



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT

TOPIC – DRAFT COLDEN COMMON 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 Corporate Director (Governance), the Chief Executive and the Head of Finance 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 Committee Administrator by 5.00pm on Tuesday 31 July 2012.

Contact Officer:

Case Officer: Joan Ashton, Tel: 01962 848442, Email: jashton@winchester.gov.uk

Committee Administrator: Nancy Graham, Tel: 01962 848 235, Email: ngraham@winchester.gov.uk

SUMMARY

A draft Village Design Statement (VDS) has been produced for Colden Common Parish (with the exception of that part of the Parish within the South Downs National Park). 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' (SPD). The procedures for adoption require formal consultation on draft Village Design Statements and this decision relates to the approval of the draft Colden Common VDS for consultation.

PROPOSED DECISION

That the Portfolio Holder for Strategic Planning and Economic Development authorises the publication of the draft Colden Common 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). 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.

The draft VDS has been produced by a group of local residents who volunteered to develop and produce the VDS, following initial Parish Council and public meetings dating from 2008. The group adopted the name 'Commonview' and set up a website to progress the VDS, including inviting input from the local community. The VDS has been produced following a series of consultations and local input to its development. This has included open days and a local questionnaire to assist in developing the content of the VDS. The Commonview website has been used to communicate and co-ordinate progress and quarterly newsletters have been distributed. The VDS has been through several drafts and has been subject to informal consultation through the measures described above, and has also received input from WCC planning officers. The VDS is now in a form which officers are able to recommend for publication as a formal consultation draft.

The draft VDS describes the characteristics of specific areas of the settlement and identifies features that developments should maintain or enhance. The draft VDS includes a series of Planning Guidance which takes the form of design principles and guidelines which would be adopted as SPD by WCC. The guidance generally accords with, and supplements the policies of, the statutory Winchester District Local Plan Review 2006, cross-referring to its policies where appropriate. The draft VDS reflects government policy in regards to localism, being developed by the local community. It accords with paragraph 153 of the National Planning Policy

Framework in that it provides information that will help applicants make successful applications, containing guidance on what is sought within the VDS area in design terms. The draft VDS meets the various requirements for the preparation of Supplementary Planning Documents, for example through the involvement of the community. A Sustainability Appraisal has not been undertaken as the 2012 Regulations no longer include this as a requirement.

The Planning Guidance within the draft Colden Common VDS satisfies the criteria for SPD, supplementing the WDLPR 2006. It further satisfies the 2012 Regulations in regard to its preparation process. The preceding paragraphs of this notice outline why this document should be adopted by the City Council as SPD in order to carry weight in the planning decision-making process and the alternative approaches that have been considered. Accordingly, the draft Colden Common VDS is recommended for approval by the Portfolio Holder for Strategic Planning and Economic Development for a period of formal public consultation, prior to its adoption by the City Council as SPD in due course.

RESOURCE IMPLICATIONS:

Village and Neighbourhood Design Statements are eligible for funding from the Community Planning Budget. The Colden Common VDS has already received the £500 available from this fund as a contribution towards publication costs. This represents the limit of the Community Planning Budget and 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 Strategic Planning and Economic Development 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

n/a

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

n/a

Approved by: (signature)

Date of Decision

Councillor Humby – Portfolio Holder for Strategic Planning and Economic Development

Appendix: Draft Colden Common Village Design Statement



Colden Common

Village Design Statement 2012



Colden Common

VillageDesignStatement2012

A Village Design Statement (VDS) is a Supplementary Planning document that has been researched and developed by the local community.

Its purpose is to help influence decisions on the design of new development. It is about managing change, not preventing it. A VDS should provide guidance on the distinctive features of the village which the local community values and wishes to see enhanced and protected. 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. In order to be adopted by Winchester City Council (WCC), a VDS needs to supplement the Winchester District Local Plan Review 2006 (WDLPR) which has been prepared by Winchester City Council, together with Hampshire County Council as Highway Authority. The adopted policies of the 2006 Local Plan form part of the Development Plan for Winchester District, alongside the South East Plan 2009. The Development Plan forms the basis for decisions on land use planning affecting the area and a VDS needs to be compatible with its policies and with Government advice.

The WDLPR 2006 identifies areas where future housing developments may be located. Within the Parish of Colden Common, the village of Colden Common has been defined within 'a development boundary' which specifies the area in which new build is normally permissible.

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1.0 The Consultation Process

Following initial discussion at Parish Council meetings, a public meeting was held on the 17th September 2008 to inform the community of the nature and purpose of parish plans and VDS. Input was provided by officers from Winchester City Council.

This meeting indicated an interest in the development of a Village Design Statement (VDS) for Colden Common and a number of people volunteered to participate in organising the necessary consultative process and production of a document.

To achieve this aim, they adopted the name of 'Commonview' for the group and a website was set up to communicate progress and invite ongoing input from the local community. www.commonview.com

The initial aim was to develop a document which could be submitted to Winchester City Council for the required first formal level of consultation. Ultimately this would lead to its approval and subsequent adoption as a Supplementary Planning Document.

Public activities to support this process included:-

- First Open Day held April 2009 to inform local residents about VDS and seek some feedback from them
- Information on the progress of the VDS was provided for residents at the Summer Fete 21st June 2010.
- Photographic competition held July 2010 to promote interest in the project and provide the opportunity to contribute illustrations that reflect the character of the village.
- Distribution of the questionnaire in June 2010 to all households, businesses and organisations to inform the content of the VDS.
- Involving the village youth group in preparations for the Consultation Day in July 2010 by drawing the template for the Village Map
- Consultation Day held on 17th July 2010 at Colden Common Community Centre to collect information and verbal feedback from local residents
- The Commonview Website was used throughout the process to inform progress together with articles and results of the questionnaires and photograph competition.
- Regular quarterly Newsletter updates.

This document has been written taking into account feedback from all the above consultations and Winchester City Council Officers. It is published for a six week consultation period and comments should be sent to the following address by xx/xx/2012.

Head of Strategic Planning
Winchester City Council, City Offices, Colebrook Street,
Winchester SO23 9LJ
Email: ldf@winchester.gov.uk | Tel: 01962 840222



2.0 The Settlement and its History

When the Ecclesiastical Parish of Colden Common was created in 1844 encompassing the hamlet communities of Brambridge, Highbridge, Hensting, Fishers Pond and Nob's Crook, work had already begun on the building of a Parish Church on 'a parcel of waste land in Colden Common'.

At that time the economy of the area was largely agricultural. Records show that few of the existing landowners lived within the new parish boundary, which largely accommodated the 'labouring poor' of what had previously been the southern part of the parish of Twyford.

Future economic developments were closely related to the diverse geology of the area with clay capped chalk in the east rolling into lighter sandier soils (Sandyfields). Most of the centre of the area was clay, hard to dig but suitable for brick making. Gravel-based soils above the clay were favoured for building homes by the earliest residents and exploited for gravel extraction. Chalk ridges above the clay were also favoured for early building - The Church, Main Road, Spring Lane and Hill Lane.

In the 1840's, when the local deposits of sand, gravel and clay became desirable commodities because of nearby railway developments, the economy of the area changed. In particular, the development of brick kilns utilising the local clay produced a demand for a workforce and stimulated further commercial developments – blacksmithing, wood-working and building. As the population grew, workers cottages were built and a largely self-supporting community existed in Colden Common until the onset of World War II.

The post-war period saw a significant decline in brick-making and related enterprises, and increasingly the men of Colden Common sought employment outside of the village. A shortage of housing had developed in the war years and existing cottages were in need of modernisation. Council housing developments in Moors Close, though contributing much needed housing, were not in sufficient numbers to meet local needs therefore temporary 'pre-fabs' and caravan sites appeared in the village.

