

ST BARNABAS WEST WINCHESTER



**NEIGHBOURHOOD
DESIGN STATEMENT**
Adopted February 2007

The following support is gratefully acknowledged:

The **Ordnance Survey** and **Hampshire County Council**: Geographic Information Service provided maps and assistance.

The aerial photograph of the Statement area is from **The Hampshire Chronicle** archive.

Winchester City Council made funding available for printing, publication and consultancy (**W. S. Atkins**) in preparation of the Statement.

Printed by **Sarsen Press**
22 Hyde Street, Winchester SO23 7DR

St Barnabas West

Neighbourhood Design Statement

TABLE OF CONTENTS

Introduction	2
Government Guidance	2
The Local Plan	3
Local Involvement in Planning.	3
Neighbourhood Context	4
The Area.	4
Landscape Setting.	6
Biodiversity	9
Settlement Pattern	13
Buildings	15
Traffic, Roads and Safety.	19
Conclusion.	21
Appendices	22
1. Community Involvement in Preparation of the Statement	22
2. Contacts.	23
3. Information Sources	23
4. Biodiversity Survey Results	24
5. Sustainability Appraisal	28

Introduction

1. This Neighbourhood Design Statement (NDS) represents the views and aspirations of residents in relation to development in this area. The Statement describes attributes of the locality which residents value and wish to see retained, these being chiefly the many aspects of the character of the area and its natural environment. It also provides design guidelines to assist formulation and management of any proposed building works and associated changes to the area. The guidelines have been assessed in a Sustainability Appraisal to see how far they support the aims and proposals of the Winchester District Local Plan (hereinafter referred to as The Local Plan). The guidelines should be read in conjunction with the text and are to be found, selected in yellow, at the end of each of the following Statement sections.

Landscape Setting	page	8
Biodiversity	page	13
Buildings	page	18
Traffic, Roads and Safety	page	20

2. The NDS has been adopted by Winchester City Council (WCC) as a Supplementary Planning Document in February, 2007, following public consultation on a draft (details in Appendix 1, paragraph 52). It is for the information of all those involved in the planning process: WCC Officers and Councillors, Local Development Framework and Planning Development Control Committees, Hampshire County Council (HCC), developers, architects and local and other City and District residents.

Government Guidance

3. There are numerous central and local government papers on planning.

The following are of particular relevance to this Statement.

Planning Policy Statement 3.

Housing (PPS3) “sets out the national planning policy framework for delivering the Government’s housing objectives” (para 1 of the Statement). This continues a previous policy to make more efficient use of land (40). It also aims to “widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing” and “to create sustainable, inclusive, mixed communities in all areas...” (9).

In addition, the Local Planning Authority (LPA) is required to “develop a shared vision with its local communities of the type(s) of residential environments they wish to see” (14) and “facilitate good design by identifying the distinctive features that define the character of a particular local area” (48). They should also ensure that “design quality, is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access” (16), “creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity” (16), “reduces the impact of, and on, climate change” (16) and “provides for the retention or re-establishment of the biodiversity within residential environments” (16). The LPA is further required to provide “an assessment of the impact of development upon existing or planned infrastructure and of any new infrastructure required” (33).

Planning Policy Statement 1 (PPS 1)

reinforces these concepts and recommends community involvement in deciding what kind of place people wish to live in and at a stage when this can make a real difference and minimise unnecessary and costly

conflict. It further proposes that developers focus on pre-application consultation, working with communities on development proposals before applying for planning permission.

Planning Policy Statement 12 (PPS12) requires local authorities to produce a Statement of Community Involvement (SCI) as policy for including local people in the preparation and revision of Local Development Documents and planning applications.

Planning Policy Statement 9 (PPS9) promotes the conservation, enhancement and integration of biodiversity as part of good design and sustainable development, recognising that healthy, functioning ecosystems can contribute to a better quality of life and people's sense of well-being.

