

The Oakley Village Design Statement



A Village Design Statement for the communities of Oakley & Deane

This document was adopted as supplementary planning guidance by the
Basingstoke and Deane Borough Council on 15th April 2004.

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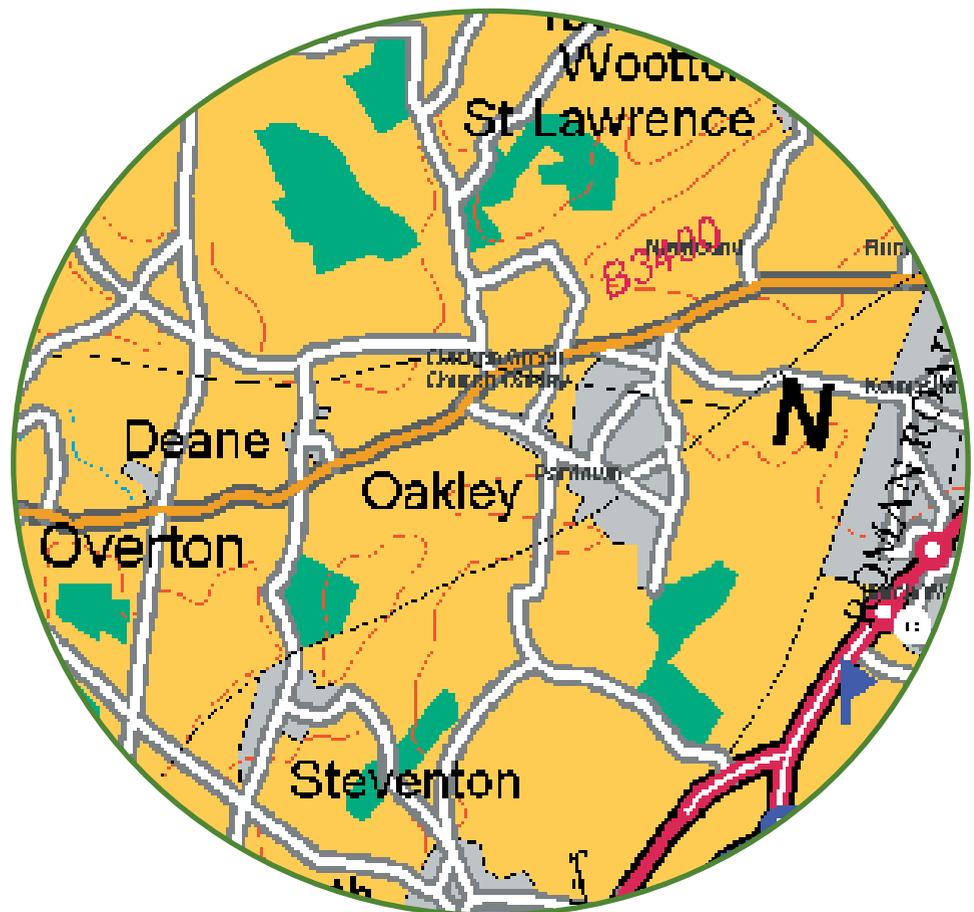
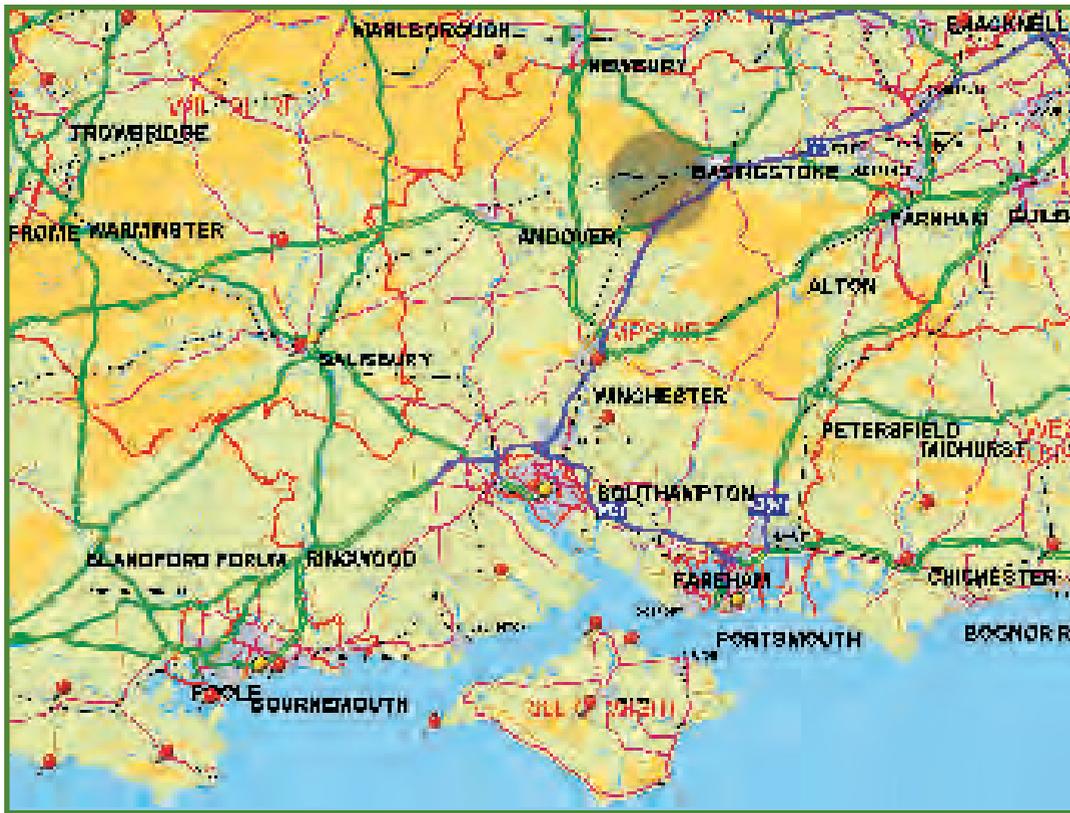
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Where is Oakley?



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1. INTRODUCTION

1.1 What is a Village Design Statement?

A Village Design Statement (VDS) is a document produced by the village community that:

- represents the views of a wide cross-section of the community
- records the essential characteristics of the village which the residents want to be preserved or enhanced
- provides guidelines to ensure that the wishes of the community are taken into account in the future
- does not set out to prevent development but aims to manage development to the satisfaction of the local community.



1.2 The Oakley Village Design Statement

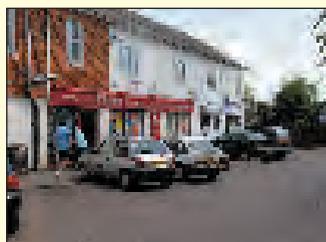
- **Scope**
The Oakley Village Design Statement covers the three communities now named Oakley, Deane, and Malshanger.

Historically, the hamlet of Malshanger was in the Parish of Church Oakley whilst East Oakley and Newfound were part of the Parish of Wootton St Lawrence. In 1966 it was agreed to amalgamate the Parish of Church Oakley, East Oakley and the Newfound elements of the Parish of Wootton St Lawrence. In May 1968 these areas were brought together into the new Oakley Parish Council. Church Oakley, East Oakley and Newfound are now jointly referred to as Oakley. In 1976 Deane Parish Meeting was amalgamated with Oakley Parish Council to become the Oakley and Deane Parish Council. Deane is still a separate hamlet with its own identity.

