |
|--------------------------------|--------|--------|--------|--------|
| Extensions                     | ✓      | ✓      | ✓      |        |
| Conversions                    | ✓      | ✓      | ✓      |        |
| Redevelopment                  | ✓      | ✓      | ✓      |        |
| Plot subdivision               | ✓      | ✓      | ✓      |        |
| New buildings in village       | ✓      | ✓      | ✓      |        |
| New buildings adjacent village | ✓      |        | ✓      | ✓      |

Identity Sandleheath Design Code relationship to development type

## Uses

In order to achieve the VISION DESIGN STRATEGY "Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies." and "Reinforcing distinctiveness of the nodes at the entrance to the village and around the village centre as identified in the ANALYSIS" the following CODE applies

*Development proposals **MUST** be for C3/F1/F2/E/Sui Generis public house uses only. Established F1/F2/E uses **SHOULD** be retained or re-provided as per relevant development plan policies.*

***Sandleheath Design Code SU. 1-3.1***





| Code application               | SU.1-3.1. |
|--------------------------------|-----------|
| Extensions                     |           |
| Conversions                    | ✓         |
| Redevelopment                  | ✓         |
| Plot subdivision               | ✓         |
| New buildings in village       | ✓         |
| New buildings adjacent village | ✓         |

Uses Sandleheath Design Code relationship to development type

## Homes and Buildings

In order to achieve the VISION DESIGN STRATEGY "Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies." and "Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies." the following CODEs apply

*Development proposals **MUST** be designed to the M4(2) accessible and adaptable standard as a minimum and **SHOULD** include M4(3) wheelchair standard where there is an evidenced need.*

### ***Sandleheath Design Code SHB. 1.1***

*Development proposals **MUST** be designed to prevent or minimise the occurrence of light pollution. Rooflights, lantern lights, and similar structures have a considerable capacity to emit light pollution and **SHOULD** be avoided. Where external lighting schemes are unavoidable, proposals **MUST** meet or exceed the latest*

guidelines established for Environmental Lighting Zone E1 by the Institute of Lighting Professionals in the design of their lighting schemes.

### **Sandleheath Design Code SHB. 1.2**



| Code application               | SHB.1.1 | SHB.1.2 |
|--------------------------------|---------|---------|
| Extensions                     | ✓       | ✓       |
| Conversions                    |         | ✓       |
| Redevelopment                  | ✓       | ✓       |
| Plot subdivision               | ✓       | ✓       |
| New buildings in village       | ✓       | ✓       |
| New buildings adjacent village | ✓       | ✓       |

Homes and Buildings Sandleheath Design  
Code relationship to development type

## **Resources**

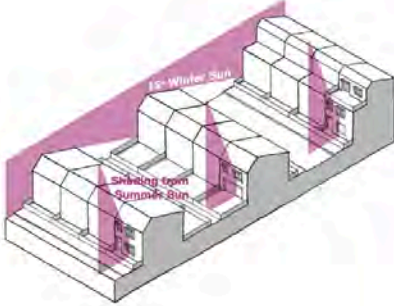
In order to achieve the VISION DESIGN STRATEGY "Maintain the general mix and form of buildings and plots, allowing for some personalisation in style in Postwar, 21st century and Industrial typologies." and "Maintain and reinforce the scale and pattern of traditional development, its landscape character and setting, allowing for individuality in style within the Pre-Industrial, Late Victorian/Edwardian, and Interwar typologies." the following CODEs apply

*Development proposals that maximise their potential to meet the Passivhaus or equivalent standard with a space heating demand of less than 15kwh/m2/year **COULD** use terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the Character Area and typology within which the*



proposals is located providing it can be demonstrated that the scheme will not have a significant harmful effect on the Character Area.

### **Sandleheath Design Code SR.1.1**



| Code application               | SR.1.1 |
|--------------------------------|--------|
| Extensions                     | ✓      |
| Conversions                    |        |
| Redevelopment                  | ✓      |
| Plot subdivision               | ✓      |
| New buildings in village       | ✓      |
| New buildings adjacent village | ✓      |

Resources Sandleheath Design Code relationship to development type

## **Lifespan**

In order to achieve the VISION DESIGN STRATEGY "Retaining and enhancing important open green spaces in the centre of the village as identified in the ANALYSIS" and "Maintain the prominence of soft landscaping and trees and hedgerows as boundary treatments and within the streetscape." the following CODEs apply

Development proposals **MUST** provide a clear plan for the management and maintenance of assets and space, including in particular the management of soft boundary treatments adjacent to roads. The Design Code recognises the role of Sandleheath Parish Council in the long-term management of community buildings, land and other assets used by the local community and visitors. Applicants **SHOULD** engage with the Parish Council at an appropriate stage

*enabling discussions to feed into the process of negotiating eligible S106 funding and long-term management schemes of community buildings, land and other assets.*

### ***Sandleheath Design Code SL.1.1***

#### *Applicants*

**SHOULD** *engage with the Parish Council in pre-application discussions or participation in the design of schemes which may include facilitation of community engagement.*

### ***Sandleheath Design Code SL.1.2***



| Code application               | SL.1.1 | SL.1.2 |
|--------------------------------|--------|--------|
| Extensions                     |        | ✓      |
| Conversions                    |        | ✓      |
| Redevelopment                  | ✓      | ✓      |
| Plot subdivision               | ✓      | ✓      |
| New buildings in village       | ✓      | ✓      |
| New buildings adjacent village | ✓      | ✓      |

Lifespan Sandleheath Design Code relationship to development type

Images provided by Sandleheath Neighbourhood Plan Steering Group and ONH