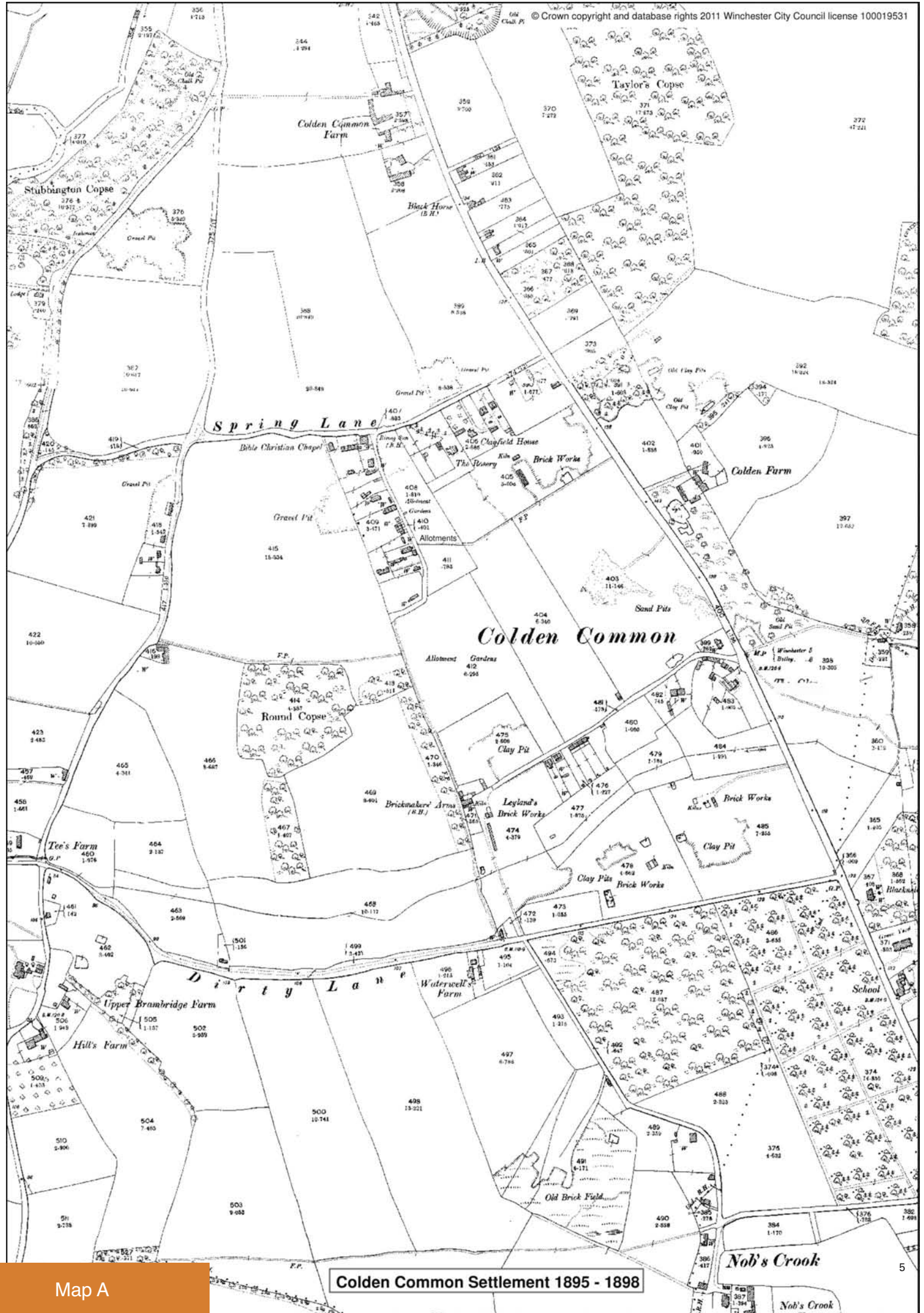
More significant were new housing developments of the 1960's (Brickmakers) which necessitated a main drainage system and led the way for the Tees Farm and St. Vigor developments of the 1970's and 1990's respectively. In these years Colden Common was transformed into a residential 'dormitory' area.



Phillips Brick Works



Thomas Gardner at Phillips Brick Works



Colden Common Settlement 1895 - 1898

Some of the oldest houses in the Parish are now registered as listed buildings.

1. Brambridge House, Kiln Lane
2. The Moors, Highbridge Road
3. The Dell, Main Road
4. The Malt House, Main Road
5. King Charles Cottage, Main Road
6. Yew Tree Cottage, Main Road
7. Granary off The Manor House, Main Road
8. The Manor House, Main Road
9. Barn, off The Manor House
10. Church of the Holy Trinity
11. Elm Farm House, Hensting Lane
12. Barn south of Elm Farm House
13. The Thatched Cottage, Hensting Lane
14. Hensting Cottage, Hensting Lane
15. Kennel Farmhouse, Hensting Lane
16. Keepers Cottage, Church Lane
17. Hill Farmhouse, Bishopstoke Road
18. Woodcroft Lodge, Bishopstoke Road



Brambridge House



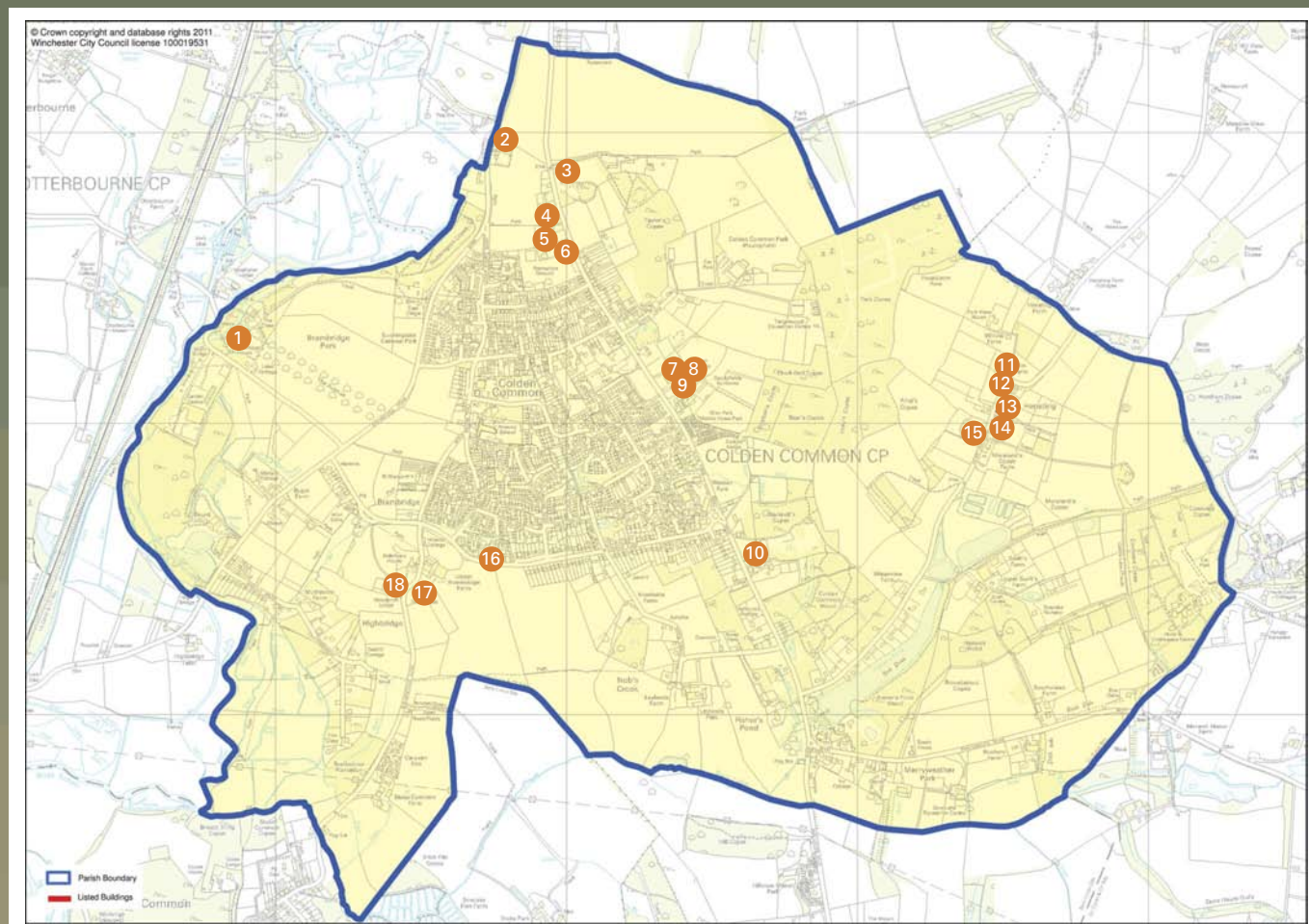
The Thatched Cottage, Hensting Lane



Keepers Cottage, Church Lane



Church of the Holy Trinity



Hamlets

The hamlets on the fringes of the Parish were less affected by the large scale developments at the centre of the parish and retained a degree of separation and individual identity.

