



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT

TOPIC - DRAFT BISHOP'S WALTHAM VILLAGE DESIGN STATEMENT

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Chief Operating Officer, the Chief Executive and the Chief Finance Officer are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Democratic Services Officer by 5.00pm on Thursday 29 October 2015.

Contact Officers:

Case Officer: Jenny Nell, jnell@winchester.gov.uk

Democratic Services Officer: Nancy Graham, ngraham@winchester.gov.uk

SUMMARY

A draft Village Design Statement (VDS) has been produced for Bishops Waltham Parish outside the South Downs National Park area. In order for this document to carry weight in the planning decision-making process it needs to be adopted by the City Council as a 'Supplementary Planning Document'. The procedures for adoption require formal consultation on draft Village Design Statements and this decision relates to the approval of the draft Bishop's Waltham VDS for consultation.

PROPOSED DECISION

That the Portfolio Holder for Built Environment authorises the publication of the Draft Bishop's Waltham Village Design Statement for public consultation, in accordance with the relevant requirements of the Town & Country Planning (Local Planning) (England) Regulations 2012.

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities, so as to improve the quality of development in local areas and public involvement in the planning process. In order to carry weight in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs). The Town & Country Planning (Local Planning) (England) Regulations 2012 set out various requirements which must be followed when producing and adopting SPD, including in relation to public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Village Design Statement as SPD, or lead to its validity being challenged.

An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS. This approach has been adopted for certain site-specific briefs/plans such as the Cathedral Close Masterplan and Winchester University Masterplan. However, an informally adopted document will be a less weighty material consideration in determining planning applications and appeals, as the formal adoption processes required of SPD would not have been followed. While this may be an acceptable approach for a site-specific brief/plan such as those mentioned above, which have been produced by landowners/prospective developers, it would not confer sufficient weight to a document such as a VDS, which aims to influence planning applications and decisions by others, and to be a robust source of guidance for use, where necessary, in planning appeals. The option of informal adoption or endorsement is, therefore, not considered appropriate for Village Design Statements.

In January 2015 Bishop's Waltham Parish Council agreed to produce a Village Design Statement, led by a steering group comprising parish councillors and residents. This follows much work by Parish Councillors and residents in producing the 'Bishop's Waltham Development Plan' which fed into the emerging Local Plan Part 2 (LPP2). It is considered that a VDS will help guide the design of new development in Bishops Waltham Parish (outside the National Park) proposed in the emerging LPP2 as well as other non-allocated developments. The VDS also provides more locally specific design policies that can be read in the context of the High Quality Places SPD which is a district wide document.

The VDS needs to be adopted as a supplementary planning document (SPD) in order to carry weight in the planning process, and needs to meet particular requirements in order to be capable of adoption. Therefore, City Council officers have worked with and advised the Steering Group on the draft VDS 'Design Policies' as it is these which will be adopted as SPD in due course. The Design Policies need to supplement and be consistent with the 'parent' planning policies in the Local Plan (and NPPF). Hence the need for the Design Guidelines to be approved for

consultation, subject to a formal consultation process, and subsequently amended as necessary before being adopted as SPD.

This is the first draft VDS for Bishop's Waltham, the purpose of which is to identify and protect the special qualities which make up the character of Bishop's Waltham. The steering group researched and subsequently prepared draft policies accordingly. Reports on progress were submitted by the Steering Group monthly to the Parish Council.

The local consultation was advertised in June 2015 in the Parish Council Newsletter which was delivered to all homes. This set out the purpose of the Design Statement and gave details of public exhibitions and an on-line survey and was backed up by an article in the Parish News, information in the Parish Council website and posters around the town. In July 2015, four public exhibitions were held on the policies and a survey-questionnaire was made available throughout July, to which 127 responses were received. The Design Statement was then drafted, taking account of the responses received and the policies revised before submission to the City Council for the formal adoption process.

The draft VDS includes a series of 'Design Policies' which would form the VDS when adopted and these cover matters such as landscape, design, and important buildings, open spaces and views. These generally accord with, and supplement, the policies of the statutory Winchester District Local Plan Part 1, the 'saved' policies of the Winchester District Local Plan Review 2006 and national planning policies as set out in the National Planning Policy Framework. The Design Guidelines also refer to the emerging policies in Local Plan Part 2, so will remain up to date once that Plan is adopted. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community.

RESOURCE IMPLICATIONS:

Village and Neighbourhood Design Statements are eligible for funding from the Community Planning Budget. Bishops Waltham Parish Council has received £500 from this fund, which represents the limit of the Community Planning Budget. Therefore there are no further resource implications for the City Council.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

The draft VDS has been produced by, and in consultation with, the local community. CMT, Ward Members and the Portfolio Holder for Built Environment have also been consulted.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

n/a

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

None.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

n/a

Approved by: (signature)

Date of Decision

Councillor Michael Read – Portfolio Holder for Built Environment

BISHOP'S WALTHAM DESIGN STATEMENT (v0.9)

INTRODUCTION

The Bishop's Waltham Design Statement is a Supplementary Planning Document that has been researched and developed by the local community. Its purpose is to influence decisions on the design of new developments within the town through managing change, not preventing it. The Design Statement provides a background to the distinctive features of the town and its immediate surrounds which the residents value and wish to see protected or enhanced. It then provides policies to guide both developers and the local planning authority about how developments may be undertaken so as to respect the character of Bishop's Waltham.

The Design Statement builds upon the Bishop's Waltham community planning work already undertaken to identify sites for development which has now been incorporated into the Winchester City Council (WCC) Local Plan Part 2 (LPP2). This identifies the areas where future housing and industrial development should be located as well as identifying the additional supporting infrastructure.

The policies within the Design Statement have supporting justifications and each derives from current extant policies, specifically:

- Winchester District Local Plan Review - adopted 2006
- Winchester District Local Plan Part 1 - adopted 2013

In addition, the Design Statement has taken account of the emerging policies within the Winchester District Local Plan Part 2. (See Appendix 1)

Finally, the Design Statement has taken account of the policies within the design guide for Winchester District:

- Supplementary Planning Document - High Quality Places - adopted July 2015

The policies within this Design Statement define how best to manage the changes brought about by future developments whilst preserving the unique characteristics of Bishop's Waltham.

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APPLICATION OF DESIGN POLICIES

Bishops Waltham parish lies partly within the South Downs National Park Authority area and partly within Winchester City Council local authority area. The main settlement of Bishop's Waltham town lies within the jurisdiction of Winchester City Council as the Planning Authority, whereas the northern two thirds of the parish lies within the designated National Park.

As the majority of change due to development proposals is likely to occur within that part of the parish that lies within Winchester, this design statement will only apply to that area.