Map 8 shows:

the geographical disposition of the three communities
the “Settlement Policy Boundary” (or the “Village Envelope”) within which small scale development will normally be acceptable
the Conservation Area in Church Oakley
the Oakley Parish Boundary and the Deane Parish Boundary.

- **Definitions**
- the terms “Oakley”, “Deane” and “Malshanger” have their current meanings as described above
- the term “Village” means Oakley, Deane, and Malshanger
- the terms “Church Oakley”, “East Oakley” and “Newfound” are only used when necessary to designate a particular part of Oakley.

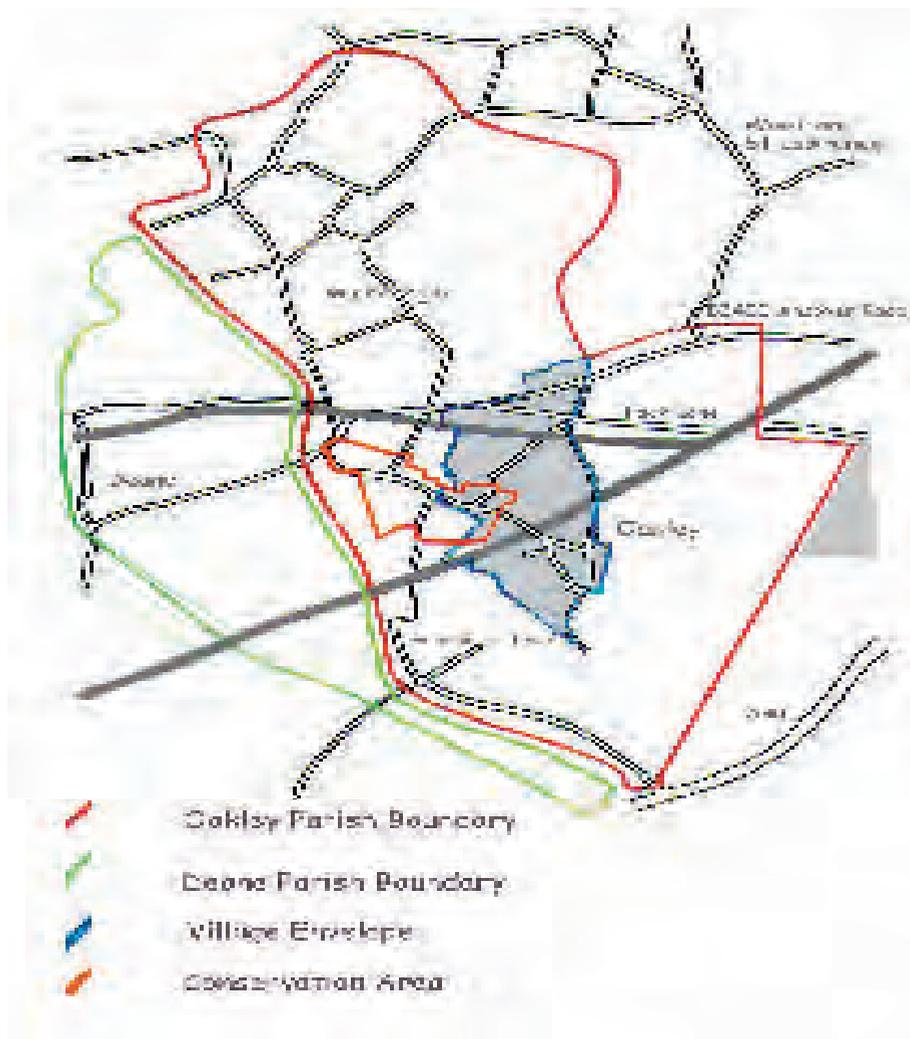


- **The Village Environment**

Whilst there is no precise definition of size in terms of geographical area or population, it is clear that at some point a community becomes too large to be perceived as a “village”. Public consultation during the development of this VDS has shown that the villagers believe very strongly that Oakley has reached this point. It is now a very large community but has still managed to retain the spirit of a village. However, containment of building within the present village boundaries and separation from Basingstoke are perceived as essential to the village environment. The boundaries which define it are partly natural, partly historical and partly man-made but are well established. They are recognised by the villagers and largely coincide with the Village Envelope. The view of the majority of the villagers is that sympathetic building and change within the village is a natural and desirable feature of village life.

- **How the Oakley Village Design Statement was developed**

- An Oakley Village Design Statement was first proposed by Oakley and Deane Parish Council and in October 2002 a group of interested residents undertook to coordinate the process by:
 - engaging with as many people as possible in the community through workshops, meetings, presentations and questionnaires
 - collecting information
 - liaising with the Parish Council
 - drafting and producing the document
 - maintaining contact with the reviewer, the Borough Council Planning Department
 - obtaining Basingstoke and Deane Borough Council (B&DBC) approval of the document.



Map 8 showing parish boundaries

1.3 Participation of the Village communities.

Input from the Village community was obtained in the following ways:

- participation in public meetings (ref 1)
- surveys using questionnaires (refs 1&2)
- the Fourth Draft of the VDS (this was the First Version issued to the Borough Council Planning Department) was delivered to all households for comments.
- anecdotal evidence.

Three questionnaires were used to collect data: a long twenty-four question survey which was delivered to every household in the Village, a short two-page questionnaire for those attending the Oakley School Fair, and a youth questionnaire that was delivered to the Infant, Junior and Secondary Schools. The results from these questionnaires were considered together with the comments from the public meetings and although each on its own is not a representative sample, together they provide a wide range of views from the residents of the Village. Judging from attendance at the public meetings and the responses to the long questionnaire there is a high level of support by the villagers for the VDS. They feel it is important to have a say in the future development of the Village and support future building in a controlled way within the current Oakley boundary. A few people want no more building at all.

The long and short questionnaires were almost entirely completed by people who are 18+ but this was balanced by the youth surveys. What is interesting is that in many cases the youth and the adults have similar views on most subjects.



A majority of the respondents own their own homes, own one or more cars and have off-street parking. People tend to have lived in the Village for a significant number of years and foresee themselves remaining in the Village in the future. Most respondents do not see this pattern changing although they think there is a need for more retirement, sheltered, and first-time-buyer housing. Respondents want buildings to be sympathetic to the surroundings where they are being built, including design and space. Laurel Close came in for particular criticism as being totally out of place with the surrounding houses and spoiling the street scene of that area. Villagers view the diversity of the design of houses within the Village as positive as long as there is consistency of design within a local area.

The elements that people value most in the Village are its close community spirit, peace and quiet, and the diversity of housing. Residents like the rural environment, like the fact that Oakley is separate from Basingstoke, but appreciate the proximity of the town, the motorways and the coast.

The elements that people dislike about Oakley are the abuse of the environment (by which they mean graffiti around certain parts of the village), increased litter, cars being driven at high speed within the village and the threat of major building between Oakley and Basingstoke. The threat of this development and its consequences for the Village is a recurring theme in the responses from the questionnaires. People are adamant that they wish Oakley to remain a village with a retained countryside between it and the town. The youth survey indicates that much of the abuse of the environment is carried out by non-residents.

Services and facilities are another area where a majority of people think there is room for improvement. The lack of facilities include the poor variety of shops, the shabby appearance of both sets of shops (in Meon Road and in The Vale), and the need for bank or ATM provision, a café or restaurant, a permanent library and a better transport service including buses and trains. The provision of 'Take Away' food outlets is a contentious issue with respondents being either strongly for or strongly against. Most of the youth support the provision of a 'Take Away' food service whilst the adult responses are mixed. Those against this are concerned about increased litter and the smell. There was significant support for the demolition of the Meon Road shops and the redevelopment of The Vale shopping area by utilising the adjacent park to provide a central focus to Oakley with shops, seating, lawn and gardens.

