

CRAWLEY VILLAGE DESIGN STATEMENT

1. Introduction

- 1.1 This Village Design Statement has been written by the village's Parish Council and its residents. The Statement describes the parish of Crawley as it has developed and as it is today and it highlights the qualities valued by its residents. The aims of the Statement are to ensure that any changes are based on a considered and informed understanding of the village's past and present, and to ensure that Crawley's special nature will be protected and enhanced. This document takes into account the previous Village Design Statement adopted in 2001.
- 1.2 Due to its established settlement pattern and characteristics and having regard to the restrictive planning/ settlement policies applying to the village as set out in the current Winchester District Local Plan (adopted 2015), the opportunity for significant change in the current arrangement of Crawley is limited. However, smaller day to day adjustments to homes, gardens, open spaces, and paths and hedges can alter the look and feel of the village and accordingly any proposed adjustment needs to be carefully controlled.
- 1.3 The Statement is addressed to:
- a) Statutory bodies and public authorities
 - b) Planners, developers, architects, designers, engineers, builders
 - c) Local community groups
 - d) Householders
 - e) Businesses
- 1.4 The Statement is intended to be a practical tool capable of influencing decisions and affecting design and development in the parish of Crawley. It has been adopted by Winchester City Council as Supplementary Planning Guidance and its recommendations will be considered when planning applications are assessed. In this way it will support the Winchester District Local Plan as it affects Crawley and it will assist the work of the Parish Council.
- 1.5 The Statement will be monitored and adapted as necessary to take account of future reviews of the District Local Plan and changes to planning/settlement policies specifically affecting the village.

2. Village Context

The Geographical and Historic Background

- 2.1 The extensive Downs of Central Hampshire are bounded on the west by the river Test and on the east by the river Itchen. There are numerous villages situated along the tributaries of these rivers, but few evolved in the Central Downs area due to lack of access to reliable water, Crawley being an exception.

Crawley's location appears to offer few other natural advantages apart from its sheltered position in the folds of the Downs. Nevertheless, there has been a community living here for at least 1,000 years. Evidence also exists of prehistoric occupation and there is written history dating from 643 AD. Crawley features in the Domesday Book.

- 2.2 The population according to records has remained around 350/500 which is still true today. Crawley was originally on Church land and since the Middle Ages it has supported the appointment of a rector. During the 18th and 19th centuries the down land of arable fields, grazing land, and wooded areas was tended by yeoman farmers and it was at this time that the broad framework for the present-day village settlement was established. This can be seen in the Ordnance Survey map of 1871. The village was largely contained within an area from St Mary's Church in the west to the pond in the east.
- 2.3 Crawley was not thought a beautiful village. A Hampshire Guide of 1900 refers to it as a dilapidated and unattractive village with an unpaved road, broken fences, and derelict barns and cottages.
- 2.4 At the start of the 20th century Crawley remained a small rural village largely inhabited by a long-established farming community, with properties ranging from simple farm buildings and cottages to grander residences of landowners and yeoman farmers. The layout of the village was linear, with all development being arranged either side of the gently curving main road which extended from St Mary's Church in the west to the pond in the east, a distance of less than half a mile.
- 2.5 It was at this time that Ernest Philippi, a successful businessman, purchased Crawley Court, then the principal residence of the village. By means of further acquisition and development, he instigated a major programme of reconstruction and improvement through the village which resulted in the diverse building styles which are seen today. This work was carried on by his son until the early 1930's when the main part of the village, including the Crawley Court Estate, then described as 'one of the most noted freehold residential and sporting estates in the Country', was sold bringing with it an influx of new residents. Fortunately, the sale included important restrictive covenants concerning future development which proved protective in the period immediately following World War II and assisted in preserving the distinct character of the village.
- 2.6 Since the 1930's, the settlement pattern of the village has changed little. The only developments of significance have been a small residential development to the south of the village hall, the construction of several dwellings in Hacks Lane, which were originally mostly provided for farm workers, a limited number of larger detached houses on the road to Littleton, and most recently a small number of large houses to the north of Crawley Court.
- 2.7 Since the 1960's, modernising farm techniques and mechanisation, together with the reduction of wooded areas and the creation of large arable fields, have dramatically reduced the number of people required to work on the land. As a consequence, almost all residents of working age in the village are now employed outside it. An increasing number of residents choose to work from home, either part time or full time. The proximity of the main line railway station in Winchester, some 4.5 miles distant, enables many residents to commute to London. Although over the last 10 years many young families have moved to the village there remains a significant proportion of residents who are retired.