The Local Plan

4. The Local Plan recommends a design-led strategy which will balance the need for development with the protection of the heritage, environment and character of an area and reinforce local distinctiveness.

Local Involvement in Planning

5. In the period, 2002 – 2006, this community has been involved with 15 developments including 3 immediately on the boundaries of the area and has gained experience of planning matters from this. There have been occasional discussions between residents and

developers and their architects and small-scale meetings have been rational and disciplined with generally positive outcomes for both sides.

6. Under present planning procedures, residents are asked for their comments when the scheme has been fully worked up and a Planning Notice displayed locally. The community sees this as too late for their involvement to be really effective. The WCC Statement of Community Involvement (SCI) seeks to address this issue.

7. Local residents propose that, if a scheme seems likely to progress, a prospective developer should consult with the local community pre-application as required by the SCI and PPS1 (3.14). And, these discussions should take place from the beginning of the planning process. This would allow developers and architects to evolve their proposals with resident representatives so that the aspects residents are concerned about are considered well in advance of detailed drawings and costings being made. These aspects would include not only density and layout but also, for example, preservation of the semi-rural environment of this area, design and materials used in external appearance and their relationship to the vernacular housing and character of the area, the effect of scale and location of new buildings on neighbouring properties, site vegetation, landscape design and wildlife support, external lighting, parking, hard standing and damage





caused to surroundings by construction traffic. Front loading of resident involvement could, therefore, usefully inform site and contextual surveys and subsequent design reviews.

8. Local residents consider that the present progress through planning notices, objection letters, presentations to the Planning Development Control Committee, serial applications and Appeals can be lengthy, wearing and expensive. It is suggested that early resident participation in a development proposal could reduce much of this activity and, therefore, lower the associated time and costs substantially for all concerned.

Neighbourhood Context

The Area

9. The Statement area lies on the north-west side of Winchester. It is enclosed by Stockbridge Road, Salters and Lanham Lanes, the southern boundary of the Teg Down Estate, Stockers Avenue and Westley Close and, therefore, covers all roads running off Dean Lane and Teg Down Meads. There were 694 households in the

area in 2002. Development has added a further 182 dwellings during 2002 – 2006. Allowing for houses demolished for development, this gives a total of 870 homes in early 2006.

10. This is a purely residential district. The population has a considerable range of employment experience and responsibilities and other skills and interests. Details of resident involvement in preparation of the