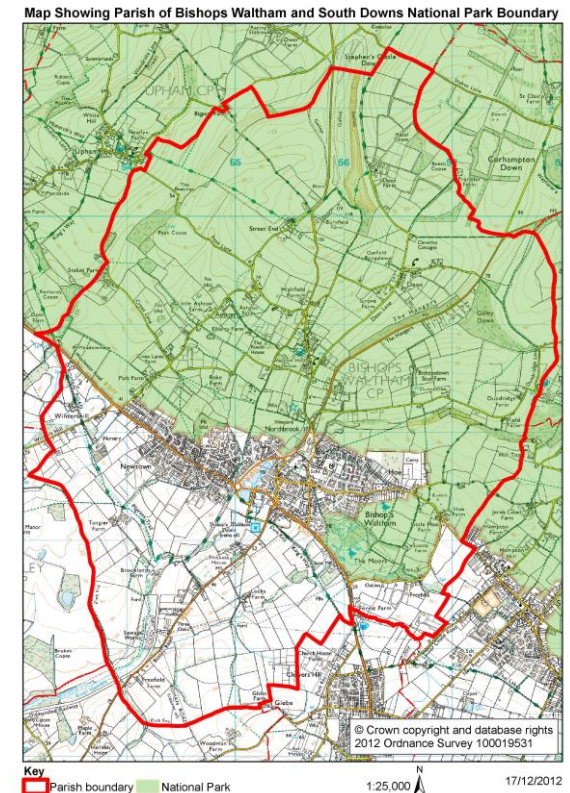
In the longer term, it may be desirable for Bishop's Waltham to have a Design Statement adopted by both authorities as a Joint Supplementary Planning Document. However, since all the planned new developments up to 2031 are covered within the Winchester District Local Plan (Part 1 & 2) and there is a prerogative to guide developers who are currently preparing their outline designs, the Bishop's Waltham Design Statement does not apply, to the South Downs National Park areas of the parish.

For the purposes of the Design Statement, the parish of Bishop's Waltham comprises three zones: The Conservation Area, the main settlement and the outlying hamlets.

The Conservation Area comprises the town centre including the grounds of the Bishop's Palace, the north and south ponds, the churchyard and the Northbook area. It includes most of the shops and most of the 119 listed buildings within the settlement. This area is designated by Winchester City Council as having special architectural or historic interest worthy of protection as an area of special merit. There is special legislation covering extensions, alterations or demolitions. The Design Statement policies are applicable to all development within the area unless superseded by the Planning Authority in the Conservation Area Planning Appraisal or by specific decisions on the development.

The Main Settlement occupies the area within the perimeter of the Settlement Boundary, which embraces the whole of Bishop's Waltham town. The Winchester City Council Local Plan Part 2, which is currently being prepared, redraws the settlement boundary to include 5 development sites to accommodate the new houses and the new industrial site identified as needed within Bishop's Waltham through the community planning process undertaken during 2013/14. The main focus of the Design Statement is on the new developments to be sited within the new settlement boundary.

The Outlying Hamlets are the 7 very small clusters of dwellings within the parish but without the settlement boundary. All but two are in the South Downs National Park and therefore not covered by this design statement. Although the Design Statement Policies apply to the outlying hamlets and the surrounding individual farms, there is a strong prerogative to maintain the rural character, and national and approved local plan policy does not allow for unnecessary development in the countryside. Any new builds, conversions or extensions will have to be very sympathetic with the surroundings. Spacing between buildings and settlements should be maintained by avoiding ribbon development or infilling of gaps.

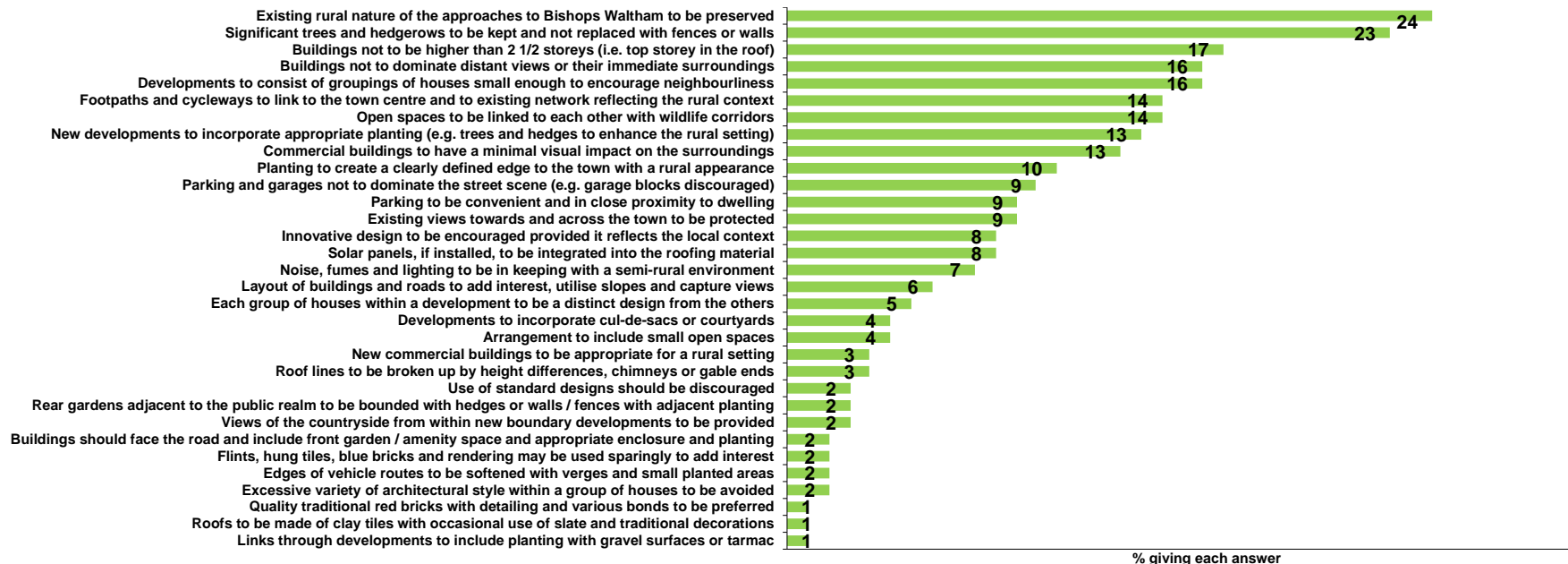


THE CONSULTATION PROCESS

A Steering Group comprising parish councillors and residents has undertaken extensive research in order to prepare the Design Statement (See Appendix 4). The group was fortunate to have experience and skills in planning, landscape architecture, historic buildings, local history, mapping, data management, photography, report writing, project management and local government. A compendium of draft policies was prepared, together with supporting statements and illustrative photographs.