Outside of the development area, the main areas of settlement are :-

Fishers Pond

Settlement in this area, to the south of the Parish, lies mainly around the junction of B3354 and B2177. Properties vary greatly in age, size and design within a largely rural setting.

Hensting

This hamlet lies along Hensting Lane, between the B3354 and the parish boundary. The properties are largely individually built and quite substantial. Some older properties are to be found with thatched roofs.

Nob's Crook

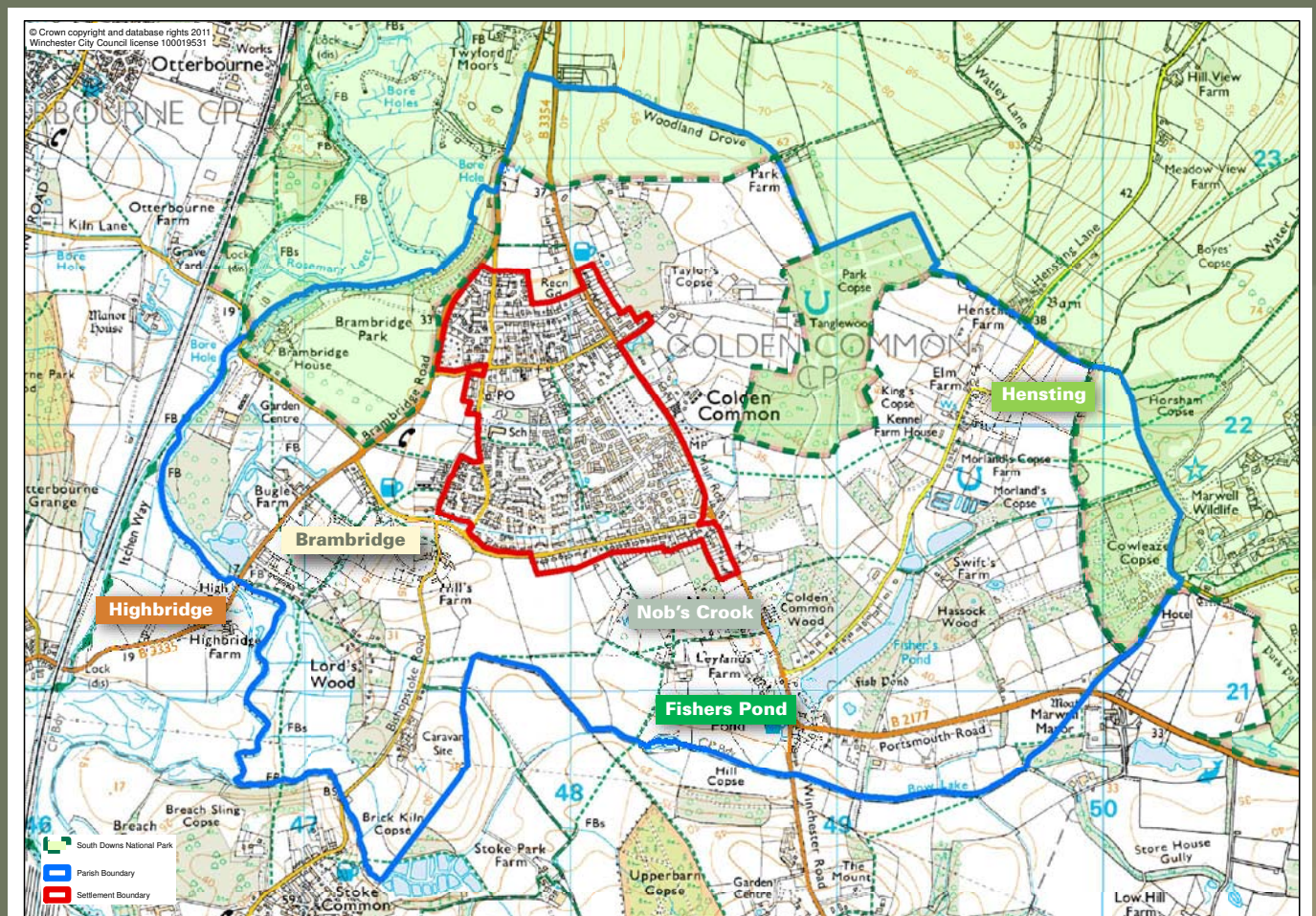
South of the village off the B3354, Nob's Crook is a minor road with a variety of buildings of different design and age, in a very rural setting.

Brambridge

This hamlet lies south and west of the Village Development Boundary and adjacent to it along Upper Moors Road and the western end of Church Lane. A few houses extend south along the B3335 towards Highbridge, and along Bishopstoke Road where there is a small mobile home park. It extends west towards the River Itchen where a few houses are to be found, the most notable of which is Brambridge House, originally a C16th country house which has been converted into flats. Other houses vary in design and size.

Highbridge

Lying in the southern part of the Parish, it includes a small terrace of houses on the B3335 at the junction with Wardle Road, an unadopted road lined with individually built bungalows and two storey buildings. It leads the way to Lordswood where a number of substantial properties, largely modern, have been built off a track within a rural setting.



3.0 The Natural Environment

Colden Common is located predominantly in the Durley Claylands Landscape Character Area as identified in the Winchester District Landscape Assessment 2004. This is described in the Landscape Assessment as a

'Varied landscape of arable and pasture agriculture; copses (including ancient woodland) and scattered settlements, historically relating from the clearance of the Forest of Bere woodland'.

To the west it includes part of the Lower Itchen Valley Character Area and at its northern edge part of the South Winchester Downs Character Area.

There are four small areas within the parish boundary which lie within the National Park.

The National Park Authority is the Planning Authority for these areas; the Village Design Statement does not cover land in the National Park.

The WDLP Review 2006 describes policies established to protect the rural countryside. Policy DP4 states 'in order to maintain or enhance the District's townscape and landscape, development will not be permitted where it will detract from, or result in the loss of (see map C):

- i. *Important public views and skyline features, both in the immediate vicinity and long range where site analysis identifies these as being of recognised importance;*
- ii. *slopes;*
- iii. *trees and hedgerows;*
- iv. *open areas important to the townscape or the setting of buildings included including Listed Buildings;*
- v. *the landscape framework, including those 'key characteristics', landscape and built form strategies listed as appendix 2;*
- vi. *water features, river corridors and other waterside areas;*
- vii. *areas of ecological importance;'*

Proposals in areas with special landscape designations, such as the East Hampshire Area of Outstanding Natural Beauty should in particular, avoid harm to , and be in sympathy with both the immediate and wider landscape setting.

This rural landscape remains today, particularly outside of the triangle formed by the B3335 (Highbridge Road), B3354 (Main Road) and Church Lane, which coincides approximately with the current development boundary established by the Winchester District Local Plan 2006. Policy H3 states that *'residential development or redevelopment will be permitted within the defined policy boundary of Colden Common'.*



Outside the development boundary some of the key landscape features are: –



- The River Itchen and its flood plain, which is a Site of Special Scientific Interest (SSSI) and of European importance, designated as a Special Area of Conservation (SAC) and which forms the western boundary of the Parish. Its resources are managed by a water bailiff and monitored and supported by the Environment Agency. Locally it is an important informal recreational area. Many people enjoy walking along its banks. The River Itchen is internationally renowned for its fly fishing.