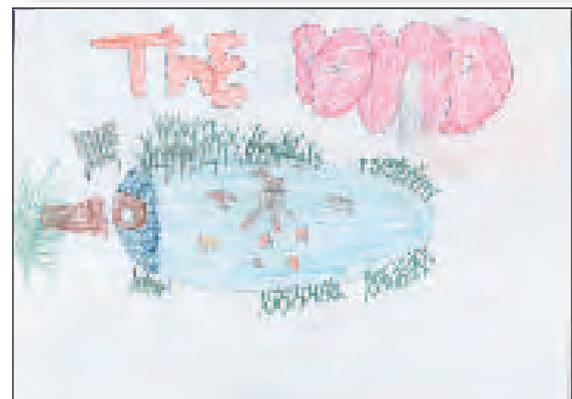
Most respondents feel that the medical and veterinary provision and the primary education provision is adequate; several people want National Health Service dental provision but this is a problem for many areas across the United Kingdom. The provision of facilities for the youth of the Village is seen to be inadequate today and likely to be worse in the future. This is echoed by the youth and although all of the activities within the Village are well subscribed to, a majority of the youth travel outside the Village for entertainment. An added difficulty is the dependence on parents for transport because of the inadequate bus service. Transport issues are highlighted in responses to several questions. The reopening of a train station to serve Oakley is favoured as are improvements to the bus service. Traffic calming measures are mentioned in particular along Oakley Lane. Parking at the The Vale shops and the school is seen to be insufficient at peak times when parents are either collecting or dropping-off children. The Pack Lane/Oakley Lane crossroads is also highlighted as needing some sort of traffic control such as a roundabout. Some traffic control at the Fox Lane/B3400 Andover Road intersection is required at peak times.

Several people commented on the lack of a permanent police presence in Oakley and feel it is warranted in a village of this size.

Respondents value the rural outlook from the Village and views are valued from all aspects: north, south, east and west. Farmland, woods, hills, wildlife, and the preservation of all these appear to be most important. Villagers do not want this to change and fear in the future having to lose these views and the opportunities for walking, riding and other pursuits. The preservation of open spaces, play areas, hedgerows, woods and copses in and around the Village is seen as vital to maintain the character of the Village.

A significant number of people are retired or are homemakers. Of the working population, approximately equal numbers work inside and outside the Borough. Most students travel outside the Village to attend secondary school or further education but this is not unexpected as the Village does not provide these facilities. A majority of people use their own transport to get to work or school and this is in line with the number of respondents who comment on the poor transport provision for the Village.

Overall villagers appear to have strong views regarding the future of the Village and embrace the development of the VDS. There are many positive aspects to living in the Village which they wish to retain whilst acknowledging the need to provide specific housing and facilities for future generations.



Village scenes drawn by children from Oakley Junior and Infant Schools

1.4 How will the Village Design Statement influence development?



Hunters Moon



Typical bungalow



Cottages in Hill Road



Converted Bungalow

The Village Design Statement (VDS) will not directly determine whether or not development takes place; that is the role of the Local Plan. However, when the Borough Council approves a VDS it becomes “Supplementary Planning Guidance” and as such it will be taken into account by all developers and by the Borough Council Planning Department. The guidelines may therefore in some instances influence whether or not developments are approved.

This document was adopted as supplementary planning guidance by the Basingstoke and Deane Borough Council on 15th April 2004



Post War Local Authority



Church Oakley Conservation area



1960's Chalet Style



1970's Bungalows

2. THE VILLAGE

2.1 Geographical and historical background

- Geographical location

Oakley lies in the county of Hampshire, four miles west of Basingstoke and within the Borough of Basingstoke and Deane. It nestles between the chalk hills of the North Hampshire Downs and sits on the watershed between two rivers. The low lying land through Oakley merges with the valley of the River Test which rises immediately to the west. To the east the land rises gently for about a mile and then levels off through Worting and Kempshott towards Basingstoke and the valley of the River Loddon. To the south the land rises a little towards Dummer; and to the north rolling hills rise gradually to Hannington. Deane lies west of Oakley and is above the normal source of the River Test though in periods of high rainfall the source moves further up the valley and causes severe flooding in Deane. Part of the Parish of Deane is within the North Wessex Downs Area of Outstanding Natural Beauty. Malshanger lies just north of Oakley.

- Surrounding area

The area to the north, west, and south of Oakley is mainly rural. The nearest towns are Andover, Basingstoke, Newbury and the city of Winchester. East of Basingstoke and beyond that the countryside gradually merges into the suburban towns and heathlands of Surrey.



1990's development

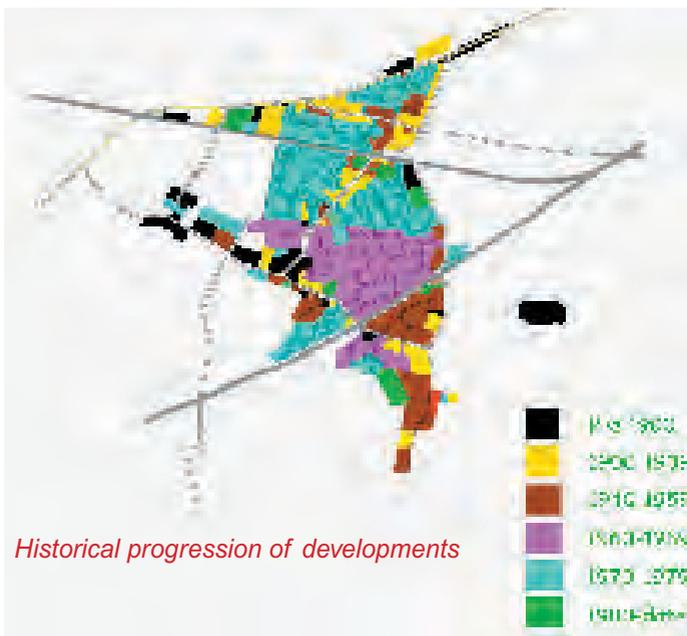


Post 2000 development

- **Historical background**

Church Oakley, Malshanger and Deane are listed in the Domesday Book. William Warham the Archbishop of Canterbury who crowned Henry VIII and later opposed his divorce from Catherine of Aragon lived at the original Tudor Manor House in Malshanger.

Deane, Malshanger, Church Oakley, East Oakley (around the village pond) and Newfound were once separate communities with small populations. Groups of outlying cottages (such as Railway Terrace and those at the Pardown road junction), and farms and smallholdings occupied the land between these communities. Early ribbon development occurred in the 1930s together with smallholdings along Hill Road, Oakley Lane, Pardown, and the B3400 Andover Road. This was followed by the rapid expansion of Oakley after the Second World War mainly due to the new job opportunities resulting from the expansion of Basingstoke from 1961 to 1977 under the Town Development Act 1952, the primary purpose of which was to relieve congestion and over population in the County of London. During this period Church Oakley, East Oakley, and Newfound merged.



2.2 The Village as it is today

According to Census Office data, the population of the Civil Parish of Oakley grew from 336 people in 1961 to 5847 people in 1991 (ref 5). During this time, new houses and housing estates replaced the ribbon development of smallholdings and farms. After this period of rapid expansion, further housing development in Oakley has continued at a much slower pace, primarily through infill, with limited encroachment onto open spaces.