The draft policies, each illustrated with local photographs as examples, were exhibited during a period of community consultation during which a survey was conducted both on paper and on-line. The responses indicated that the top priorities for residents were about maintaining the rural feel of the town - keeping trees and hedgerows, the views and the rural approaches. The avoidance of dominant or high buildings was seen as more important than the building styles or layout. Most of the comments related to the proposed new development in terms of road access, parking, infrastructure, alternative sites and affordable housing.

Following an analysis of the survey, the Steering Group were confident that the 30 policies for Bishop's Waltham had been sufficiently endorsed by the public, subject to fine tuning and clarification. The draft Design Statement was therefore prepared for ratification by the Parish Council and submission to Winchester City Council for the formal consultation prior to adoption.



% giving each answer

THE VISION FOR BISHOP'S WALTHAM

The Winchester District Local Plan Part 1 includes the vision for market towns to support development that maintains their rural character and individual settlement identity.

The Bishop's Waltham Development Plan was prepared with the following vision:

All new developments to be situated as closely as possible to the town centre or existing developments in order to maintain the social ambience and vitality of Bishop's Waltham, a medieval market town within natural boundaries surrounded by farmed lands.

This Design Statement builds upon the vision by emphasising the key features of Bishop's Waltham:

- The rural character of the town
- The heritage
- The economic and social self-sufficiency

These features define the distinct nature of Bishop's Waltham which future developments should preserve.



The Rural Edge to Ridgemedede



The Bishop's Palace Ruins



The Vibrant High Street

THE HISTORY

The name 'Waltham' originates from the Saxon word meaning 'the settlement in the woods'. In 904 AD King Edward granted land at Bishop's Waltham to the Bishop of Winchester in exchange for land at Portchester.

The town was laid out about 250 years later when the Bishop's Palace was rebuilt. The remnants of the royal woodland estate can still be seen today in the form of an oak tree belt and embankment called a 'park lug'. St Peter's Church also dates from the late 12th century and was sited on higher ground to the north east of the town centre. The Great Pond was built in the medieval period, close to the palace. The prosperity brought to Bishop's Waltham by the proximity of the palace came to a sudden and dramatic end in 1644, during the Civil War, when the palace was destroyed. Bishop's Waltham then became a commercial and service centre for the agricultural villages of the district. As a small medieval town it remained virtually unchanged until the middle of the 19th century when two significant developments occurred.



Firstly, in the 1860s what was to become the Claylands Brick & Tile Works was established to the west of the town. At its peak in the 1890s it employed around 200 men. The owning family were philanthropic and built decent homes for their workers in the area south of the works that became the suburb of Newtown.

Secondly, in 1863 a branch line railway was built from Botley to Bishop's Waltham, connecting the town to the national railway network.



Bishop's Waltham remained reasonably prosperous until the 1950s and early 1960s, when it entered a period of decline, precipitated by the closure of the Brick & Tile Works, the Railway, the Brewery, Waltham Mill, and Gunners Bank (England's last private bank). Around the same time the town was suffering from the growth of road traffic, which caused congestion in the narrow streets. The problem was acute, the solution dramatic.

In the late 1960s a town centre by-pass was built across the medieval Great Pond (dividing into the North and South Ponds) and along the west bank of the Pond on the trackbed of the closed railway. Around the same time, much of the historic centre between Houchin and Basingwell Streets was cleared to provide a large car park close to the centre.

In 1962 the town was connected to the main sewerage network, opening up opportunities for major housing developments which were built in and around Newtown, along the Winchester Road, and along the road to Swanmore. Substantial council housing estates were built, notably Ridgemedede to the north of Hoe Road and Battery Hill off Winchester Road. In the 1990s Cricklemedede was constructed as a south-eastern by-pass linking Shore Lane and Hoe Road, and some private housing estates were built along it. The town's

population more than doubled in the 40 years from 1961 to 2001 (from 3171 to 6538).

THE GEOGRAPHY

Bishop's Waltham is located on a spring line, where the chalk downlands to the north meet the clay lowlands of the mixed farmland and woodland to the south. Ground water from the porous chalk emerges as it reaches the impervious clay giving rise to springs and ponds in the area. Bishop's Waltham springs are noteworthy and, along with those of Swanmore and Lower Upham, feed into the River Hamble.

Bishop's Waltham lies at the base of the chalk downlands with rising land to the north typified by undulating arable fields. To the south the landscape is generally lower lying with more intimate fields of pasture or arable farmland with a stronger pattern of hedgerow, trees and woodland.

The original settlement had a linear north-south orientation, centred along a high street, forming the densest part of the town. In the Victorian era it spread along roads at right angles to the main street, typically as semi-detached frontage type development. Further expansion has generally occurred on the lower clay based soils rather than on the chalk to the north. The result is that the town is long and thin, with an east-west orientation, bisected by the north and south ponds.

Much of the surrounding landscape is characterised by its scenic beauty. Two thirds of the parish lies within the South Downs National Park, giving it the highest status of protection in relation to landscape and scenic beauty, whilst encouraging recreational opportunities.



Many areas are designated for their ecology. The Moors, at the edge of the town, is a nationally significant fen of alkaline wetland, agriculturally unimproved grassland and open waters, and Galley Down Wood, which is a beech plantation on former chalk downland, are both Sites of Special Scientific Interest designated for their ecological or geological interest by Natural England.

Areas of ancient semi-natural woodland, agriculturally unimproved grassland and wet woodland and fen are of local conservation interest. They include North Pond, Claylands, Peak and Redlands Copse, the Moors Meadows, Hoe Lane Meadow, Stephen's Castle Down and the wooded scarp at Dundridge, all of which are designated as Sites of Importance for Nature Conservation

An area at the Moors and the railway footpath are areas of local wildlife importance and are designated as Local Nature Reserves.

Finally, Bishop's Waltham Palace and Palace House are listed in the Hampshire Register of Historic Parks and Gardens.

BISHOP'S WALTHAM TODAY

The northern sector of the parish boundary encloses the watershed for the source of the river Hamble and the southern sector follows the identifiable features of the Park Lug, the original boundary of the Bishop's Estate. The countryside can still be regarded as farmland, with some 25 farms of typically 150-250 acres. A few larger farms are still raising crops on the downland to the North and East, but there is now an obvious commercial move towards "horsiculture", with much grassland now rented out for grazing. Much of the parish is covered by small parcels of woodland, almost all reverting to "ancient natural woods". A network of 55 public footpaths provides easy access to the surrounding countryside.