- The medieval Fishers Pond and more recent man-made ponds in Hensting Lane, which support a fish breeding enterprise. These lie in the southern part of the Parish, east of the B3354.



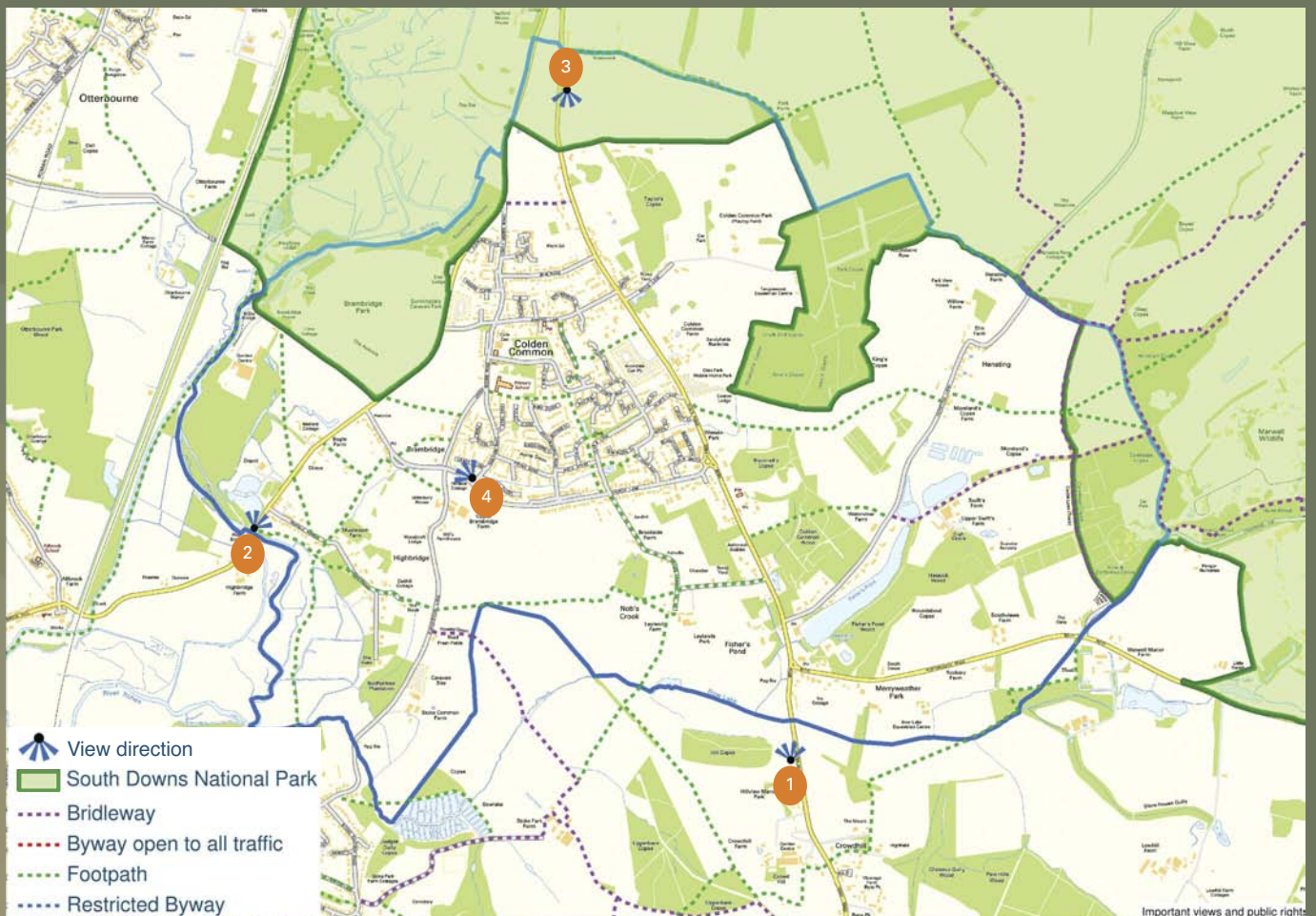
- The fields and woodlands which rise to the east around Colden Common Park, including an area of ancient woodland which lies within the boundary of the South Downs National Park. This is an area of significant ecological and archaeological interest.



- The avenue of lime trees leading from Brambridge House to the B3335 on the west of the village is one of the largest in Hampshire. The House was once a substantial Victorian residence, built on the site of a C16th building, now converted into apartments. The Park is used for grazing horses.

It was clear from the feedback of the consultation process that the local community value highly these aspects of the local landscape which affirm the rural character of the area outside of the development boundary. There was significant agreement from consultation for the need to protect this to ensure the preservation of a green, natural patchwork of fields and woodland around the village.

For local residents an important characteristic of Colden Common is that those travelling along the 'triangle' of roads which broadly contain the developed part of the village can remain unaware of the proximity of the large area of housing contained within that triangle.



Images of the views marked above shown on page 10.

- Travelling along Main Road (B3354) the passerby will observe occasional small areas of housing of mixed architecture, often barely visible behind mature trees and hedges. Before reaching the northern boundary of the Parish it passes between fields before entering the South Downs National Park.
- Church Lane, the base of the 'triangle' presents a more modern face at its eastern end with individual properties set back from the road behind mature gardens and lines of trees and hedges. At the Brambridge end fields and lines of trees and hedges predominate.
- Few houses are to be found along the length of the B3335 at the Western edge of the village. Here, trees and hedges screening fields are the dominant features, enhanced by the proximity of the Itchen Flood Plain and Brambridge Park.

The local community place a high value on the views along these roads, particularly those indicated on map C.

1. The view north from Crowd Hill to the woodland bordering the southern part of the Parish.
2. The views of trees, hedges and fields along the B3335 through Highbridge and Brambridge.
3. The tree lined rural aspect between the village and Twyford, along the B3354.
4. The view of the willow trees and open area on Church Lane at Brambridge.



Important Open Spaces (See D)

Outside the development boundary, the most important recreational open spaces are:

- A** Colden Common Park a designated Open Space, owned and managed by the Parish Council. which provides football in winter, cricket in summer, play area, bowling green, picnic area and a pavilion. A popular area for informal recreation.
- B** The area of land at the junction of Tees Farm Road and Upper Moors Road known locally as "The Triangle". It is owned by the Parish Council who have made it into a play area for young children. It is surrounded by trees and hedges which screen the area from the roads adjacent to it, providing a safe sheltered environment.
- C** The Recreation Ground is used extensively for sports and informal recreation. It is the home of the Colden Common Football Club which is based at the pavilion. The area, which is owned by a Charitable Trust and maintained by the Parish Council, contains tennis courts which are used throughout the year, an equipped play area and a picnic area with benches located among the trees which shade this facility. It is almost completely surrounded by trees and hedges which enhance the rural characteristics of this important open space. Many of the village's important recreation spaces lie within the development boundary.
- D** The Green, adjacent to the Community Centre is owned and managed by the Parish Council. It is seen by many as the natural centre of the village with paths connecting to the School, the Community Centre and the shops. Part of this area of grass has been developed into a skate park, and play areas for young and older children. This area is surrounded by trees and hedges which enhance the rural features of this important facility.
- E** The Allotments for the 'labouring poor of Colden Common' were established in 1855 by a Charitable Trust which is now administered by the Parish Council. They are a very popular facility within the village, with a constant waiting list of would-be tenants. Trees and hedges surround this area on three sides promoting a rural aspect and separation from adjacent homes.



Colden Common Park - Photo competition winner, Veronika Davies

F Church Pond and North Pond are both working balancing ponds, providing protection against flooding. Both are located within small areas of trees and hedges and are located on informal pathways through the village which form part of wildlife corridors through the village. The local environment benefits from the attention of a local environmental group, The Woodpeckers.