The Village is now a large thriving community of which most people live in Oakley. There are farms, country estates, and about fifty small local businesses that provide employment, but the bulk of the working population commutes to Basingstoke or further afield. Deane and Malshanger have benefited from the improved services now available in Oakley and this village has become one of the largest in Hampshire.

Building has tended to proceed piecemeal with the result that Oakley lacks a substantial focal point. Nevertheless there is a strong community spirit and a wealth of societies, clubs, and voluntary bodies. There is a very active Parish Council. Residents generally value this community spirit and they welcome developments that contribute to it and resist those that impair it. The community consists of a wide range of ages, interests, and income levels.

2.3 Special considerations

In the past, development in Oakley concentrated on building houses without an overall cohesive plan. Two village halls and a youth centre were constructed, and the old school building became a village hall. As a result there are now four small halls. The halls in the Oakley Junior and Infants schools are also used for public meetings and have proved very valuable for village activities and no doubt will continue to do so. However, none of the halls are adequate to match current aspirations and a modern, well-sited facility would be desirable.

Many four and five-bedroomed houses have been constructed in recent years. It is important to temper this trend and provide smaller houses, apartments, or sheltered accommodation in the community for first-time buyers and for the elderly. This need was demonstrated by a recent Parish Council survey (ref 6). Such provision will foster community awareness in the village.

DEVELOPMENT GUIDELINES - THE VILLAGE

because

No further pressure should be placed on the present infrastructure unless suitable improvements are included when necessary

Some elements of the infrastructure in the village such as roads and parking are sorely pressed and this situation should be improved and not exacerbated.

Consideration should be given to providing additional facilities such as banking, dining, shops and interests for young people.

Such changes will improve the services available to all age groups in the village.

Developments that enhance or contribute to a focal area in Oakley, such as The Vale Shops, should be encouraged

This will contribute to the amenity and character of Oakley.

3. THE LANDSCAPE SETTING

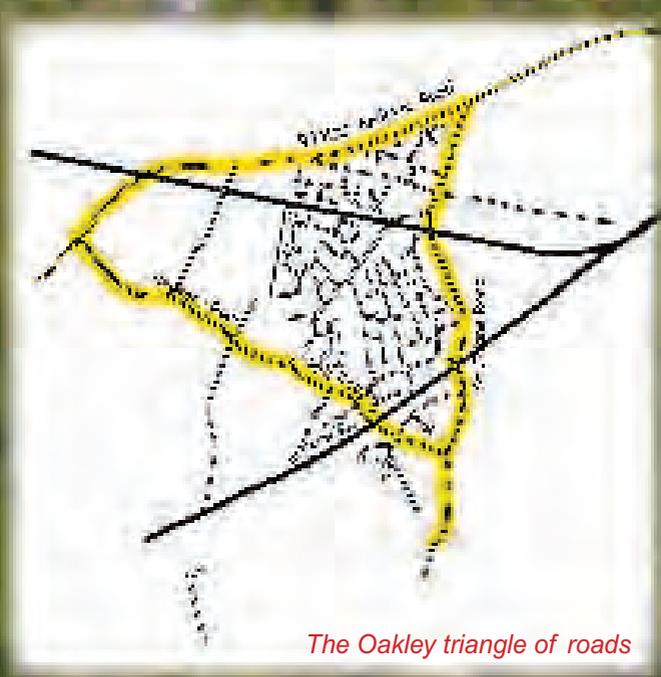
3.1 Visual character of the surrounding countryside

Oakley enjoys uninterrupted views over the rolling fields to the east, the south, and the west. To the north the land rises somewhat more steeply and provides a panorama of a series of low hills.

Much of the land within and surrounding the Village is Grade 2 and Grade 3a farmland which is divided into large fields mainly for arable farming. There are also some areas of pastoral farming, parkland and woodland. Within this field system there are many mature trees which are mainly oak, ash and beech. In the past, the area around the Village was wooded with large areas of managed hazel coppice and standard hardwoods. Much of that woodland has been clear-felled leaving islands of woodlands and individual trees. Although most of the fields are large, many hedgerows survive and they contain a variety of woody species including blackthorn, hawthorn and spindle.

3.2 Relationship between the surrounding countryside and the Village edges

Malshanger, Deane, and the Church Oakley Conservation Area, are typical of long-established small communities in their relationship to the countryside for they merge seamlessly with it.



The Oakley triangle of roads



The remaining part of Oakley is where most house building has taken place. To the east, ditched banks and hedges form the boundary of this housing area and they extend along the eastern side of Fox Lane, St John's Road, and Pardown. East of these roads, the undulating countryside is mostly open, with very few houses to interrupt the views across the fields, woodlands and hedgerows. These views are best seen from St John's Road and the public footpaths and bridleways that cross this landscape. The busy B3400 Andover Road runs west through Newfound towards Deane and forms a definitive northern boundary to Oakley although there are a few properties to the north of this road. From Claypits (the junction of St. John's Road and Pardown) another lane, Hill Road, runs west through Oakley and then continues as Rectory Road until it joins the B3400 Andover Road to create a rough triangle of roads. South and west of this triangle, the Oakley village edge is more broken and it encompasses lanes, houses of varying age, paddocks, a small sewage treatment plant, the Church Oakley Conservation Area and fields. This irregular southern and western boundary of Oakley is very much part of its character as a village within a rural landscape. The boundaries to the north, south and east are therefore partly natural, partly historical and partly recent man-made features. Together, they form clear and well established limits to the village. Oakley's setting in the landscape is the principal feature that maintains the environment of a village that is close to the amenities of Basingstoke but separated from it geographically and visually.



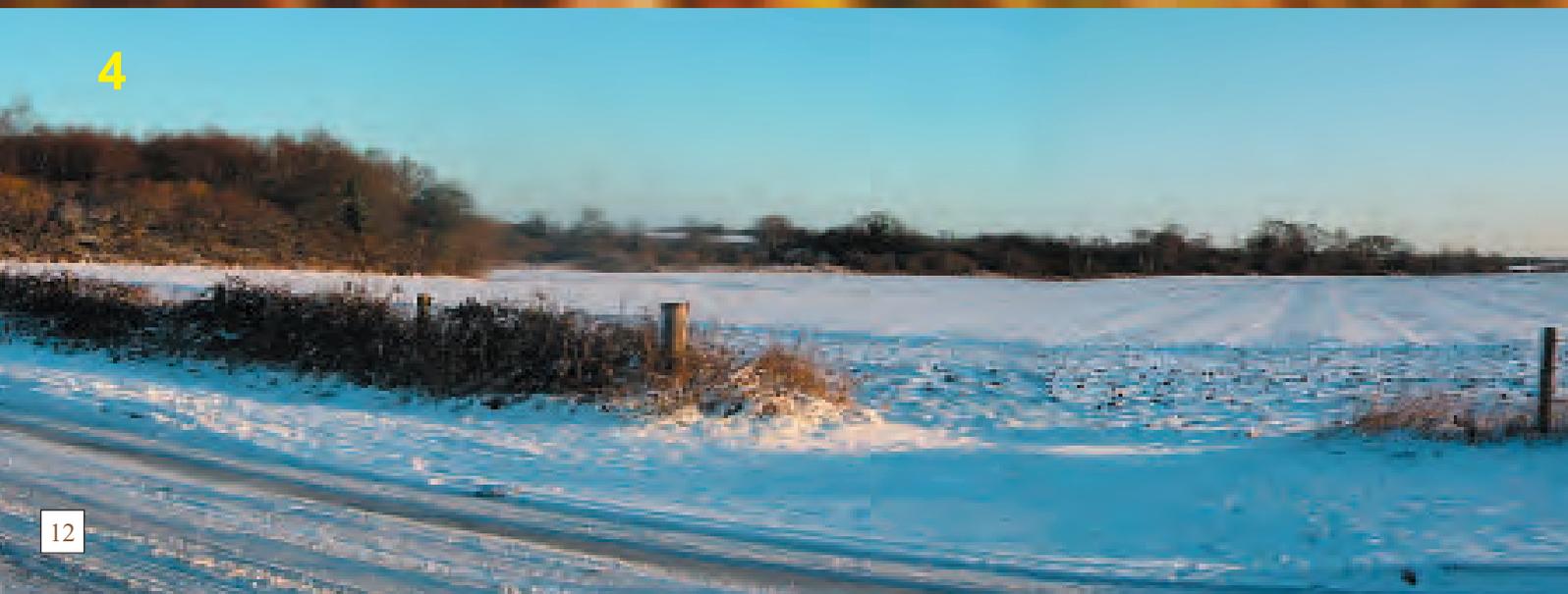
*The Ridgeline viewed from the West
(looking towards Basingstoke)*