The principal feature of the urban core of the town is the extensive ruins of the original Palace of the Bishops of Winchester, a Scheduled Ancient Monument. Parts of the original estate are still recognisable outside the main ruins, including the Bishops' Fish Ponds being central features of the town. The whole of the town centre is a designated Conservation Area. The interest and historical value of the built landscape of Bishops Waltham is well recognised, the layout of the streets of the old market centre and the medieval houses having developed over hundreds of years. This has resulted in the listing of a large number of buildings within the town centre, the majority being of Grade II status, and these include the 16th century Crown Inn situated in St Georges' Square.

There are many other significant buildings in Bishop's Waltham some of which are protected or are within areas where special designations apply. These are both traditional and innovative, which influence the character of the town and deserve to be retained. Together, these buildings although quite different from each other, contribute to the local distinctiveness of Bishop's Waltham. Amongst the traditional buildings are the Institute Bank Street, the old School and Victoria Buildings in Victoria Road and Ridgemede House in Rareridge Lane. Some of the innovative buildings include the Police Station, the Infant School and private dwellings, Oakdale in Rareridge Lane and Northwinds in Lower Lane.

The population is almost 7,000 with the age demographics being very close to the national averages. There are nearly 3000 dwellings, 85% being houses and 15% flats or apartments. The number of inhabitants per dwelling has been decreasing over time, and this trend in the reduction of occupancy is likely to continue.

Nearly 40% of houses have 3 bedrooms, with 30% having fewer. Two thirds of the houses are occupied by only one or two people. 50% of households have two or more cars.

The town has a thriving economy. 94% of the economically active population is in employment, of which over 70% is full time. A third of the working population is employed within Bishop's Waltham itself. The town centre has over 40 shops, mainly independently owned. Vacant premises are very quickly filled. Visitors are on the increase; shoppers are attracted to the charm and friendliness of the High Street, and cyclists and walkers to the cafes and the countryside.

There is a very strong community spirit within Bishop's Waltham which gives it a sense of self-sufficiency. The High Street is vibrant, community groups thrive, sports teams are highly active and neighbourliness is strong. The defining character of the town is its people as much as its buildings and it is this sense of community that the residents wish to see preserved for the future.



CHARACTER OF BISHOP'S WALTHAM

The developments within the parish fall within three areas: the Conservation Area, the remainder of the town within the settlement boundary, and the outlying hamlets.

Conservation Area

The Conservation Area represents the historic core of the town and was designated in 1973 to include over 100 listed buildings. Bishop's Waltham retains its 12th century church, Palace ruins and ponds, and many properties dating from the 16th century. In the medieval centre the plot sizes are small and based on the medieval grid pattern. The delineation of the conservation area includes a few small modern developments. The character of the Conservation Area is described more fully in the Bishop's Waltham Conservation Area Technical Assessment.



Remainder of Town

The rest of the town, within the settlement boundary, is a patchwork of small mainly post-war developments along and behind the roads where earlier properties were built in the late 19th/early 20th Century. These earlier developments are often on fairly straight roads and include Hoe Road, Free Street, Rareridge Lane, The Avenue, Albany Road and Park Road where the properties are generally red brick/tile semi and detached villas with large gardens at front and back. The use of high quality red brick and associated decoration is a predominant characteristic of Bishop's Waltham, which stems from the availability of materials mainly from the local Claylands Brickworks. There is a great variety of styles in the post war developments which generally reflect their time but there is also similarity between them. This is perhaps because elements of the historic centre and significant other buildings have influenced design and form and provided the context for change. The result is a predominance of red brick walls with red roof tiles but again with a variety of styles and decoration. The exceptions are Ridgemedede, the area to the right of Claylands Road and the Churchill and Hermitage area which are built of a very light brick which fits less well with the rest of the town. New characteristics have evolved which include the incorporation of small cul de sac layouts, open plan frontages, short paths between developments and the addition of small decorative areas on brick buildings with a 'nod' to the historic core. Most of the individual developments are on a small scale, neither too big nor overpowering in mass or height. There is often a repeating pattern of tile hangings, gable ends, plain or decorated brick and generally red tile roofs. The more distinctly different properties of the 60's and 70's which are constructed of light bricks are less harmonious but share some characteristics with the other developments such as short terraces and tile roofs. As the development has continued around them they have also been absorbed into the overall patchwork of development.

The whole area is fortunate to include many trees, open spaces and paths which add to the rural ambience of the town and are very important to its overall feel.



Outlying Hamlets

The hamlets are ribbon developments along their various roads and density of housing is low. They include Ashton, Dean, Beeches Hill, The Hangers, Dundridge, Wintershill and The Thickets, all except the latter two being within the South Downs National Park. The hamlets mainly consist of variously sized houses, but all set within gardens and interspersed with farmland. In addition there are 9 isolated working farms, some listed, with clusters of cottages originally for farm labourers.

DESIGN POLICIES

1. Settlement Edge – developments adjacent to the countryside

The settlement edge for most of the town is defined by the formal Settlement Boundary, being the perimeter line between areas of built development and the countryside. In planning terms there is a presumption in favour of built development within the Settlement Boundary.

Much of the settlement edge is characterised by natural features. Due to the lie of the land and the presence of mature trees within the town, the buildings within Bishop’s Waltham generally nestle well into the landscape. However there are areas where the dwellings are more prominent, occurring in views towards Newtown from the footpath to Durley, and in views towards a few dwellings located along Ashton Close and Churchill Avenue where there are intermittent hedges and tree planting.



Policy
1.1 New developments adjacent to the countryside should include indigenous planting to create a clearly defined edge to the town to enhance its rural appearance

2. Town Approaches – roads entering the town



The centre of Bishop’s Waltham lies on relatively low land and therefore the four main roads which lead into the town approach from higher land and drop down into the town. The approaches to the town have a rural appearance, characterised by mature hedgerows and tree line. Particularly distinctive are the pines and oaks along the Winchester Road. The approach from Botley affords views of the southern edge of the town and the Palace ruins and, as you get closer, views of the distinctive gable end of the Crown Public House. The approach from Coppice Hill is gentler as the edge of town housing developments have strong vegetated boundaries providing a soft edge to the town, until you reach the brow of Coppice Hill and see the town core. From the Corhampton Road the approach reveals the important contribution trees make to the town.

The approaches make a much valued contribution to the overall character of the market town.

Policy
2.1 The existing rural nature of all the approaches to Bishops Waltham should be preserved where possible

3. Views – to, across and from the town

The Conservation Area of Bishop’s Waltham is generally low lying surrounded by rising ground where later developments have been built. The town sits unobtrusively in the landscape so that little, apart from roofs and trees, can be seen from the surrounding countryside and footpaths, with views to the skyline beyond.

Within the settlement there are views of the church tower, and the roofs and trees of the town centre and also the distant countryside particularly from parts of Newtown, Martin Street and Langton Road, Claylands Nature Reserve and from the Botley Road approach.