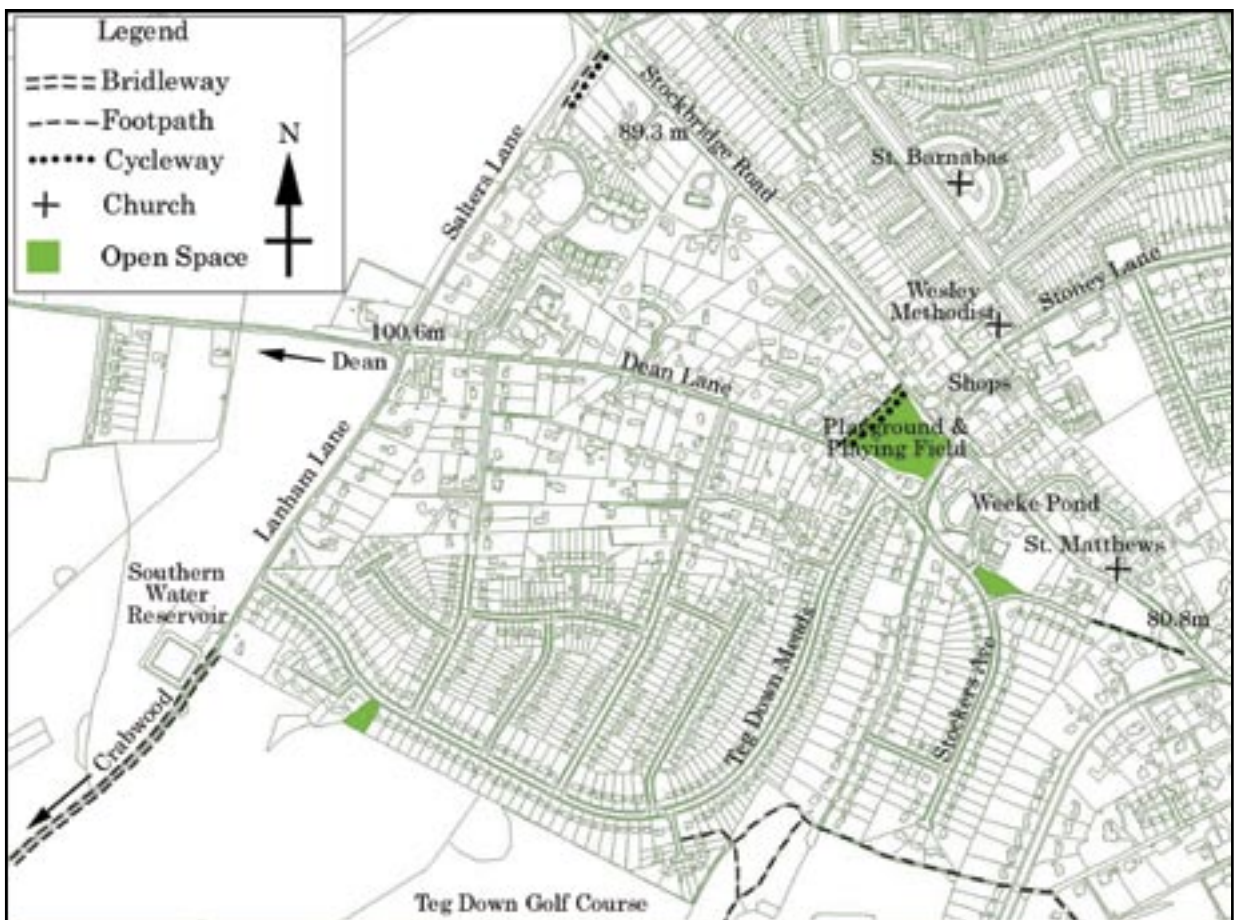
Statement are given in Appendix 1. Contacts and information sources used in compiling this document appear in Appendices 2 and 3.

11. There are community facilities just on the other side of Stockbridge Road in Weeke with the churches of St Barnabas, St Matthew's and Wesley Methodist (where NDS meetings have been held), Harestock and Weeke Primary schools and a range of shops in Stoney Lane. Bus number 4 runs to Teg Down estate with numbers 1, 25, 26, 27a, 68 and



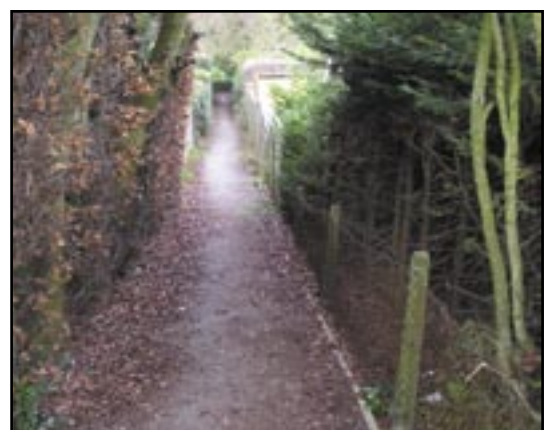
on visitors and commuters.