Looking North along the line of the ridge



Favourite Views and the Scrapps Hill Ridgeline





***The Ridgeline viewed from the East
(looking towards Oakley)***

A favourite view towards St Leonard's Church (view 1 page 12) is from the footpath network to the west showing this ancient building set in an unspoilt landscape that should be preserved. There are fine views looking out from the village northwards towards Hannington (view 2 page 12) and south-eastwards towards Bull's Bushes Copse (view 3 page 13). The view looking eastwards from the village (view 4 page 12) is particularly valued because it gives a sense of visual separation from Basingstoke thus enhancing Oakley's individuality.

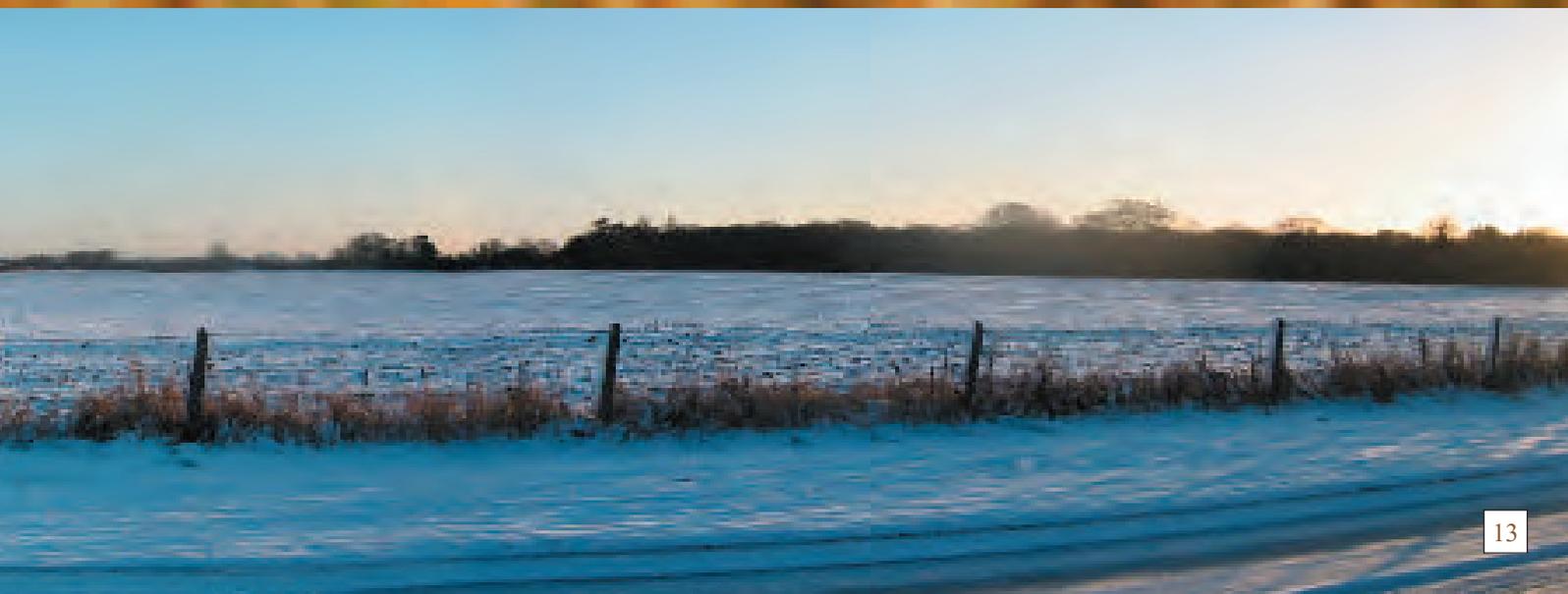
There are centres for horse-riding and stabling; several fields in and close to Oakley are used for grazing. The visual aspect of these activities helps preserve Oakley's rural character.



Cowdown Copse



Oakley is scarcely visible from the approaching roads and Rights of Way until the visitor reaches the habitation. The ridgeline running south from Scrapp's Hill (Grid Ref SU 593517) to the railway forms a natural and locally significant barrier between Oakley and Basingstoke. To the south of the railway, the undulating landform comprises a series of minor ridges. The ridgeline, open fields and small woods to the east of the village are landscape features that are vital to the sense of Oakley being set within surrounding countryside.



3.3 Special features in the Village

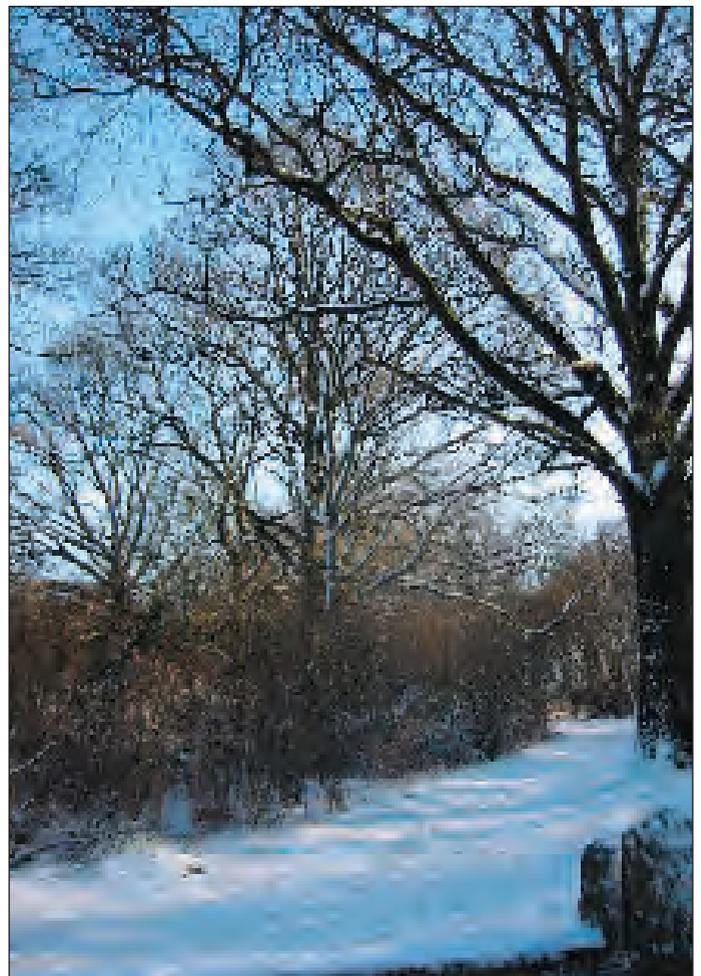
The Conservation Areas in Deane and in Church Oakley are designated for their architectural and historic interest. The related Conservation Area Appraisal Documents are adopted as Supplementary Planning Guidance by the Borough Council. The Oakley Village Design Statement will enhance those provisions by ensuring consideration is given to other aspects of the Village. Some examples of special features in the Village are:

- The remaining octagonal gate tower of the original Tudor Manor House (that has since been replaced by Malshanger House)
- St Leonard's Church in brick and flint together with the old school buildings of brick
- Oakley Manor with its walled garden and associated barn and cottages
- East Oakley House and Barn, the thatched and timber framed cottages, and the brick and flint houses that overlook the village pond.
- Oakley Park which is a Countryside Heritage Site.