- 2.8 Except for Hacks Lane and the Littleton road where residential Frontage Development conditions apply, the whole of the remaining village street was designated a conservation area in April 1972 with the associated planning controls applying. Several properties in the village are listed as being of architectural merit and a schedule of these is included in **Appendix 1**.

The Village Today

- 3.1 The linear layout of the village, extending as it does from St Mary's Church in the west to the pond in the east, remains in place, although many of the original buildings have either been replaced or extensively remodelled and others added, providing a pleasing variety of architectural styles. This remains the nucleus of the village, being the most densely settled area and with a feeling of enclosure and shelter which virtually prohibits any appreciable views to the countryside beyond.
- 3.2 At the western end of the village and to the east of the church lies Hacks Lane. Sharing a junction with the original access to the manor house, Crawley Court, this is where post-World War II development has occurred, built originally to provide accommodation for agricultural workers. At the head of the lane, the houses in Cricket Close shield views of the recreation ground beyond. Development is then confined to the west side of the lane allowing extensive views over open countryside including Crawley Forest, the Ox Drove to the north and Warren Wood and Crawley Down to the east. At the end of the road an extensive network of footpaths and bridleways extend to the north of the village.
- 3.3 Along the original manor house driveway and off a second access to the west of Crawley Court, various outbuildings including cottages, stables, barns etc., all originally associated with the manor house, have been skilfully converted to form large individual residences. There are also several properties, more recently built, in these locations.
- 3.4 Situated off the approach road to the western edge of the village on the 13-hectare site of Crawley Court, lies a commercial development built in the early 1970's initially for the Independent Broadcasting Authority, then NTL, and now occupied by Arqiva, a leading UK communications infrastructure company. Arqiva employ over 1,000 people and the site comprises a substantial office block together with restaurant for the staff and flood lit car parks as well as an extensive array of satellite communication dishes. Arqiva are good neighbours. They do not allow their traffic to go through the village requiring all vehicles exiting the complex to turn right away from the village. The original planning approval imposed conditions strictly controlling the movement of traffic through the village, increasing the width and construction of the approach road, and improving the Stockbridge Road junction.
- 3.5 Typically, as with most other small villages, social and commercial changes have, in relatively recent times, resulted in the closure of the village post office, shop, estate office and school. The remaining commercial activity in the centre of the village is 'The Fox' gastropub, which was closed for more than three years but has now reopened after being renovated and enlarged.

3.6 **The Wider Parish**

The Parish boundaries extend further to properties along the roads leading from the village together with other small outlying hamlets and farms. New Barn lies to the north east of the village and is a hamlet with a farmhouse, cottages and barns, some converted to residential and commercial use. Long Park is another outlying hamlet, to the south of the village, with a small group of houses and a farmyard in a discrete location. Northwood Park is predominantly the remaining parkland of a country house which is now demolished. It now comprises a converted stable block and three dwellings.

3.7 There are currently 152 houses in the main village with a further 22 in the outlying parks and hamlets.

3.8 There are commercial undertakings at Beeches Industrial Estate on the Littleton road, Folly Farm on Stockbridge Road, and at New Barn Farm, and there are three locations in the parish where IGAS Energy plc are undertaking the exploration and extraction of oil.

3.9 Due to the rural nature of the village, its limited infrastructure and its lack of mains drainage, further commercial development is likely to be limited. However, social changes and the advancement of technology have strengthened the trend towards home working and in consequence the daytime attendant population of the village is increasingly creating a livelier and more sustainable environment.

Guidance

Because of the compact nature of the village and its firmly established character and layout, the opportunity for residential Frontage Development, as defined in the District Local Plan, is limited. It is acknowledged, however, that continuing demand to develop upon greenfield sites also leads to urbanisation through infilling or redevelopment of existing properties. In this respect existing controls will need to be reconsidered in any future review of the District Local Plan and greater controls exercised if required. (MTRA3)

VC1

Changes are most likely to be confined to minor adjustments to existing houses, gardens, open spaces, paths and hedges which, whilst they may individually be small, can collectively lead to changes in the village's environment, either to its benefit or detriment. In these instances, existing controls within the District Local Plan will need to be properly exercised and Conservation Area Assessments undertaken as appropriate. DM15, DM27

VC2

4. The Landscape Setting

4.1 Crawley is set in a fold of the central Hampshire Downs with its lowest point at approximately 75m above sea level occurring at the pond, a level which is maintained to the B3049 eventually reaching Kings Somborne and the Test Valley. From the pond the land rises gently to St Mary's Church some half a mile west; towards the village of Littleton in the east and New Barn Farm towards the north, reaching its high point of 123m at Crawley Down.