- Through the village are many small areas of greenery – they are a characteristic of the locality.

Of these, two small areas worthy of protection are:-

1. The green verge on which the willows are located in Church Lane
2. The small triangle of green at the junction of Highbridge Road and Lower Moors Road

Trees and Hedges (See map D)

Many of the trees within the Parish are the subject of Tree Preservation Orders, acknowledging their ecological importance to the area.

Trees and hedges are an important part of the landscape both inside and outside the development boundary. Those that border some of our valued open spaces enhance the quality of the spaces, screening them from surrounding development and contributing to the greenery which is a characteristic feature of the village. This type of relationship is evident at the Recreation Ground, the Green, the Triangle and the Allotments.

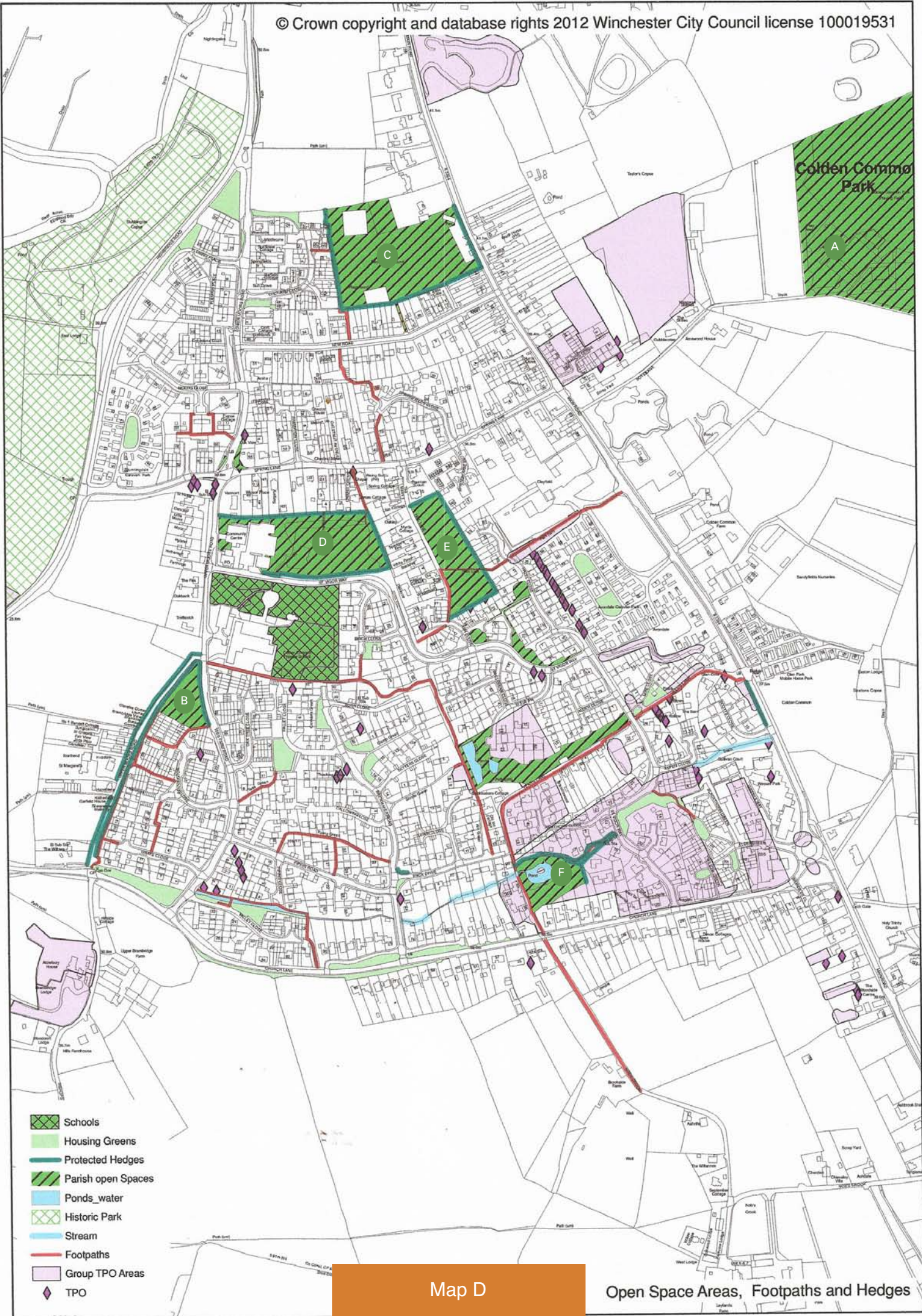
Upper Moors Road is one of the oldest thoroughfares in the village. The trees and hedges which line the section between Church Lane and Tees Farm Road, where they still exist, grow on high banks which are a characteristic of ancient trackways.

The hedge between Scotts Close and Vears Lane, which lines the Main Road and masks the housing development, is important. It separates the houses from traffic and maintains a green perspective from Main Road.



Planning Guidance

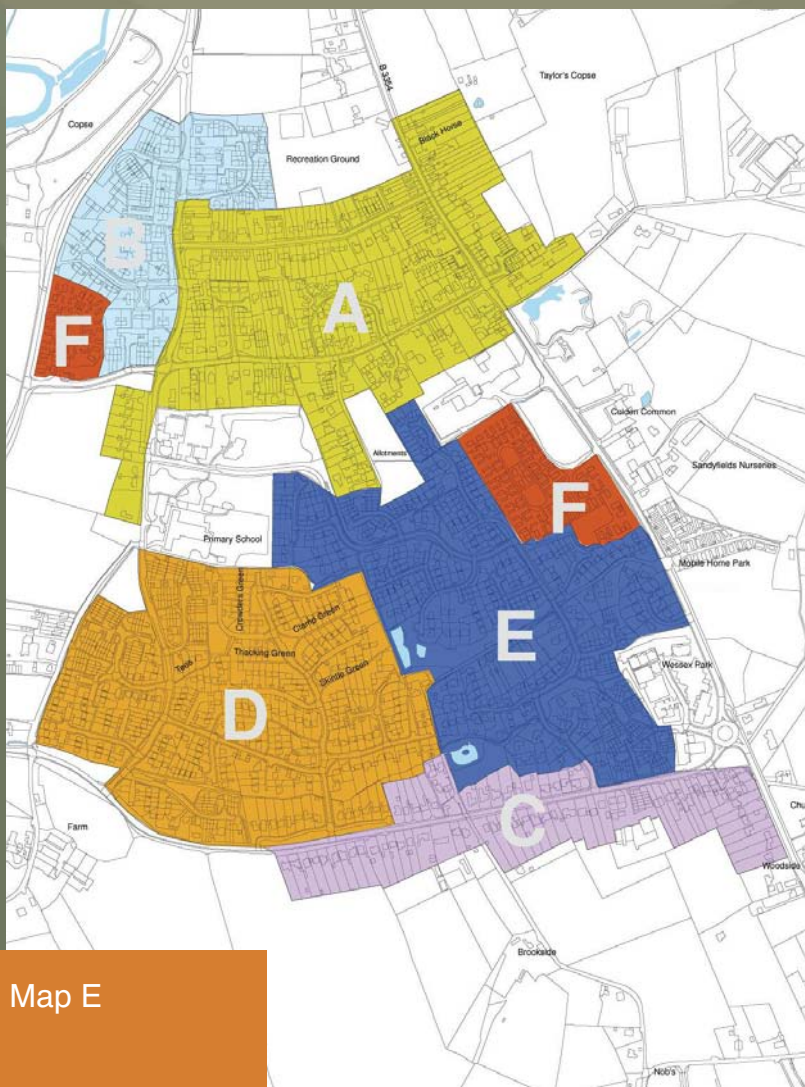
1. Future developments should conserve the important local views shown on map B (Supplements Local Plan Policy DP4)
2. Future developments should retain the important existing trees and hedges which contribute to the character of the village, as shown on map D. (Supplements Local Plan Policy DP4)
3. Open spaces which are important to the character of the village or for recreation are identified on map xx. These should be protected and retained as important features of the environment (Supplements Local Plan Policies DP4, RT1, RT2)



4.0 Village Today – Settlement pattern (Map E)

An important characteristic of the area is that it is possible for those travelling along the long triangle of roads which contain the developed part of the village, to be unaware of the proximity of a large area of housing. Travelling along Main Road, B3354, the passerby will observe occasional small rows of houses, of mixed architecture, often barely visible behind mature hedges and trees, and could easily assume that this is the focal point of the village – semi rural and well established. The northern part of the Parish falls within the boundary of the South Downs National Park. Church Lane has a more modern street scene, with individual properties set back behind gardens at one end and hedge lined fields at the Brambridge end. A large grass verge, planted with mature willows, provide a significant feature as previously noted.