Cowdown Copse, St John's Copse and Pardown Copse are Countryside Heritage sites. These and other woodlands in and around the Village are still large enough to support populations of rare species and any further reduction in the size of these areas is likely to result in the local extinction of some species of flora and fauna. For example, St John's Copse and Cowdown Copse consist of hazel coppice with oak standards and a good variety of other trees and shrubs; the floral evidence classifies them as semi-ancient woodland and they contain rare species such as dormice, wych elm and a variety of lady's mantle identified in only two other sites in Hampshire. Species in island habitats such as these are at great risk. Once lost, they are unlikely to reappear due to their separation from other centres of their populations. Building must be avoided in these areas where it will adversely affect nature conservation interests of designated sites and protected species. Buffer zones alongside St. John's Copse, Cowdown Copse and other woods and hedgerows should be encouraged, as should the provision of wildlife corridors between these areas using native species for any new planting. The two railway lines that run through Oakley and the tree cover they provide is important and should be preserved to further sustain wildlife.

In the 1990s the Borough Council leased Cowdown Copse and St John's Copse from the Manydown Estate. The intention was to develop these areas as Community Woodlands with the local people taking a leading role in their management. This has proved popular with the villagers and as a result the Oakley Woodlands Group was set up and now successfully manages these two Copses. The Oakley Woodlands Group operates to a management plan the primary objectives of which are conservation and amenity. The Borough Council and the Manydown Estate review this management plan annually.

In the year 2000, the villagers conducted a survey of hedgerows and important trees in Oakley on behalf of the Borough Council. Among the important trees were over fifty particularly fine specimens, some of which were exotic species planted in gardens, but many were native trees. Sections of hedgerows, some even in gardens, had indicator species of ancient hedgerows. The hedgerows and the important trees enhance the character of the Village.



St Johns Copse in winter

There are no open watercourses in Oakley. In the past, water was obtained from wells sunk into the chalk which had a high water table, or from rainwater which was stored in shallow wells or underground cisterns. Surface water drains mostly via soak ways into the chalk and the two remaining ponds act as temporary storage although previously there were more ponds and their location may have shaped the village. The ponds contribute to the rural character of the village and the larger of the two, at the Oakley Lane/Rectory Road junction, provides an attractive and central feature of Oakley.

3.4 Structures seen in the landscape

The buildings within the residential sections of the Village are only visible from close range. There are a few isolated farms but these fit well into their surroundings. They are a normal part of the rural scene and are usually only visible from nearby. Care is required though in siting and designing large agricultural buildings which could otherwise be intrusive in the wider landscape.



Railway lines screened by hedgerows

The two railway lines are well shielded where they pass through inhabited parts of the Village. Electricity supplies and telephone cables are carried overhead on posts but there are no high voltage power lines or pylons in the Village. Presently telecommunication masts do not intrude significantly on the landscape.

Some of the high-rise buildings in Basingstoke are visible in the distance from a few vantage points in Oakley. The only intrusive buildings are those in the continuing extension of Kempshott to the east of Oakley. These buildings and the consequent light pollution are visible from several points such as the B3400 Andover Road and parts of Pardown. Any further westward extension of this housing would require extensive screening to protect Oakley's eastern aspect.

DEVELOPMENT GUIDELINES - THE LANDSCAPE SETTING

The visual relationship between Oakley and the surrounding countryside on its boundaries should be preserved such that its identity as a self-contained community is kept

Further housing and non-residential development should generally be kept within the present Oakley village boundaries and on land that has been previously built upon

Any proposals for building within the Conservation Areas should respect the development provisions within their Appraisal Documents

Planting of indigenous species in any new hedgerows should be encouraged and existing native trees, shrubs and hedgerows should be conserved

Large agricultural buildings should be carefully sited and designed to reduce their apparent bulk and minimise their impact upon the wider landscape

Extensions to the existing woodlands and hedgerows and the provision of buffer areas and wildlife corridors using native species for new planting should be encouraged

Telecommunications masts, public or private, should be appropriately sited and designed to minimise their impact on the landscape and residential areas.

because

this is an essential feature in preserving Oakley's character as a village rather than a dormitory suburb - in spite of its large size.

this will maintain Oakley's status as a village community.

the preservation value of these areas of Oakley and Deane has already been established by their Appraisal Documents.

this will maintain the green character of the Village, provide corridors and habitats for wildlife, and contribute to the survival of these components of the local environment.

they will then fit into the rural surroundings of the Village.

this will enhance the natural habitats in the environment of the Village and will help preserve species of plants and other wildlife.

public concern prevails on such masts within the community or the sight of them in the landscape.

4. SETTLEMENT PATTERN

4.1 Overall pattern of the Village

After the Second World War and the expansion of Basingstoke, East Oakley became a dormitory village for workers in Basingstoke, London and other areas but Oakley was too close to Basingstoke for a significant shopping centre to become established. The old centre of the village moved away from St Leonard's Church and a new centre developed near the East Oakley village pond where the Methodist Chapel and the Barley Mow public house are located and where the Oakley village smithy once stood. The school opposite the parish church was closed and new schools were built on a site near the Barley Mow and shops were built in The Vale. But this new centre evolved as a random mixture of housing and public facilities without any coherent design consistent with the surroundings and the opportunity to create a focal point was missed.

In Oakley there is an Infant School and a Junior School, a doctors' surgery, a dental surgery, a veterinary surgery, three churches, four small village halls, eight recreational areas, two public houses, and two shopping areas. There is a public house in Newfound and a church and public house in Deane. In Oakley the shopping area in the vicinity of The Vale has a mini-supermarket and newsagents combined with a Post Office, a butcher's shop and a pharmacy. The shopping centre in Meon Road currently has a hairdresser and a beauty workshop. The Meon Road shops are rather remote from The Vale shops and are frequently unoccupied.

From the 1960s to the 1980s a series of housing estates gradually filled in most of the areas between the principal roads of Oakley. Each of these was built by a different developer with distinctly different styles of house design from bungalow to mock-Georgian. In each case the layouts were based on a link road or a loop road with multiple cul-de-sacs. Each of these estates was built inside the boundary of open fields, within Oakley itself, but later development spilled over many of these boundaries.

4.2 Character of streets and routes through the Village

The B3400 Andover Road through Newfound is a busy road linking Basingstoke to Overton, Whitchurch and Andover. The lanes through Deane and Malshanger remain as country lanes and there are some country lanes and cart tracks on the periphery of Oakley.