4.2 A highly valued feature of the village is its setting in the landscape. Views from the approach roads and surrounding footpaths and trackways show a contained settlement within borders which are clearly

defined by established tree planting, mainly of native broadleaf variety. Within this framework, there are only a limited number of buildings which are noticeable, their heights appearing to fit comfortably into their landscape setting. No individual structure dominates or interferes with the established and satisfactory appearance of the whole.

- 4.3 The four main approach roads to the village all converge at the pond. These roads have grass verges of varying width and are lined with hedgerows of native species shrubs such as hawthorn, blackthorn, bramble, briars etc. interspersed with mainly broadleaf variety trees. Each of these approaches allows wide views of the settlement borders which appear as thickly wooded areas with only the occasional glimpse of village buildings. The presence of village entrance gateways, road signs and the appearance of cultivated hedges and verges, together with a limited number of properties on the Littleton road, signal the first indications of the approaching village. The road through the village itself gradually rises from the level of the pond and is gently curved, limiting the views and thus creating a greater sense of enclosure, interest and shelter.
- 4.4 Generally, the landscape surrounding the village is of wide views and undulating open areas of cultivated agricultural down land, punctuated by the occasional farm building particularly those of New Barn, Warren, Folly, and Mornsfield farms. The areas of woodland which occur are mainly for game cover but are generally coppiced and managed by the Forestry Commission.
- 4.5 Due to its small size, views within the village as well as outward views from within the village across the surrounding countryside are few in number. However, these views all add value to its character and need to be protected.
- 4.6 **Wildlife**
The village's rural setting, together with its gardens, hedges and trees, provides a home for a variety of birds and butterflies. Many of the trees are large and mature offering good shade and shelter.
- 4.7 The village pond provides refuge for a collection of wild fowl and provides a home for pond dwelling fauna. The perimeter is colonised with a variety of marginal water loving plants. The pond is a focal point of the village, being an extremely picturesque location and a popular stopping off point for residents and visitors alike.
- 4.8 **Open Spaces**
Although the main village and the hamlets and farms which form the parish cover an area which encompasses large areas of countryside, the number of public open spaces within the main village itself is limited. These comprise an area of open grassland immediately behind the village hall under the auspices of the Crawley Village Hall Trust, and the adjacent small enclosure of the war memorial. The grass banks of the pond prove a popular resting place for those visiting the village whether by bicycle, car, or on foot. Off Hacks Lane there is the recreation ground on which there is a cricket pavilion and square, a secure children's playground and car park standing.
- 4.9 A public footpath running between the Old School House and Greenways in the centre of the village provides access across adjacent fields forming part of Mornsfield Farm to the southern exit road from the village.

4.10 The Winchester District Local Plan identifies three Scheduled Ancient Monuments in the Parish as follows:

Monument No	Title	Grid Ref
148	Crawley Clump round barrows, Crawley Down	SU 443 363
149	Round barrows 280m west of Crawley Clump	SU 443 362
518	Settlement site at Brockley Warren	SU 443 365

4.11 Several properties in the village have paddocks or similar enclosed fields at their rear which may be subject to restrictive covenants as to their use. These covenants are not enforceable by public authorities. However, any material change of use of such areas would require planning consent, which would bring into play the Local Plan planning policies and the guidance contained in this Village Design Statement.