The linear form of the town combined with the topography allows the surrounding countryside to be glimpsed over and between houses from many parts of Bishop’s Waltham, particularly from the higher ground around Newtown.

These views contribute to the overall charm of the town and benefit from its rural setting.



Policy
3.1 Existing views to, across and from the town should be protected (See Appendix 2)
3.2 Views of the countryside from within edge of settlement developments should be retained where possible

4. Scale - size and uniformity of development



The town outside the central Conservation Area is generally made up of small developments of different styles, built over the last 60 years, forming a piecemeal effect with interesting variety. These developments have worked best where there is a consistency of architectural style within each street.

Ridgemede estate is the largest development which, while it is now embedded into the town fabric, tends to dominate one end of the town due to both its size and the overall uniformity of style.

Small cul de sac, courtyard and mews developments have worked well to promote a community feel.(Kestrel Close, Gunners Mews, Hamble Springs).

Policy
4.1 Developments should consist of groupings of houses of a size and type that are small enough to encourage neighbourliness and social inclusion, each having its own character and architectural style

5. Mass – size, shape and height dominating the surroundings

The majority of the settlement area consists of 2 storey dwellings. There is also a significant number of 2 storey properties with an additional level incorporated into the roofspace (2 ½ storeys) which fit well into the character of the town. However there is a number of individual buildings of a large size, mainly 3 storeys, in the outer settlement area that dominate or are out of proportion with adjacent properties.

Policy
5.1 Buildings should not dominate distant views or their immediate surroundings
5.2 Buildings should be no higher than 2 ½ storeys i.e. top storey in roof



6. Layout – the arrangement of roads and buildings within new developments



There is a variety of layouts across the town. There are the older straight roads with many curvy cul-de-sacs running off and behind them, e.g. developments off Rareridge Lane. There are also courtyard and mews developments such as Weeks Court and Gunners Mews.

Throughout the town there are many examples of small open spaces that provide the opportunity for community activities e.g. sitting, playing or providing wildlife havens (Godfrey Pink Way, Shore Crescent, Cherry Gardens). Verges are also a feature of the town (some planted with spring bulbs) and there are many examples of planting within developments that enhance the rural feel of the surroundings.

Policy
6.1 The layout of buildings and roads should add interest utilising the topography and landscape features
6.2 Developments should incorporate a variety of layouts with short streets, curves, perimeter blocks, cul de sacs and mews developments.
6.3 Layouts should include small informal open spaces to enhance community life
6.4 Edges of vehicle access routes should include a variety of verges, trees and planted areas where possible
6.5 Open spaces to be linked to each other with green corridors to promote biodiversity

7. Trees and Hedges – significant plantings that enhance the character and setting of the town

Trees and hedges are an important part of the landscape both inside and outside the settlement boundary (see map). Approach roads and lanes are often historically bounded by trees and hedges. There is a number of ancient oak trees in the area most particularly along the Park Lug as well as locally indigenous species i.e. ash, hawthorn, hazel, field maple, horse chestnut, lime, pine. Garden trees and hedges make a significant contribution to the residential areas.

There are several open spaces within the settlement which are surrounded by trees, creating tranquil rural spaces and important areas of mixed woodland e.g. around the North and South ponds, the Anglican and Roman Catholic churchyards and the sports grounds. There are also significant trees and hedges either side of the approaches from Lower Upham and Waltham Chase, along residential roads and in gardens. From all parts of Bishops Waltham mature trees can be glimpsed both within the settlement and in the surrounding countryside. The views of trees among rooftops and into the surrounding countryside create a distinctive semi-rural character.

Many of the trees are the subject of Tree Preservation Orders, acknowledging their visual amenity to the area.



Policy

7.1 Significant trees and hedgerows should be retained and not replaced with fences or walls (See Appendix 3)

7.2 New developments should incorporate appropriate planting with sufficient space for mature growth to reflect the local landscape character and retain the rural setting



8. Footpaths and Cycle Ways – non-vehicular routes for pedestrians and cyclists

There is a variety of footpaths within Bishop’s Waltham creating routes within the settlement but also connecting the town to the countryside.

Historic routes such as Ponside Lane, Green Lane, Chalky Lane and the Botley railway trail provide pedestrian access to the countryside and have an attractive appearance. These routes link to a good footpath network outside the settlement boundary including national trails (Kings Way, Pilgrims Trail) with easy access from residential areas. Boundary hedges and gravel or tarmac paths, rather than hard paving, create a more informal appearance appropriate to the rural feel.

Within Bishop’s Waltham there is a number of footpaths creating short cuts and traffic free routes around the historic town centre and residential areas. These are often narrow paths bounded by fences and hedges or short links between the roads. The Bridge across the North Pond is very well used as a short cut, a pleasant traffic free walk and an excellent place to feed the ducks.

Policy
8.1 Footpaths and cycle-ways should link to the town centre, schools, community facilities and open spaces to the existing networks
8.2 Links through developments should have wheelchair usable surfaces and to include planting where possible to reflect the rural context

9. Parking – garages and parking spaces

Bishop’s Waltham is not well served by public transport and many residents require a car to commute to work. In addition many of the older garages and shared drives are not wide enough for modern cars. In much of the town residential parking is a problem, and on-street parking spoils the appearance of the street and affects safety. To overcome this many residents are paving their front garden spaces for parking, thus reducing the space for softening the building with planting and reducing the rural nature of the street. In some cases, garaging in blocks and courtyard parking has been provided, but if this is not easily accessible, the area becomes neglected and can look unsightly.

Garages and car ports to the side of the property behind the building line appear less dominant and often allow for occasional parking on the driveway. Some residential blocks have unobtrusive parking at a lower level (Gunners Mews).



Policy
9.1 Parking and garages should not dominate the street scene
9.2 Designated parking should be convenient and in close proximity to dwelling

10. Roofs – material, pitch and line

The roofline on terraces and larger buildings varies within the town. Chimneys and changes in height or direction of rooflines on longer buildings appear more appealing and avoid monotony in the architecture.



There are many dormer windows found across the town. These are mainly small and add interest to the roof line. However there are some instances of large flat roof box dormers that do not blend in with the overall building design.

Traditionally attractive handmade clay tiles, and decorative angle and ridge tiles, have been produced locally and used on the majority of buildings. More recently machine-made clay or concrete/cement tiles have been used. Slate, not a local product, appears much less frequently but is an attractive alternative.

In recent years, many stand-alone solar panels have been installed on roofs. However these can be unattractive and spoil the roof-scape views.