4.3 Character of streets and roads within the Village

Rectory Road, within the Church Oakley Conservation Area, is without pedestrian footways as is Pardown (which is not a through road). Though these are potentially dangerous, both roads are pleasant for walkers and riders and remain popular with residents. The roads around Kennet Way have no footways but back alleys instead for access. These alleyways are unpopular with residents. In all other respects, the housing estates were laid out on conventional lines, usually with housing at a low density.

Newfound grew up as a ribbon development along the B3400 Andover Road without footways. Although footways have been constructed in parts over the years, their lack of completeness is felt by residents to be potentially dangerous due to the mixture of heavy traffic and pedestrians on a straight road.

4.4 Character and pattern of open spaces in the Village

The development of Oakley has reduced the amount of open land but has had little effect on Malshanger and Deane. There is a village cricket ground to the south of Oakley. There are football pitches at the Peter Housman playing fields in Church Oakley and on the north side of the B3400 Andover Road opposite The Fox public house in Newfound. Public tennis courts, a tennis club and a skate-board park are at Beach Park on the western edge of Oakley. There is an outdoor bowling green at Malshanger.

In the vicinity of the Church Oakley Conservation Area there are parklands, paddocks, fields used for grazing, the village ponds, and some large gardens. Other open spaces in the village are generally small but they include recreational areas, play areas, and roadside verges. These communal areas are well maintained and many are planted with trees, shrubs and daffodils.

Many of the housing estates have open-plan front gardens without dividing fences or hedges. Nearly all houses, of all vintages, have gardens and this contributes to the sense of a rural rather than an urban environment.

4.5 Connections with the wider countryside

The B3400 Andover Road divides Newfound but otherwise there is a good pattern of well-used connecting lanes, bridleways and footpaths that link together the various parts of Oakley and contribute to the rural atmosphere. This network has direct access to the countryside and links with the neighbouring villages of Dummer, North Waltham, Steventon, Overton and Hannington. The Wayfarer's Walk Long Distance Footpath and the Harrow Way ancient track way both pass through the Village. These footpaths and bridleways are much used for recreational purposes by the villagers and by the wider community. (Map 9)



Deane



Ebenezer Cottage Oakley



Senior Citizens housing Oakley



Converted farm buildings at Summerdown

5. BUILDINGS AND SPACES

5.1 The character of the buildings in the Village.

- **Deane**

Deane is primarily a Conservation Area and the buildings and spaces within it are protected by its Appraisal Document.

The hamlet of Deane contains several fine buildings and parkland including Deane House, All Saints Church, Deane Hill House, the Deane Gate public house and cottage, and the Old School House, most of which are Grade II listed buildings. Oakley Hall and its parkland also lie in the Parish of Deane but are closer to Oakley. Since it was built in 1795, the uses of Oakley Hall have changed from those of a private house to a private boarding school and today it is a residential care home and business complex.

- **Oakley**

There are listed buildings in the Church Oakley Conservation Area. Other listed and non-listed buildings outside the Conservation Area also contribute to the character and the visual amenity of Oakley; their attractive architecture, their gardens, or their place in Oakley’s history. Examples are Mitchell’s Cottage, Ebenezer Cottage, South View, The Firs and the old terraced cottages along Hill Road. Many of these can be found in “Oakley, The Last 100 Years” (ref 7).

- **Church Oakley**

The Appraisal Document already protects the buildings and spaces within the Church Oakley Conservation Area. The village pond forms a focus at one end of this part of the village. The combination of open space and buildings in a relatively unspoilt area is of special interest and provides an attractive scene in contrast to the more residential area of East Oakley. Buildings in the village dating from the 17th to 19th century are of special significance because they are often located at key visual points within the street scene.



Converted chapel at Newfound



Mitchells Cottage East Oakley



East Oakley village hall



Barn at East Oakley House

- **East Oakley**

East Oakley is mostly a mixture of bungalows and three or four-bedroom, two-storey, detached or semi-detached houses. Very few buildings are more than two storeys high. More recent developments have indicated a tendency for a greater density of houses to comply with Government planning guidance and for a decrease in the width of roads. This trend needs to be carefully monitored because of the increasing traffic problems caused by cars blocking footways or reducing roads to a single lane.

- **Newfound**

South of the B3400 Andover Road the settlement of Newfound merges with East Oakley. Newfound has been subject to the same building pressures as East Oakley and should be subject to the same guidelines for any future development. The area north of the B3400 Andover Road in Newfound is largely undeveloped. Further development to the north may be severed from the rest of the community by the B3400 Andover Road.

- **Malshanger**

Malshanger is an isolated hamlet centred on the Manor House. The hamlet has a farm and a few cottages all of which have been unaffected by modern development.

DEVELOPMENT GUIDELINES - SETTLEMENT PATTERN

The practice of not having footways along some roads should be continued in the Conservation Areas, in Pardown, and in similar areas

Retain and where possible encourage the extension of the existing footpaths, the open recreational areas, and the planted areas in Oakley

because

this preserves the present character of the Village and has proved preferable to the residents

access to open space is important to Oakley residents and visitors and because open areas define the character of the village.

5.2 Distinctive features of the buildings in the Village.

- **Deane**

The buildings in Deane are of traditional designs dating from the 17th to 19th century.

- **Church Oakley**

The building materials used and the traditions employed in the Church Oakley Conservation Area are varied. They include mellow red brick, timber framing, flint, chalk cob, and stone - although brick is the predominant material in most buildings. Facades are either rendered or painted. Roof coverings comprise red tiles, blue slates or thatch. These follow no obvious pattern in the area but together make a pleasing whole.

Given the domestic scale and the simple provincial architecture of the buildings in the Church Oakley Conservation Area it is the historic joinery such as sash windows, doors and porches that define the appearance of the properties. Although some buildings have been modernised, the use and overall effect of inappropriate replacement windows and doors is limited in extent but should be discouraged.

- **East Oakley**

The buildings in East Oakley are generally constructed from brick and block-built cavity walls carrying pitched roofs covered with interlocking tiles. Most windows are now plastic-framed double-glazed units with matching doors. Dormer windows, gables and porches are a feature of many properties. Rainwater gutters and downpipes are formed from plastic. Each property has a garage that is sometimes flat-roofed and in many cases is attached to the side of the house. Some garages have been converted to provide extra rooms thus moving more cars out onto the street

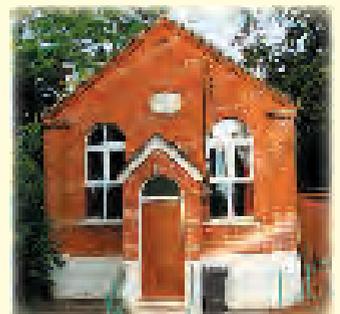
Utility sub-stations are generally housed in compounds but these are sometimes intrusive and invite graffiti because they are not well screened by materials that blend well with their surroundings.

- **Newfound**

Newfound was once a large hamlet with buildings comprising a mixture of brick and flint cottages with slate and thatched roofs. Some of the buildings have UPVC replacement windows out of context with the style, size and period of the particular building. More recent buildings, including a converted chapel, remain along with newer buildings, of brick construction and tiled roofs. There is also a modern glass-fronted showroom the design, materials and signage of which appear out of keeping in a rural setting.

- **Malshanger**

The Manor House in Malshanger sits in a large estate of parkland and agricultural land. A group of tied cottages is located close to the Manor House and a few other houses and cottages are dotted around the estate. The older buildings are of brick and flint construction with slate roofs and latticed windows. Newer buildings tend to be of brick construction with tile roofs and more modern windows. Nevertheless, they all blend suitably with each other and with the landscape.