Guidance

LS1	New properties and extensions or changes to existing properties should conserve or enhance the character and appearance of the village when viewed from the open countryside.	DM15, DM16, DM17 and DM23
LS2	The predominant characteristic of frontage development should be maintained, with backfilling, closes, cul-de-sacs and back land development being considered inappropriate	DM15, DM16, DM17
LS3	Development on greenfield areas outside the present limits of the village would undermine the existing character of the village and should be avoided unless in exceptional circumstances in accordance with the Local Plan.	MTRA3
LS4	Development or redevelopment should conserve the historical pattern of the village setting and reflect the curtilage sizes and character of the locality with individual properties varying in size and design to avoid the appearance of repetitive units.	DM15
LS5	The existing indigenous tree cover and hedgerows are of considerable importance to the setting of the village as a whole and should be protected and maintained.	DM15 and DM24
LS6	Existing hedges, banks and ditches, are important to the character of the area, should be conserved and new entrances arranged to avoid damage to them, or replacement ones provided.	DM15 and DM24
LS7	New or replacement trees should be planted wherever appropriate to provide screening or renewal of existing cover. Native broadleaf species should be used in preference to foreign varieties.	DM15, DM16 and DM24
LS8	The views both within the village and from within the village across the surrounding countryside should be protected.	DM15

The open spaces within the village are of considerable importance to its overall character and their management requires sensitive handling in relation to materials, details and maintenance. The areas concerned are as follows:

- i. The pond
- LS9 ii. The churchyard DM15
- iii. The war memorial
- iv. The village hall and green
- v. The recreation ground
- vi. The public footpaths

Local Character

- 5.1 Due to the wooded nature of the settlement borders, the buildings of Crawley mostly become apparent upon reaching the pond in the east or Crawley Court in the west. Both locations offer a sense of space before entering the more enclosed main street itself created by the walls, hedges, fences and banks of individual buildings, together with the properties themselves. In this respect there exists a great variety of properties which differ in their size, position and architectural style but which, appear complete and unified. The oldest building in the village is the Church which was erected in the 14th century on an earlier foundation with alterations and additions since. The Church is set well back from the road within a churchyard and together with the Dower House, formerly the Old Rectory, forms the focal point at this end of the village. The main street contains 19th century farmsteads, particularly The White House, Little Court and Crawley Manor, and several earlier thatched farm cottages.
- 5.2 Major changes occurred to the village at the beginning of the 20th century when many of the derelict barns and cottages were demolished and a major programme of reconstruction and modernisation was undertaken. This included the remodelling of what was then the 'Fox & Hounds' public house and the construction of the village hall, together with various other new and replacement houses and alterations and improvements to others. Also, certain buildings were erected and others extensively modified which now contribute by their individuality to its character, for example the mock 'Tudor' style of the pub and Oak Cottages, the 'Bavarian' influence for Orchard Cottage and the water tower of the Dower House. Since the conclusion of this work, other infill has occurred which contributes further to the successful appearance and variety of the whole.
- 5.3 The properties in Hacks Lane and on the Littleton road were mostly constructed during the 20th century and present a different character to those in the conservation area. The houses in Hacks Lane have a consistency of line, design and material although occasionally broken by the inclusion of a detached or single storey unit with modern extension. The properties on the Littleton road, built on higher ground, are larger detached houses set in larger grounds. They comprise a variety of designs and layouts and adopt a wide range of different materials and styles.
- 5.4 The properties to the north of Crawley Court likewise display a range of styles and character, some having been skilfully converted from the original buildings of the old manor house whilst others feature more modern materials.

5.5 **Relationships**

Crawley has developed from a collection of farm related structures and properties arranged haphazardly along the main street frontage. Some were placed literally on the edge of the road with others set well back but virtually all facing the street. Despite this irregularity, the lateral density gives a built-up character with a closed and uniform frontage. In some cases where the house is set back, walls, hedges, fences or banks generally enclose the front garden to maintain the alignment, Oak Cottages and Greenways being the exceptions. Apart from the church tower and water tower of the Dower House which provide variety to the skyline owing to their height, buildings in the village are generally two storey.

5.6 Overall, the wide variety of styles combined with sympathetic scale, height, mass and alignment, contribute to the village's diversity which is a characteristic deliberately exploited by Philippi. This lends legitimacy to the adoption of modern materials when used in an imaginative and sensitive way.

5.7 **Materials**

Buildings in Crawley have been constructed from a gradually evolving range of materials. The earliest surviving buildings are 17th and 18th century timber-framed houses, built from local timber and thatched with reed or straw. Walls were originally of wattle and daub, often cased in lath and plaster. Most surviving timber framed houses were later cased or rebuilt, usually in red brick and flint. Roofs were repeatedly destroyed by fire so that thatch began to be replaced by tiles. During the 19th and early 20th centuries pantiles were introduced for less important buildings and for outbuilding roofs. Welsh roofing slates were brought to the area in the 1850's and these have been used extensively in the village. Roofs generally are steeply pitched with prominent chimneys.