Few houses are to be found along the length of the B3335 within the Parish boundary. Trees and hedges are dominant features of this road. To the west lies the flood plain of the Itchen, and Brambridge Park and to the north the area falls within the boundary of the South Downs National Park.



Map E

Within the existing development boundary it is possible to identify a number of character areas with their own distinctive form and features.



Area A

Area A includes the earliest locations of houses in Colden Common – along Main Road, Spring Lane, Hill Lane and New Road. Since the nineteenth century many of the earlier properties have been redeveloped and additional houses built, providing this part of the village with the widest historical range of housing. These early roads are set at right angles to each other.

Main Road and New Road do not have a dominant style of development or layout. Both feature small rows of red brick Victorian villas; bungalows and houses built before WWII; in the early post war period; and more recent 'infill' developments. The frontages of the houses are not at uniform distances from the roads they line, and a variety of architectural designs can be seen.

Spring Lane was an unsurfaced thoroughfare when the earliest houses were built, often separated from the Lane by long gardens. They were individually built most of them since WWII. There is considerable variance in distance from the road. Frampton Close and Springfields Close are cul-de-sacs of modern houses and bungalows, north of Spring Lane. Set back from the Lane, on the south side, is an area of two storey flats set in the grounds of The Rosary a significant building which now forms part of the complex which provides housing for senior citizens. Adjacent to this is a more recent development of two storey flats.

The most recent developments along Spring Lane have been small groups of two storey houses developed on sites which were originally gardens of larger properties. Not all of the recent infill sites incorporated “green” landscaping of trees, hedges and these should be included in the future.

This area extends into Lower Moors Road, where it incorporates a row of modern bungalows set back on a service road. Throughout the area most houses are of red brick with tile roofs. Although there is a mix of building styles and layouts, a green and leafy aspect prevails, with mature gardens with trees and hedges, supplementing what remains of original landscape.

The density of housing in this area is typically about 20 dwellings per hectare.



Area A

Planning guidance Area A

1. Any development in this area should be capable of being served by the local streets, which are sometimes restricted width and compact in nature. (Supplements Local Plan Policy T2)
2. There is no predominant development style in this character area, but new development should have regard to the form, scale and nature of its surroundings, typical building materials (often red brick and tile) and retain mature hedges and trees where possible. (Supplements Local Plan Policies DP3, DP4)
3. The Recreation Ground, The Allotments and The Green as shown in map D, should be protected and retained. (Supplements Local Plan Policies DP3, RT3)



Area B

Area B saw its first housing developments during the post war housing boom, when the local council built a small estate of PRC concrete panelled (Airey type) two storey houses of a uniform design, with substantial gardens. Moors Close curves back from Upper Moors Road, well spaced with green verges separating the houses from the road. Later council developments adjacent to this site included bungalows for senior citizens, two storey blocks of flats and houses. This was followed by the Orchard Close estate on the opposite side of the road, which consists of small terraces of two storey houses and two storey blocks of flats., enhanced by green verges and trees.

Throughout the area trees, grass verges and garden greenery are to be found and help to break up the built form.

The density of housing in this area is typically about 25-30 dwellings per hectare.

Planning guidance – Area B

1. The layout of this area is characterised by areas of open space and wide verges, which should be reflected in any new development. (Supplements Local Plan Policies DP3, RT3)
2. The small triangle of green at the junction of Highbridge Road and Lower Moors Road (identified on Map xx) should be protected and retained. (Supplements Local Plan Policies DP3, RT3)





Area C

Area C lies north and south of Church Lane and is characterised largely by bungalows and two storey houses, predominately red brick under tile. Built in the 1960s-80s in a variety of designs, they have substantial, deep and well developed gardens and a largely regular frontage to the Lane.

Brambles Close, a small development of detached houses, built in 1980s is on the corner with Main Road, contrasting with the larger, older detached houses located there.

The most recent housing development in this area includes a very small development in a cul-de-sac off Vears Lane, a former brown field site. A terrace of small houses and flats, called Dimon Cottages in Church Lane, replacing an original bungalow, though attractively designed appears to have limited landscaping to the plots

Hedges, trees, and green verges line the roads in much of this area and, despite the varied building styles, the building line is largely consistent.

The density of housing in this area is typically about 10-15 dwellings per hectare

Planning Guidance – Area C

1. This area is characterised by a mix of single and two storey housing, usually set at a regular distance back from the road behind front gardens, hedges, trees or verges. New development should not extend in front of the typical building line where there is one or be disproportionate in height to its neighbours. (Supplements Local Plan Policies DP3)

2. New development should reflect the building materials, boundary treatment and landscaping used in nearby development. (Supplements Local Plan Policies DP3).



Area D

Area D was the first large scale housing development built in the 1960s-70s. The main thoroughfares through the area are Brickmakers Road and Tees Farm Road. It is an area of two storey houses of varying sizes (two, three and four bedrooms), in a variety of architectural designs. The lay out avoids geometric lines with the use of small cul-de-sacs. Houses are often at angles to the main thoroughfare or adjoining footpath. An open plan approach was adopted for front gardens. Many properties were designed around areas of grass or landscaping and accessed by footpaths. Garages were frequently built around cul-de-sacs at the rear of properties; limited off road parking was provided.

The area benefits from the protection of native trees and hedges as well as additional planting in the area. The maturing of these and the gardens of houses form a leafy prospect throughout the area., especially in the earlier developments of Brickmakers Road. The grass verges which separate the boundaries of properties from the roads are an important element in providing a rural aspect to the area.

A pattern of footpaths was incorporated into the design of the area, giving priority to pedestrian movement through the village, avoiding the traffic with the aim of limiting car use

The average density of housing in this area is typically about 20-25 dwellings per hectare.

Planning Guidance – Area D

1. This area features distinctive forms of development, often grouped around traffic-free greens, featuring housing groups set at right angles to streets and containing various green spaces, pre-existing landscaping and more recent planting. New development should not



disrupt the form or rhythm of areas with a distinctive character or result in the loss of the focal greens or landscaped areas. (Supplements Local Plan Policies DP3)

2. New development should reflect the building materials, style, and landscaping used in nearby development, including open-plan layouts where existing, and maintain or improve footpath links where possible. (Supplements Local Plan Policies DP3)

3. The Triangle play area and Church Lane verge with the willows, as shown in map D should be protected and retained. (Supplements Local Plan Policies DP3 and RT3)



Area E



Area E is the most recent large scale development in the village and consists of two storey houses which are red brick under tile. St. Vigor Way is the main thoroughfare which curves through the whole of this area from Church Lane to Lower Moors Road; the minor roads curve away into cul-de-sacs, many of which have several branches.

There is a variety of architectural designs from mock Victorian to a form of new cottage styles.

Gardens are generally smaller than area D and tend to be enclosed with fences and hedges. In many places the gap between the property and pavement have been filled with shrubs and small trees.

Garages are normally accessed from the main entry to properties, which tend to have space for off road parking for more than one car.

There are areas of social housing to be found within this area. The largest of these is located adjacent to Church Lane, and the Wessex Business Park, which is separated by mature trees and hedges of native species. The houses are of a uniform design and surround a series of 'greens'. The area is enhanced by generous planting of a variety of trees and shrubs throughout.