Policy
10.1 Roof lines should exhibit variety by including different heights and including occasional chimneys and gable ends
10.2 Roofs should be made of clay tiles (or other sustainable alternatives of similar appearance) with traditional decorations or occasional use of slate
10.3 Any dormer windows should not dominate the character of the building
10.4 Solar panels, if installed on new buildings, should be an integral part of the roofing material where possible

11. Wall Materials – composition and rendering

Bishop’s Waltham historically produced high quality, exceptionally hard and weather resistant bricks of different colours. These were used both locally and on prestigious buildings, including the V&A Museum. Various patterns occur in the town both chequered and diapered and with the use of blue bricks particularly in Flemish Bond. Many



other bonds can be seen including English and Flemish Garden Wall versions, Monk, Sussex and Rat Trap Sussex. Raised decoration also occurs at both first floor level and below the eaves. This includes both plain and Dog Tooth dentilations sometimes with coloured bricks.

Today, the majority of buildings in Bishop’s Waltham are of brick, with red or red-brown most often used and being more appealing. The lighter colours tending towards pink and yellow do not seem to fit in so well with the town character. Flint has been used on a few buildings, though this is not typical, but where used on a small scale within modern developments (Morley and Colville Drives) it has been successful.

Throughout the town there are many examples at first floor level of tile hanging and rendering which can be attractive when used in moderation to add interest. The rendering looks best when painted in neutral shades.

Policy
11.1 Buildings should incorporate materials that respond to their surroundings which include traditional red or reddish bricks and utilising various types of bonding
11.2 Flints, hung tiles, blue bricks and rendering may be used sparingly to add interest

12. Frontages and Boundaries – public aspects of the building



There is a wide variety of frontage treatment across the town, varying according to the situation, age and style of housing development. Within the town core the buildings along the high street and the historic residential streets, such as Houchin Street, Bank Street, Brook Street, St Peters Street and Basingwell street all front directly onto the road or pavement, as is typical of an historic core. With the development of the Claylands brickworks the suburb of Newtown developed. The Victorian houses built along the Avenue, Park Road, Victoria Road, Albany Road and houses along Winchester Road typically have small front gardens with low brick walls or hedged frontages. 70's housing estates such as Ridgemedede and Claylands Road were developed with larger and more open plan front gardens, some with a lack of landscape structure planting of hedging and trees. The Cunningham Avenue development generally turns its back on Winchester Road, leaving long lengths of high rear garden fencing along Winchester Road. Some more recent developments appear more successful in terms of addressing the public realm with small to medium sized front gardens, enclosed with deciduous hedge planting,(eg. Hamble Springs); low red brick walls or metal railings softened with hedging (e.g. new development on Hoe Road and Winchester Road) or a mix of small tree and shrub planting, all of which lend character and interest to the overall street scene.

Policy
12.1 New developments should respect the character of the locality, with buildings addressing the public realm and including front garden/amenity space and appropriate enclosure with suitable landscaping

13. Rear Gardens and Boundaries – private areas of property

Many private gardens within the town contain mature trees and hedges which provide an important contribution to the overall character and rural feel of the town, and make ideal garden boundaries, particularly where gardens are close or adjacent to the countryside. Where the boundary of a rear garden addresses a road or path the use of hedging or a wall should be encouraged rather than fences, and walls should include use of climbing plants where possible.

Policy
13.1 Rear gardens adjacent to the public realm should be enclosed with hedging or walls with appropriate planting and avoid extensive areas of one material



14. Commercial and Industrial Buildings – buildings giving employment

There are currently three concentrations of commercial and industrial buildings within the settlement (excepting the High Street):

Claylands Industrial Estate. Mixed medium and light industries concentrated within a fairly secluded area but with limited access.

Garfield Road. A breakers/scrap yard.

Trinder House. A small group of light industrial or business units within a secluded area.



There are other isolated commercial buildings throughout the settlement (Hoe Road, Lower Lane, Park Road, and Shore Lane).

Generally these sites are well established and for the most part benefit from some existing tree planting and screening. The Claylands industrial estate and the Garfield Road site nestle successfully adjacent to rising land to the north which screens them from longer views. Trinder House sits within an old quarry.

Policy
14.1 New commercial buildings should not be intrusive and should be appropriate for a semi-rural setting

15. Sustainable and Innovative Design – high quality contemporary design

Where there is the opportunity to implement a sustainable and /or innovative approach to new development this should be encouraged provided it is carried out in a manner which is sensitive to the existing historical architectural features and rural character of Bishops Waltham, and to the policies set out above. Examples may include orientating buildings to maximise passive solar gain, the use of renewable energy technologies, the use of sustainable and local materials and the use of sustainable construction techniques.

Policy
15.1 Sustainable and innovative design should be encouraged provided it reflects the local context