5.8 Walls to properties are predominantly red brick or red brick and flint. Others are cement rendered and painted, such as The White House, Pond House and Orchard Cottage or brickwork painted.

5.9 After the 1950's standardised mass-produced components were introduced. These are in evidence in properties in Hacks Lane and to a lesser extent in the Littleton road and to the north of Crawley Court.

5.10 Boundaries to the street front are generally marked with walls of flint or flint and red brick built with tops sloping to follow ground levels rather than being stepped. Boundaries between plots are usually of hedges and fences interspersed with mature trees.

Guidance

LC1	Extensions to existing homes should be in sympathy and visually subservient to the existing property and its neighbours and be compatible with the shape, scale and character of the main house.	DM15 DM16
LC2	Buildings in the conservation area should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original property and size should be of the correct proportions to the façade. Smaller details such as door furniture,	DM27 DM29

	<p>barge boards, brick coursing and mortar details etc. are of equal importance.</p> <p>Any new design should reflect the character of that part of the village in which it is located. New buildings should be of a mass and form appropriate to the size of the plot and neighbouring buildings. In the conservation area there is a variety of set-backs from street-edge to 30 or so metres, in an irregular pattern in the street. Any new buildings in the conservation area should maintain this variety. They should not overshadow or impose on neighbouring properties.</p>	DM15 DM16
LC3	<p>New buildings outside the conservation area should be set well back from the road behind hedgerows. There is more variety in design in these areas and there are opportunities for further variation, subject to the use of locally typical materials, set down below.</p>	DM15 DM16
LC4	<p>High quality design is to be encouraged and concepts which keep to the materials and proportions of typical village buildings (see list below) can enhance the distinctive character of Crawley.</p>	DM15 DM16
LC5	<p>Building materials should follow those of existing properties. Village buildings predominantly have walls of red to red-brown brick, brick and flint, stucco, and exposed timber frame with brick infill. (There are some timber-clad buildings and tile-hung walls but these are the exception) Roofs are predominantly clay tile, slate and thatch. (There are some clay pantile roofs but these are the exception). The colour palette of buildings should reflect that of the village.</p>	DM15 DM16
LC6	<p>On new buildings, windows should be of vertical proportions. Replacement windows should be of the same materials, format and size as existing. Plastic or metal windows should be avoided.</p>	DM15 DM16
LC7	<p>Street boundaries are predominantly brick and flint walls and hedgerows (sometimes combined). There are also some stucco walls, walls with good quality cast-iron railings and picket fences. This mix should be maintained and applied to any new buildings with an emphasis on the predominant materials.</p>	DM15 DM16
LC8	<p>New boundaries between properties should be created by hedges planted with indigenous species or open picket or palisade fencing. Panelled or close boarded fencing should only be used selectively and avoided adjacent to roads or footpaths.</p>	DM15 DM16
LC9	<p>New Barn, Long Park and Northwood Park are small groups of buildings in rural locations contained in their surrounding landscape and their discrete character should be maintained.</p>	DM23
LC10		

6. Roads and Traffic

- 6.1 The four approach roads to the village are Country Class roads without footpaths or kerbs but enclosed on both sides by hedges and trees with varying width of grass verge. Traffic studies were undertaken by the village in 2017 and whilst Crawley lies within a minor road network, the approaches all carry relatively heavy traffic serving Arqiva in the west of the village, as well as being used as commuter routes into and away from Winchester. The road leading from the north into the village is designated as unsuitable for heavy goods vehicles. However, planning permission has recently been granted for the

construction of a bio digester at Sparsholt College, and this road has been designated for delivery of grass silage to that site.

