

28th August 2012
The Head of Strategic Planning
Winchester City Council
Email: idf@winchester.gov.uk

Dear Sir

COLDEN COMMON VILLAGE DESIGN STATEMENT - CCVDS

Whilst commending the excellent volunteer hours given to producing a very good draft Colden Common Village Design Statement I wish to express the following two major concerns.

1. The draft proposals do not offer sufficient protection from development for areas of existing woodland, grassland and open spaces which provide habitat for an established and diverse eco system encompassing many protected species and/or which add aesthetic or green amenity to the community. No local demonstrable or identified need for major green field development in Colden Common has been established. It is important to residents that areas of natural environment and countryside should be carefully and legally protected within the VDS so as not to be destroyed or diminished by any future development.
2. No emphasis has been given to localism or that, in keeping with the ethos of the draft NPPF, local plans and the comments of residents will have priority over those of developers in any planning decisions.

Suggested amendments to wording to overcome the above concerns:

Page 2 Amend to read:

The Colden Common Village Design Statement (CCVDS) is an important supplementary planning document that has been researched and developed by the local community.

It is intended to highlight the characteristics of the parish so that future developments will be carried out in such a way that its existing values, rural character and environment will be preserved and enhanced. It provides additional guidance to assist local planners and applicants on how development may be undertaken so as to respect the character of the village and to be in sympathy with the local street scene.

This document will be used by the Local Planning Authority, Winchester City Council, Colden Common Parish Council, developers and architects, residents and others. It encompasses relevant policies within it of the Winchester District Local plan Review 2006 (WDLPR) and is for use in conjunction with that plan together with the Hampshire County Council highway authority.

In keeping with the ethos of the draft National Planning Policy Framework (NPPF), emphasis will be given to localism and the comments of residents will have priority over those of developers in any planning decisions. The statement will be updated periodically to ensure it remains in accordance with the local plan and NPPF.

Page 7

Hamlets. Amend to read:

The hamlets on the fringes of the Parish were less affected by the large scale development at the centre of the village and have retained an important individual identity which residents wish to protect.

Brambridge. The hamlet lies south and west of the village development boundary and adjacent to it along Upper Moors road, the tree lined area of Spring Lane South and the Western end of Church Lane. The grassland meadows with their ancient hedgerows and veteran trees support an abundance of wildlife whilst its upper reaches provide an uninterrupted panoramic view of the rural landscape beyond.

Page 8

3.0 last para: Amend to read:

The rural landscape remains today, particularly those areas outside of the settlement area bordering the B3354 Main Road, B3335 Highbridge Road, Spring Lane South, Upper Moors Road and Church Lane, all of which coincide with the adopted development boundary established by the WDLPR 2006.

Continued

COLDEN COMMON VILLAGE DESIGN STATEMENT - CCVDS

Suggested amendments continued:

Page 9

Add in: A panoramic view of the sunset seen from the old Upper Moors hay meadows. *(to be submitted)*
Add in: A panoramic sign to Map C. showing location of Upper Moors photographic viewpoint.

Page 10 2nd para'

Church lane – Remove words: the base of the triangle.

Page 11 Add (g) :

Upper Moors Meadows. Although in private ownership these meadows with their criss-cross public footpaths have been open for public recreational use for generations. They offer a safe and scenic countryside walk through ancient meadows directly from the centre of the village to the River Itchen and the National Park.

Page 17 - 3.

Remove the first 2 words: Where possible

Page 18 –Highways and Traffic - 2nd Para re B3335

Remove the sentence: It forms a boundary to the west of the developed area of Colden Common.

Add a new para' at end of current description of highways:

The three major Colden Common roads – B3354, B3335 and Church lane offer **no** safe, lit cycle or walking routes to/from any of the local employment or secondary education areas of Winchester, Eastleigh or Southampton or to the closest train stations of Eastleigh, Shawford and Hedge End. Public transport to and from these places is expensive, spasmodic and unavailable at many times of the day.

Please Note these other, less major, comments:

1. Because of the dark shaded background throughout, the VDS is difficult and expensive to print. Much better to keep pages 1 & 2 in that design layout and have the rest printed mainly black on a white background – much cheaper and easier to produce and read.
2. It may be good to have a village environment map added showing important environment sites and approximate locations of protected species such as orchids, song thrush, slow worm, stag beetle etc
3. I would appreciate confirmation of your acceptance of these suggested amendments and comments and ultimately any action you will be taking to modify the VDS so as to include the concerns of residents.

Kind regards

Yours faithfully

Mrs Pam Glasspool

NB: As per Page 9, a panoramic view of the area named can be submitted.

CC: Colden Common Member of Parliament, local councillors, local environmental organisations and groups.