5.3 Relationship between buildings and spaces

The open spaces between buildings are well integrated with the built environment in Oakley. The footpaths, open recreational areas, and planted areas should be retained.



DEVELOPMENT GUIDELINES - BUILDINGS AND SPACES

The demolition of non-listed buildings of character should be discouraged

Replacement materials and elements in areas outside the Conservation Areas should also match the period and style of the houses

New housing in parts of Oakley where there are front gardens of open-plan design or with only low dividing fences or hedges should replicate these features

The building height above ground level should generally be restricted to two floors except where a landmark structure will add positively to the character of the Village

A diversity of styles for new buildings is acceptable where they are in broad conformity with the character of surrounding buildings. Extensions should be constructed from similar materials to those of the original building

New buildings and the materials used in replacement buildings should be encouraged to incorporate: -

- the use of solar power
- the recycling of rainwater
- the recycling of 'grey' water
- the use of recycled or reclaimed materials

Utility sub stations should be carefully incorporated within developments using similar materials for screening

Electricity and telephone lines should wherever possible be routed underground

because

the retention of older buildings is important for their contribution to the street scene in the Village and their historic value.

these elements preserve the character of the buildings in the Village.

this conforms to the character of most of the housing estates in Oakley and is popular with residents as it lends a sense of space and countryside.

this will preserve the visual character and scale of the Village.

this pragmatic diversity conforms to the existing character of the Village.

conservation of the Earth's resources will become increasingly important as non-renewable resources decline.

this will decrease the poor visual impact and reduce the risk of graffiti.

they intrude on the street scene and are liable to storm damage.

6. HIGHWAYS AND TRAFFIC

6.1 Characteristics of local roads, streets and railways

Pack Lane was the earliest track in Oakley and it formed part of the Harrow Way through the North Hampshire Downs between the valleys of the River Test and the River Loddon. The B3400 Andover Road was the turnpike road from London to Exeter. Stage-coaches ran on it to a regular timetable with a change of horses at Basingstoke and at Overton. Although designated a B road it carries a heavy traffic load, particularly during peak times, and it divides Newfound.

Two railway lines run through these valleys in the North Hampshire Downs; the London to Exeter line and the Basingstoke to Southampton line. Oakley has developed south of the B3400 Andover Road and largely between the two railway lines. Oakley Station on the London to Exeter line was closed in the 1960s and it is now a commercial premises. Improved access to railway services would be advantageous.

There is a 40 mph speed restriction on the B3400 Andover Road from Newfound to beyond the Beech Arms Hotel and a 30 mph speed restriction throughout Oakley.

Trenchards Lane (better known locally as Dummer Lane) is a narrow single carriageway lane that runs from Oakley to the A30 Winchester Road. This lane carries a high volume of local traffic at the morning and evening peaks though most of the vehicles are then travelling in the same direction. Pardown is a long single-track lane that leads to a dead-end to the south of the village.



Most of the roads in Oakley carry only residential traffic and have no through traffic. This is a valuable asset in minimising the traffic problems that would otherwise occur. The roads in Oakley presently carry a number of recreational horse-riders many of whom are children. There are five narrow railway bridges in Oakley and Deane and these together with on-street parking cause bottlenecks and danger spots particularly at peak times. The roads in Oakley could become unsafe without measures to discourage an increase in through or fast traffic. There is a regular bus service between Oakley and Basingstoke which alternates between a clockwise and an anticlockwise route through Oakley. Another bus service between Basingstoke and Andover passes along the B3400 through Newfound. A regular and frequent bus service for the Village is essential for those without cars and an improved service is desirable.

6.2 Characteristics of footpaths and cycleways

There is a well-developed pattern of bridleways and footpaths around Oakley most of which are well maintained and much used for recreational purposes. Cyclists also use the roads but no cycleways exist either in the village or linking Oakley with Basingstoke or the nearby villages.

6.3 Parking

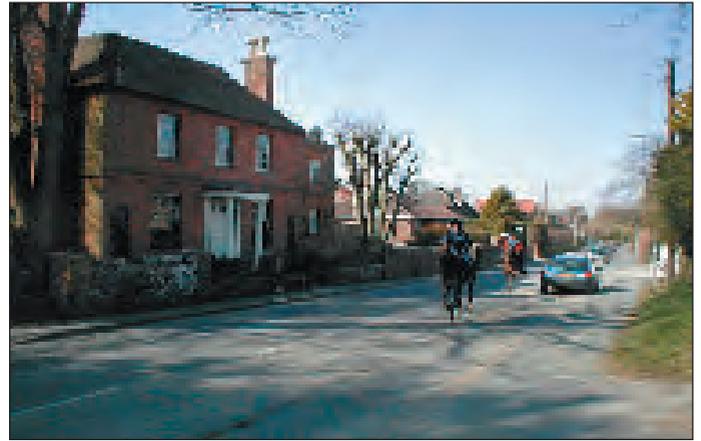
Off-street parking is provided in most of the housing estates in Oakley and most houses have garages. On-street parking remains a problem adjacent to the older terraced houses mainly on Oakley Lane and Hill Road, in the vicinity of the pond, and in some newer areas such as Lightsfield.

6.4 Characteristics of street furniture, utilities and services

Some of the older parts of Oakley have little or no street lighting but the residents prefer this. Mostly the Village is free from the clutter of unnecessary road signs and street furniture.



Traffic congestion outside Oakley School



"The roads of Oakley should be kept free from through traffic"

DEVELOPMENT GUIDELINES - HIGHWAYS AND TRAFFIC

The safety of pedestrians and vehicles in Newfound should be enhanced by regularly reviewing traffic-calming measures and by extending the pedestrian footways on the B3400 Andover Road

The roads of Oakley should be kept free of through traffic

New development applications in the Village should include traffic impact surveys and measures to accommodate any potential problems if necessary

Access and internal roads for new development applications close to public facilities (such as schools, shops or medical centres) should take into account the impact on existing vehicle and pedestrian traffic to such facilities.

New development applications should include adequate parking areas in accordance with current adopted standards

A cycleway and a footpath from Oakley to Kempshot or Worting should be encouraged on a route separated from Pack Lane or the B3400 Andover Road

Street lighting, road signs and street furniture should be kept to a minimum

because

crossing is difficult and dangerous in Newfound both to pedestrians and to vehicles exiting from East Oakley and the present footways are incomplete.

one of Oakley's principal assets is that it is free from the dangers of through traffic and the related effects of noise, fumes and severance.

traffic is already at a high level at pinch points in the rush hour in the village.

this will reduce the likelihood of increased vehicle congestion and danger to pedestrians at or close to such facilities.

this will reduce congestion caused by on-street parking and by partial parking on pedestrian footways.

this would enhance safety by removing pedestrians and cycle traffic from the roads and by encouraging the use of cycles instead of cars in the village.

this will preserve the existing street scene.

7. LIST OF REFERENCES

- 1. Minutes and records of Public Meetings and Workshops**
- 2. Evaluation Report of Survey Questionnaires completed in 2003**
- 3. Minutes of Committee Meetings and Public Consultations**
- 4. Residents responses to the Fourth Draft VDS 22nd September 2003 (the First Version issued to the Borough Council Planning Department and the Oakley community)**
- 5. Census Office data**
- 6. Parish Council Housing Requirement Survey**
- 7. Oakley – The Last 100 Years – A Century of Village Life by Ros Blackman and Sally Warner, published by Oakley and Deane Parish Council 1994.**

Acknowledgement

To all those who have made both great and small contributions to this Village Design Statement.