- 6.2 Volumes, speeds and sizes of vehicles using the approach roads are matters of increasing concern for residents of the village.
- 6.3 The main village street is narrow and winding and has a kerbed macadamed footpath to one side. The street forms the central spine of the village and provides a marked visual impact as important to the whole as the individual houses and landmark features such as the pond and church. By sensitive traffic management and limiting access for through traffic, particularly commercial vehicles, these special features can be enhanced to offer increased amenity and safety for pedestrians. The parking of vehicles on the road helps to reduce the speed of through traffic but it also creates a single lane situation which can cause congestion, particularly where large vehicles such as buses and public utility vehicles are concerned. This problem is most pronounced in the vicinity of the 'Fox'.
- 6.4 Parking in the village is very limited, being confined to an area adjacent to the church at its junction with Hacks Lane and to the side of the village hall. The road serving Hacks Lane has wide grass verges providing both a footpath and a location for parking residents' cars.
- 6.5 The village is currently served by very limited bus services covering Winchester, Andover and immediate locations.
- 6.6 **Street Furniture and Utilities**
- There is no street lighting. The village is mostly devoid of street furniture other than the signpost at the pond (which is both functional and decorative), bus shelters outside the village hall and Arqiva, and other bus stops. There are essential road markings and speed limit repeater signs.
- 6.7 Most of the properties in the village are served by overhead electrical and telephone cables and these have generally been discreetly located. Whilst the common unsightly conglomeration of posts and cables is not in evidence, it is desirable that every effort is made to remove and place underground all overhead services, including any new broadband installations.

Guidance

RT1	Street signs and other street furniture should be discreetly placed and kept to a minimum, as with road markings.	DM15
RT2	Urbanisation in the form of pavements, inappropriate kerbs and road markings should be avoided except in the interests of safety.	DM15
RT3	Security lights should be restrained as to colour, wattage and position and should not be directed towards other properties or triggered by passing pedestrians or vehicular traffic on the highway.	DM15 DM19

7. The Consultation Process

7.1 The Village Design Statement adopted in 2001 was initially revised by Crawley Parish Councillors and their draft was submitted to Winchester City Council in []. On the advice of the Council the following further steps were taken:

- At the 2019 Annual Parish Meeting Cllr Carole Phillips outlined the importance of the Village Design Statement and asked for volunteers to join the group
- A Village Design Group was formed consisting of
Carole Phillips, Crawley Parish Councillor
Robert Adams, Parishioner and Architect
Trevor Mahood, Parishioner and recently retired Business Analyst
Tony Coleman, Parishioner and retired Barrister
Amanda Bayford, Parishioner
Robin Bayford, Parishioner and retired Chartered Accountant
- This group met regularly to review and update the revised Village Design Statement in compliance with Winchester City Council's guidance document "Local Design Statements – A guide to producing and reviewing Local Design Statements" dated May 2019
- Parishioners were regularly updated of progress by the bimonthly newsletter
- A consultation in the Village Hall.....

Appendix One - Listed Buildings

Property and Description	List Entry Number	Grade
Pern Cottage	1095909	II
Barn 5 Metres East of the Old Thatch	1095914	II
Pitter Cottage	1303360	II
Pond Cottage	1095911	II
Paige Cottage	1303302	II
Yew Tree Cottage	1155373	II
Glenbuck Cottage	1095908	II
Yeomans	1350459	II
Corner Cottage	1155336	II
The White House	1155354	II
Little Thatch and Amberley Cottage (formerly Thackery Cottage)	1350456	II
Pond House	1303371	II
Ash Tree Cottage and Becky's	1095910	II
The Homestead	1303362	II
Pear Tree Cottage	1350457	II
Greenways	1095912	II
Chimney Cottage Tudor Cottage Longwood House and Oak Cottage	1095913	II
The Fox Public House	1350458	II
Church of St Mary	1350455	II*
Little Court	1155421	II
The Dower House	1155397	II*
The Old Thatch	1155473	II
East Barn at New Barn Farm	1061374	II

Appendix Two – Local Plan References

AB	Layout: arrangement of buildings and creation of spaces Ref High Quality Places – Supplementary Planning Document Adopted March 2015
CP	Core Policies Ref Winchester District Local Plan Part 1 Adopted March 2013
DM	Development Management Ref Winchester District Local Plan Part 2 Adopted April 2017
GP	General Principles of Urban Design Ref High Quality Places – Supplementary Planning Document Adopted March 2015
HQB	High Quality Buildings Ref High Quality Places – Supplementary Planning Document Adopted March 2015
HQS	High Quality Spaces Ref High Quality Places – Supplementary Planning Document Adopted March 2015
MD	Materials and Detailing Ref High Quality Places – Supplementary Planning Document Adopted March 2015
MTRA	Market Towns and Rural Areas Ref Winchester District Local Plan Part 2 Adopted April 2017