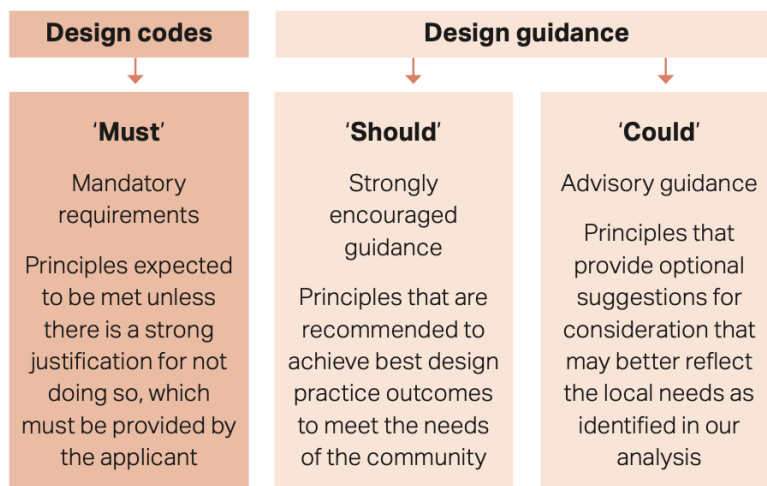


Design Guidance and Code - Summary

The Design Guidance and Codes document provides a comprehensive design framework to ensure that future development enhances, rather than erodes, Eversley's distinctive rural landscape, historic settlements and village character.

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



The design requirement musts and recommended principle shoulds apply a comply or justify approach.

Potential users of the document are Applicants, developers and landowners, the Local planning authority, Eversley Parish Council (as a guide when commenting on planning applications) and Local community organisations

The document's structure is simple: Chapter 2 explains Eversley's character, and Chapter 3 turns that analysis into policies and design expectations. The guidance is structured around two overarching themes, supported by ten detailed design codes. Together, these establish clear expectations for all new residential development in Eversley, including allocated sites, windfall developments and infill schemes.

1. Preserved Rural Atmosphere (RA)

The objective of this theme is to ensure that new development respects Eversley's dispersed settlement pattern, historic character and village identity.

Code	Must	Should	Could
RA.01 – Materials and Local Vernacular	New development must avoid flat roofs Blank facades facing the public realm must be	Reflect Eversley's traditional character through appropriate materials, proportions, roof forms,	Use contemporary architecture where it responds positively to the local context.

Code	Must	Should	Could
	avoided Dormers must be pitched appropriately, arranged symmetrically and must not extend above the main roof ridgeline.	windows, doors and detailing. Provide varied but cohesive rooflines.	
RA.02 – Development Pattern and Density	Reinforce the historic settlement pattern. Avoid inappropriate suburban layouts where they would harm character.	Generally, achieve densities of no more than 35 dwellings per hectare.	Design cul-de-sacs to be short, simple and connected to a single spine road.
RA.03 – Building Placement, Scale and Typology	Buildings must be no more than two storeys. Avoid inappropriate tandem development. Protect important views.	Provide a variety of building types and maintain generous plots and landscaping. Typical plot coverage should be 30–40%.	Increase plot coverage to 50% only in exceptional, well-justified circumstances.
RA.04 – Settlement Edges	Prevent settlement coalescence.	Maintain landscape buffers, reduce densities at settlement edges and protect Public Rights of Way.	—
RA.05 – Vehicle Parking	—	Provide discreet parking within plots, use permeable materials, avoid large parking courts, and design garages and car ports to reflect the rural character.	—
RA.06 – Boundary Treatments	New boundaries must be sympathetic to existing examples within Eversley, ensuring they contribute to the village feel.	Reinforce rural character through hedgerows, low walls and permeable fencing.	Avoid high close-boarded fencing and solid walls facing public spaces.

2. Green and Natural Village (GV)

This theme focuses on protecting and enhancing Eversley's landscape, biodiversity and green infrastructure.

Code	Must	Should	Could
GV.01 – Development on Sloping Land	—	Respond sensitively to topography by avoiding prominent ridgelines, stepping buildings into slopes, retaining existing trees and	Use swales, rain gardens and similar natural drainage

Code	Must	Should	Could
		incorporating SuDS.	features.
GV.02 – Open Space Design	Developments of 10 or more dwellings must provide usable green space.	Ensure open spaces have natural surveillance, safe pedestrian access, appropriate play provision and rural-style boundary treatments.	—
GV.03 – Street Trees and Landscaping	Retain existing trees and hedgerows wherever possible.	Replace lost planting, incorporate green verges and reinforce the wooded character through substantial tree planting.	—
GV.04 – Connectivity, Legibility and Accessibility	—	Prioritise walking and cycling, improve access to Public Rights of Way, provide clear routes, seating, wayfinding, attractive gateways and appropriate traffic calming.	—
GV.05 – Protecting and enhancing views and vistas	Development must be designed to recognise and respond to local views and vistas, both into and out of the site	Views towards the landscape from key public vantage points should remain unobstructed.	

Collectively, the Design Guidance and Codes seek to ensure that all future development:

- Protects Eversley's rural character and historic identity.
- Maintains the important separation between settlements, particularly Eversley and Yateley.
- Reinforces the Parish's historic linear settlement pattern and avoids suburban forms of development.
- Limits building heights to two storeys.
- Maintains low-density development with generous gardens, landscaping and green space.
- Protects key views, green gaps, mature trees, hedgerows and the wider countryside.
- Delivers high-quality design that reflects local materials, architectural character and vernacular.
- Prioritises walking, cycling, green infrastructure and sustainable drainage.
- Integrates parking and infrastructure in a way that preserves Eversley's rural appearance and avoids an urban character.