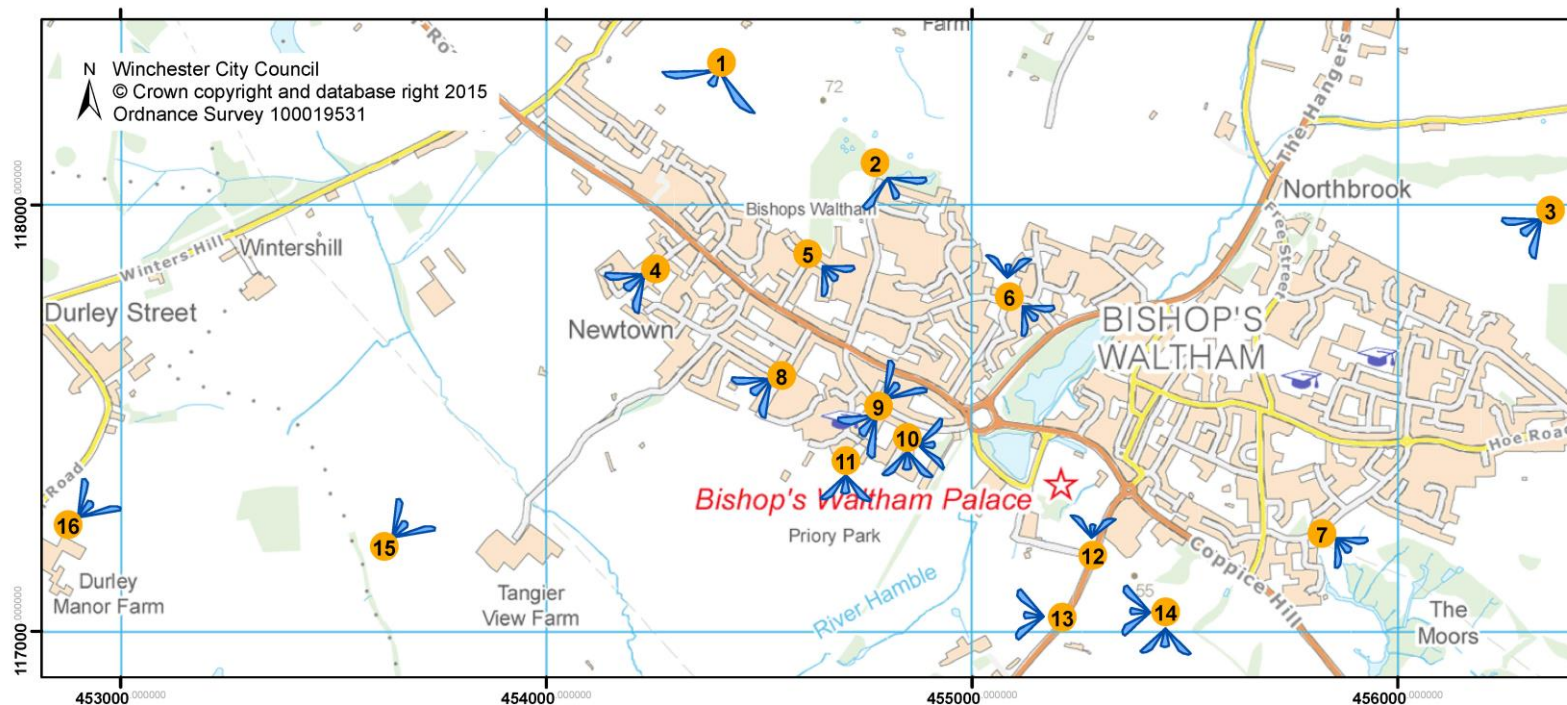


PARENT POLICIES

BW Design Statement	Policy	WCC Local Plan Review 2006	WCC Local Plan Approved Part I	WCC Local Plan Emerging Part II
Ref No		Ref No	Ref No	Ref No
1.1	Developments adjacent to countryside should include indigenous planting to create a clearly defined edge to the town with a rural appearance	DP.3, DP.4	CP20	DM14, DM15,
2.1	The existing rural nature of all the approaches to Bishop's Waltham to be preserved where possible	DP.3, DP.4	CP20	DM14, DM23
3.1	Existing views to, across and from the town should be protected	DP.3, DP.4	CP20	DM5, DM14, DM22
3.2	Views of the countryside from within edge of settlement developments should be retained where possible	DP.3, DP.4	CP13	DM5, DM14, DM15, DM16, DM22
4.1	Developments should consist of groupings of houses of a size and type that are small enough to encourage neighbourliness and social inclusion, each having its own character and architectural style	DP.3	CP2, CP13	DM15
5.1	Buildings should not dominate distant views or their immediate surroundings	DP.3, DP.4	CP13	DM14, DM16, DM22
5.2	Buildings should be no higher than 2½ storeys i.e. top storey in roof	DP.3		DM16,
6.1	The layout of buildings and roads should add interest utilising the topography and landscape features	DP.3	CP13	DM15
6.2	Developments should incorporate a variety of layouts with short streets, curves, perimeter blocks, cul de sacs and mews developments	DP.3, T.3	CP13	DM15,
6.3	Layouts should include small informal open spaces to enhance community life	DP.3	CP.7, CP13, CP15	DM5, DM15
6.4	Edges of vehicle access routes should include a variety of verges, trees and planted areas where possible	DP.3	CP13	DM14, DM15, DM17
6.5	Open spaces should be linked to each other with green corridors to promote biodiversity	-	CP15, CP16	DM14, DM15
7.1	Significant trees and hedgerows should be retained and not replaced with fences or walls.	DP.4	CP20	DM14, DM15, DM23
7.2	New developments should incorporate appropriate planting with sufficient space for mature growth to reflect the local landscape character and retain the rural setting.	DP.3	CP13	DM14, DM15, DM23

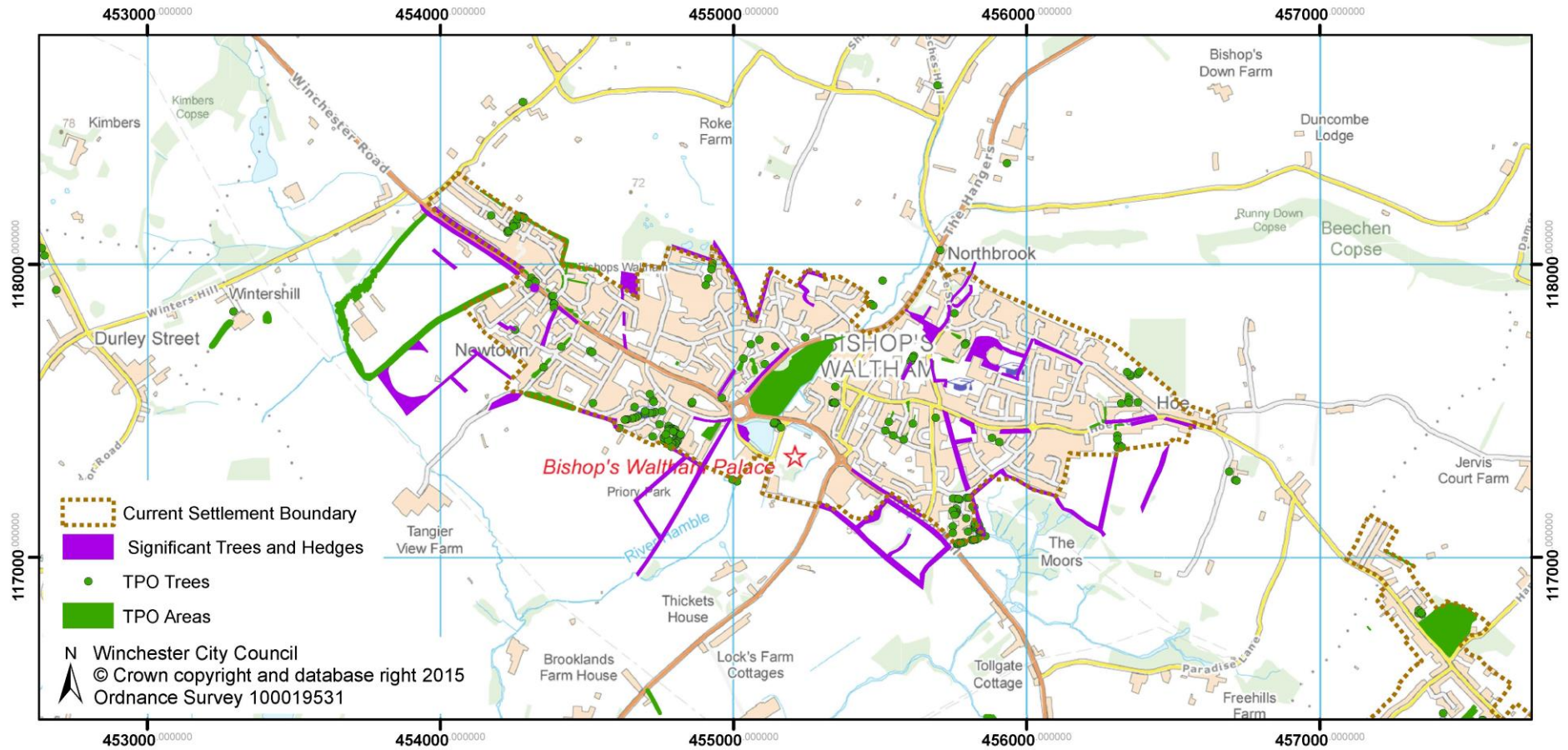
8.1	Footpaths and cycle-ways should link to the town centre, the schools, community facilities and open spaces to the existing networks	DP.3, T.3	CP10	DM15, DM17
8.2	Links through developments should have wheelchair usable surfaces and to include planting where possible to reflect the rural context	DP.3	CP10	DM15, DM17
9.1	Parking and garages should not dominate the street scene	DP.3, T.4	CP13	DM15, DM17
9.2	Designated parking should be convenient and in close proximity to dwelling	DP.3, T.4	CP13	DM15
10.1	Roof lines should exhibit variety by including different heights and including occasional chimneys and gable ends	DP.3	CP13	DM15
10.2	Roofs should be made of clay tiles (or other suitable alternatives of similar appearance) with traditional decorations or occasional use of slate	DP.3	CP20	DM15
10.3	Any dormer windows should not dominate the character of the building	DP.3	CP13	DM15
10.4	Solar panels, if installed, should be an integral part of the roofing material where possible	DP.3	CP13	DM15
11.1	Buildings should incorporate materials that respond to their surroundings which include traditional red or reddish bricks and utilising various types of bonding	DP.3	CP20	DM15
11.2	Flints, hung tiles, blue bricks and rendering may be used sparingly to add interest.	DP.3	CP20	DM15
12.1	New developments should respect the character of the locality, with buildings addressing the public realm and including front garden/amenity space and appropriate enclosure with suitable landscaping	DP.3	CP13	DM15, DM22
13.1	Rear gardens adjacent to the public realm should be enclosed with hedging or walls with appropriate planting and avoid extensive areas of one material	DP.3	CP13	DM15
14.1	New commercial buildings should not be intrusive and should be appropriate for a semi-rural setting	DP.3	CP8	DM9
15.1	Sustainable and innovative design should be encouraged provided it reflects the local context	DP.3	CP13	DM15