Other areas of social housing are adjacent to the allotments and at the end of Hill Lane. The area benefits from large areas of green verges. Significant stands of mature oak trees have been retained and incorporated into the layout. It also incorporates two areas of environmental significance, Church Pond and North Pond. The density of housing in this area is typically about 25- properties per hectare.

Planning guidance – Area E

1. This area features cul-de-sacs of development, with some housing along the streets and containing various green spaces, pre-existing landscaping and pedestrian areas which should be retained and reflected in any new development. (Supplements Local Plan Policies DP3)

2. New development should reflect the building materials, style, and landscaping used in nearby development and maintain or improve footpath links where possible. (Supplements Local Plan Policies DP3)

3. Church Pond and North Pond, off Vears Lane, and the small areas of trees and hedges in which they are located, should be protected and retained. (Supplements Local Plan Policy DP3 and RT3)

Area F indicates areas of mobile homes within the development boundary. Avondale Park is masked from Main Road by trees and hedging. The homes are arranged around a central area of grass, and most residents have converted the areas around their homes into gardens.

The density of this area is typically about 25 dwellings per hectare

Sunningdale at the western end of Spring Lane is masked from Highbridge Road by trees and hedging. These homes are also arranged around a central area of grass.

The density here is typically about 40 dwellings per hectare.



Area F

Planning Guidance area F

1. The areas of mobile homes are typically well-screened and centred around small green spaces and these characteristics should be retained and reflected in any new development (Supplements Local Plan Policies DP3).

Common characteristics of these areas

- The majority of homes have front and rear gardens.
- A significant number of mature trees and hedges have been retained throughout the village.
- Public amenity areas within the village, e.g. play areas, recreation ground, allotments (green spaces).
- Grass verges between house frontages and roads which give added space to the environment.
- The numerous small areas of green which form part of the design an layout as originally planned for those areas
- Adequate space for trees and hedges to mature.

Other considerations – raised during the consultation

Many residents highlighted the needs of young families to acquire a first home of a modest size but with sufficient space to increase capacity and retain garden space. Similarly, the prospect of an increase of senior citizens in the population who might want to 'down size' without leaving the community they are living in, was recognised.

General Planning guidance (all character areas)

1. The Local Plan recommends densities of at least 30 dwellings per hectare in new developments. New development should be of a scale and massing which is in keeping with the character area within which it is located (see map C), whilst seeking to achieve a density of at least 30 per hectare. (Supplements Local Plan Policies DP3, H.7)
2. New developments of houses should normally include gardens to the front and rear of properties, subject to the characteristics of the area in which they are located. Flats/maisonettes should provide residents with access to private and shared amenity spaces. (Supplements Local Plan Policy DP3)
3. Where possible existing native trees and hedges should be retained and incorporated in new developments and space should be provided for the planting and growth of new trees and hedges. (Supplements Local Plan Policies DP3, DP4)
4. The provision of starter homes with space for expansion to meet the needs of young families will be welcomed. Consideration should also be given to the provision of suitable dwellings for senior citizens, who wish to downsize within the village, either in independent accommodation or schemes with various degrees of support. (Supplements Local Plan Policies H5, H.7)
5. Existing footpaths and bridleways should be protected and maintained and new development should link to and extend footpaths and bridleways where possible. (Supplements Local Plan Policies T1)
6. In new development provision should be made for on-site parking in accordance with Winchester City Council's Residential Parking Standards Supplementary Planning Document. (Supplements Local Plan Policy T4)

5.0 Highways and Traffic

The major route through the Parish, the B3354 (Main Road), leads north to Winchester and the M3 and south towards the M27. The developed area of the Village lies to the west of this road, but is largely concealed by the trees and hedges.. Feedback from local residents indicates that this is a feature much valued by them, enhancing other rural aspects of the Village. A matter of some concern is the amount of heavy traffic using this road and the congestion which develops at peak periods; also substantial disregard for speeding restrictions.

The B3335 Winchester to Eastleigh Road (Highbridge Road) meets the B3354 north of the Village. It forms a boundary to the west of the developed area of Colden Common. For most of its length through the Village it is lined by trees, hedges and fields - equally valued by residents. Speeding traffic along this road is a matter of concern and safety issues are currently being reviewed.

Church Lane joins these two roads of the Village, forming the base of the 'triangle'. The heavy traffic at peak periods and the disregard of speed limits is a major concern of local residents.

Kiln Lane, a narrow hedge lined route has a junction with the B3335 at Brambridge, and experiences increased traffic at peak periods. A recently built footpath parallel to the lane, from its junction with the B3335 to the Itchen Navigation, offers a safer route for pedestrians. The problem of safely accessing this footpath from the road is yet to be resolved.

From its junction with the B3354 at Fishers Pond, Hensting Lane provides a narrow tree and hedge lined route towards the South Downs National Park. A 30 mph limit applies at its western end. It is much used by walkers and equestrians for recreation and to access the adjacent National Park. The lack of a speed limit is a cause of some concern to residents and users.

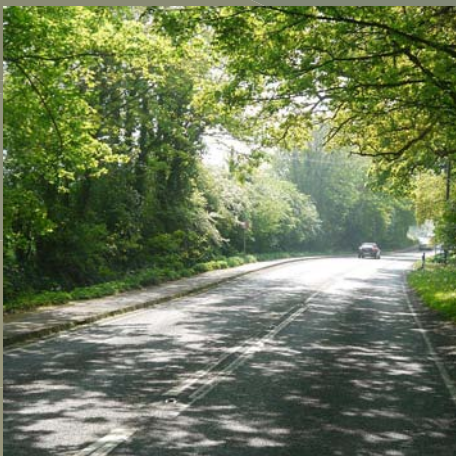
Some of the earliest roads in the Village lack sufficient off-road parking spaces for current needs. Some parking restrictions have been established, especially around the School, but there are still locations which many residents regard as hazardous. Eg Spring Lane, west of mini roundabout; restricted passage for local buses in New Road and Spring Lane.

Footpaths and bridleways – maps C and D

The oldest footpaths and bridleways lie in the rural area, outside the settlement boundary. Inside the settlement boundary developers have added a network of footpaths which enable residents to walk through the Village avoiding traffic. They have also become important wildlife corridors throughout the Village.

Planning Guidance

Consideration should be given to safety issues on rural lanes where the needs of pedestrians and equestrians conflict with those of other users.



B3354 (Main Road)

6.0 Infrastructure

The infrastructure of a community i.e. those services and amenities which are considered essential to normal community function, can significantly affect the quality of life of its inhabitants.

The consultations on the LDF Core Strategy (2007-2011), in considering the extent of future housing development in Colden Common, did indicate that the addition of more new homes to the area might require further development of the local infrastructure.

Drainage

In recognition of existing deficiencies and previous flooding incidents extensive work was carried out on drainage in Church Lane and Spring Lane in the early months of 2010. Feedback from the consultation shows that most residents find these services to be satisfactory.

Church Pond and North Pond are both functional balancing ponds, as well as being much appreciated environmental features.

Electricity

Local responses regarding electricity services were satisfactory. It was suggested that power for future developments should, preferably, be routed underground in accordance with modern practices.

Internet/mobile phone access

Responses to queries regarding these services varied considerably but, on balance veered towards the unsatisfactory end of the scale. Residents choosing to work from home, in particular, felt that they were badly served by these forms of provision. It is a situation which most businesses would not find acceptable. New developments should incorporate latest technologies to accommodate the community needs.

Street Lighting

Views on street lighting needs were widely varied with the balance in favour of no excess light pollution, which would be out character for the village. However, the strongest expressed need for additional lighting was along parts of Main Road and part of Church Lane.



Primary School

School

In recent years, families moving to the village have had to send their children to primary schools in adjoining Parishes. It is assumed by many people that the existing school lacks the capacity to accommodate all children within the village. Hampshire County Council Children's Services acknowledge that Colden Common Primary School does tend to be oversubscribed from within its catchment area. This situation is currently being analysed and discussed with the local school.