VIEWS – TO, ACROSS AND FROM THE TOWN



1. **Footpath from Ashton Lane to Battery Hill** – views over houses at Ashton Close to Wintershill and over Newtown to the Botley Road Ridge
2. **Claylands Nature Reserve** – view across town centre of trees and roofs to countryside beyond and to the Botley Road ridge
3. **Footpath from Colville Drive towards Dundridge** - view over Rareridge Estate
4. **Albany Road** – view along road to cricket pitch and across Hamble Valley
5. **Top of Battery Hill** – view across town centre of trees and roofs to countryside beyond
6. **Langton Road where it crosses Ponside Lane** - View across town centre of trees and roofs including church tower and up Ponside Lane to countryside
7. **Entrance to the Moors from Cricklemede** – across the Moors
8. **The Avenue** - along the road to trees
9. **Victoria Road and Albert Road junction** – views of the countryside and trees to both North and South
10. **Martin Street** - view South to the Hamble Valley and East across the roofs and trees of the town centre including the church tower
11. **Priory Park** – view south across Hamble valley
12. **Botley Road at the corner of the Palace Grounds** - views of roofs and trees across town centre and pond and beyond to the countryside
13. **Botley Road before it enters town boundary** - view to west across field to tree lined old railway line and up to Prescot Villas on Martin Street
14. **Kings Way** – as in 11 above and also views to the south
15. **View on way to Durley trig point** – across Hamble valley to Albany Road allotments and Siskin Close
16. **Durley trig point** – Across fields to Albany Farm land

TREES AND HEDGES – SIGNIFICANT PLANTINGS THAT ENHANCE THE CHARACTER AND SETTING OF THE TOWN



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and particularly the residents of Bishop's Waltham who attended the exhibitions and completed the survey questionnaires

Bishop's Waltham Design Statement

The Consultation Process

Following the Parish Council agreement on 13th January 2015 to produce a Bishop's Waltham Design Statement, volunteers were called to assist. On 19th January 2015 a sub-group of parish councillors established the framework for the project and on 8th February 11 members, councillors and residents, met as the Steering Group to research the subject and review Bishop's Waltham in detail. The Steering Group was fortunate to have experience and skills in planning, landscape architecture, historic buildings, local history, mapping, data management, photography, report writing, project management and local government.

The research comprised a study of adopted village and town design statements to gain ideas of content, and then a detailed study of Bishop's Waltham to ascertain the relevance to the local character and setting. A compendium of draft policies was prepared, together with supporting statements which was subjected to considerable peer review before being refined to the key policies required for Bishop's Waltham. Reports on progress were submitted monthly to the Parish Council.

In June 2015 the Parish Council Newsletter was delivered to all homes announcing the purpose of the Design Statement and giving details of public exhibitions and an on-line survey. This was backed up by an article in the Parish News, information in the Parish Council website and posters around the town. Most of the publicity contained the banner:

"Help to secure the future of Bishop's Waltham - a town designed by its residents!"

The exhibitions of 33 policies, each illustrated with local photographs as examples, were set up for the public during the first week of July in the High Street on 4 occasions. There was much interest, not only in the Design Statement, but also in the Development Plan which had recently been submitted to Winchester City Council as part of the Local Plan Part 2. Visitors to the exhibition were encouraged to complete a paper survey on the spot indicating the relative importance of the policies.

The survey questionnaire was on-line for the public during the whole of July, provided through a link from the Parish Council website. The on-line system was also used to input the data from the paper forms. A total of 127 residents from a spread of 58 post codes across Bishop's Waltham completed the full survey. They were asked to indicate the relative importance of each of the 33 policies and most offered a number of comments as well.

The survey showed that the top priorities for residents were about maintaining the rural feel of the town - keeping trees and hedgerows, the views and the rural approaches. The avoidance of dominant or high buildings was seen as more important than the building styles or layout. Most of the comments related to the Development Plan: road access, parking, infrastructure, alternative sites and affordable housing.

Following an analysis of the survey, the Design Statement was drafted taking account of the responses received. The policies were revised and the number reduced to 28. The Steering Group was then confident that the policies contained within the Design Statement for Bishop's Waltham sufficiently represented what the residents required. The draft Design Statement was therefore prepared for ratification by the Parish Council and submission to Winchester City Council for the formal 4-week public consultation.