Shops, Services

The Village is currently served by three principal local food shops, the convenience (Co-op) shop next to the Community Centre, Brambridge Store on Church Lane, and the Sunstar shop on Main Road. Other retail or service businesses are to be found on Main Road, Spring Lane, Fishers Pond and Church Lane. Brambridge. Eg Garages, hairdressers, travel agent, antiques, restaurant, garden centre and pubs.

Medical Services

The Twyford GP Practice has a branch surgery in Spring Lane. There is an independent pharmacy in Spring Lane and a dentist located on Main Road.

Community facilities

Community meeting places are available at the Community Centre, Church Rooms on Main Road, the Methodist Church in Spring Lane, and the pavilions on the Recreation Ground and Colden Common Park both of which support indoor and outdoor activities.



Community Centre

Public Transport

The E1 service between Eastleigh and Winchester passes through the village six times a day in each direction, from Monday to Saturday. This service runs at approximately two hour intervals, between 7.00 and 19.00 hours. No Sunday service is available.

The 69 service between Winchester and Fareham passes through the Village at 1 hourly intervals, from Monday to Friday. The first bus from Winchester reaches Colden Common At 7.20, the last at 18.31. The reverse journeys are available from 7.00 to 19.26 hours. The Saturday service runs at hourly intervals, passing through the village from Winchester between the hours of 8.11 and 18.31; From Fareham, between 7.00 and 19.26 hours.

The Number 8 service between Eastleigh and Bishops Waltham is available Monday to Saturday at one hourly intervals. Buses from Bishops Waltham pass through the village between the hours of 7.55 and 17.55. Buses from Eastleigh pass through the village between the hours of 8.27 and 18.27

The obvious deficiencies of these services are the lack of provision on Sundays and the early evening termination of services, which limits access to social and recreational facilities outside the village to those with no private transport. Young people are particularly affected by this problem.

Planning Guidance

In future developments the provision of street lighting should be assessed on the basis of safety (Supplements Local Plan Policies T2) Any additional developments should ensure that the capacity of the local school and other social and physical infrastructure is adequate and if not contribute to appropriate and timely improvements as necessary. (Supplements Local Plan Policies DP9).



Leylands Business Park



Wessex Business Park

Commercial Development Business Parks, Light industrial

Within the Parish are a number of areas of commercial development.

- Leylands Business Park in Nob's Crook lies outside the development boundary, and is located in converted farm buildings incorporating six units which do not intrude on the rural environment.
- The Apex Centre off Church Lane has two units located to the rear of the houses, it lies within the development boundary. It has minimum impact on the surrounding area.
- A variety of small businesses are located at Swifts Farm in Hensting Lane which have minimal impact on the local rural environment and it lies outside the settlement boundary.
- The Wessex Business Park comprises five two storey buildings of a modern design, which are located off the roundabout at the junction of Church Lane and Main Road. Natural hedges and trees on three sides of the Park serve to minimise the impact of the buildings.
- Off the B3335 in Highbridge, gravel extraction was first introduced in this locality in 1914. The area now features modern industrial buildings, the base for a company of groundwork contractors and a recycling plant. Gracelands, features a modern industrial building, the base for a company of groundwork contractors.
- There are a number of home based industries in the Parish. Responses to questionnaires completed by businesses indicate that the most frequently quoted reasons for locating their businesses in this area were parking and access for deliveries, character and setting of area, and secure environment.

Agricultural Enterprises

Within the Parish are several farms of varying sizes and types. They mostly provide permanent grassland for grazing cattle. Horses grazing in fields are a common sight in and around the village.



Caravans

Caravans first appeared in this locality after WW11, when there was a general shortage of housing. Over the years these have been replaced by four Mobile Park sites within the Parish, Two of these lie outside of the development boundary, The Glen located east of the Main Road and along Bishopstoke Lane. These mostly accommodate senior citizens.

A caravan sales site is located adjacent to the Main Road and Avondale Park.

Sandyfields Storage provide facilities for storing touring caravans, outside the development boundary and east of the Main Road. There are also two small sites for touring caravans within the village.

Summary of Planning Guidance

1. Future developments should conserve the important local views shown on map C (Supplements Local Plan Policy DP4).
2. Future developments should retain the important existing trees and hedges which contribute to the character of the village, as shown on map D. (Supplements Local Plan Policy DP4).
3. Open spaces which are important to the character of the village or for recreation are identified in Map D. These should be protected and retained as important features of the environment (Supplements Local Plan Policies DP4, RT1 and RT2).
4. The Local Plan recommends densities of 30 dwellings per hectare in new developments. New development should be of a scale and massing which is in keeping with the character area within which it is located (see map E). (Supplements Local Plan Policy DP3 and H7).
5. New developments of houses should normally include gardens to the front and rear of properties. Flats/maisonettes should provide residents with access to private and shared amenity spaces. (Supplements Local Plan Policy DP3).
6. Where possible existing native trees and hedges should be retained and incorporated in new developments and space should be provided for the planting and growth of new trees and hedges (Supplements Local Plan Policy DP3 and DP4).
7. The provision of starter homes with space for expansion to meet the needs of young families will be welcomed. Consideration should also be given to the provision of suitable dwellings for senior citizens, who wish to downsize within the village, either in independent accommodation or schemes with various degrees of support. (Supplements Local Plan Policies H5 and H7).
8. Existing footpaths and bridleways should be protected and maintained and, new development should link to and extend footpaths and bridleways should be extended where possible. (Supplements Local Plan Policies T1).
9. In new development provision should be made for onsite parking in accordance with Winchester City Council's Residential Parking Standards Supplementary Planning Document. (Policy T4).
10. Any development in area A should be capable of being served by the local streets which are sometimes restricted in width and compact in nature. There is no predominant development style in area a, but new development should have regard to the form, scale and nature of its surroundings, typical building materials (often red brick and tile) and retain mature hedges and trees where possible (supplements Local Plan Policies DP3 and DP4).
- 11 The layout of area B is characterised by areas of open space and wide verges, which should be reflected in any new development (Supplements Local Policies DP3 and RT3).
- 12 The small triangle of green at the junction of Highbridge Road and Lower Moors Road (identified on map D), should be protected and retained. (Supplements Local Plans Policies DP3 and RT3).
- 13 Area C is characterised by a mix of single and two story housing, usually set at a regular distance back from the road, behind front gardens, hedges, trees or verges. New development should not extend in front of the typical building line, where there is one, or be disproportionate in height to its neighbours (Supplements Local Plan Policy DP3).
- 14 Area C new development should reflect the building materials, boundary treatment and landscaping used in nearby development (Supplements Local Plan Policy DP3).

15 Area D features distinctive forms of development, often grouped around traffic free greens, featuring housing groups set at right angles to streets and containing various green spaces, pre existing landscaping and more recent planting. New development should not disrupt the form or rhythm of areas with a distinctive character or result in the loss of focal greens or landscape areas (Supplements Local Plan Policy DP3).

16 Area D new development should reflect the building materials, style and landscaping used in nearby development, including open plan layouts where existing, and maintain or improve footpath links where possible. (Supplements Local Plan Policy DP3).

17 Area E features cul-de-sacs of development, with some housing along the streets and containing various green spaces, pre existing landscaping and pedestrian areas which should be retained and reflected in any new development. (Supplements Local Plan Policy DP3).

18 New development in area E should reflect the building materials, style and landscaping used in nearby development and maintain and improve footpath links where possible (Supplements Planning Policy DP3).

19 The areas of mobile homes are typically well screened and centred around small green spaces and these characteristics should be retained and reflected in any new development (Supplements Planning Policy DP3).

20 In future developments the provision of street lighting should be assessed on the basis of safety (Supplements Planning Policy T2).

21. Any additional developments should ensure that the capacity of the local school and other social and physical infrastructure is adequate, and if not contribute to appropriate and timely improvements as necessary (Supplements Local Plan Policy DP9).



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common *View*

... towards a Village Design Statement for Colden Common