12. Map 1 shows details referred to in the text; the roads in the area, open spaces, paths and cycleways, the bridleway extending from



Map 1: The Neighbourhood Design Statement Area © Crown Copyright 2006

99X available on Stockbridge Road. The Chimneys public house and adjacent petrol station and a car sales outlet closed (2005-2006) leaving a large site available for development. Stockbridge Road is a major route into and out of the City. The appearance of the frontage and any development along this thoroughfare is important, therefore, for the impression it creates



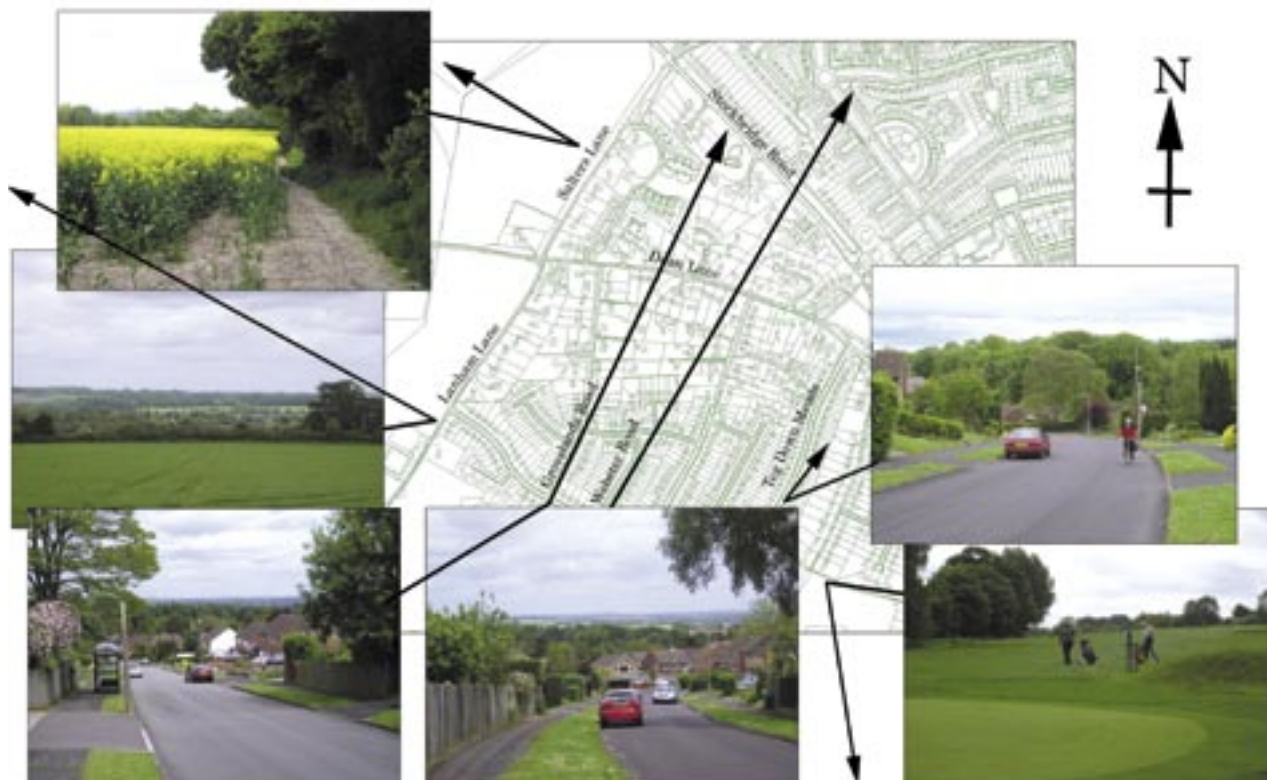
Lanham Lane, the adjoining areas of countryside, the Royal Winchester golf course and the district of Weeke, the Southern Water reservoir and Weeke Pond.

Landscape Setting

13. The neighbourhood interfaces with open fields along both its northern and western boundaries. On its southern side, it abuts the Royal Winchester Golf Course. This provides a beautiful, countryside outlook on each of these aspects. The land slopes in a north-easterly direction from 158m above mean sea level just east of Clarendon Way to about 120m at the top of Teg Down Meads, 80m where Chilbolton Avenue joins Stockbridge Road, 70m at the Weeke Pond and 90m at the junction of Stockbridge Road and Harestock Road. This provides for extensive views across and out of the area (Map 2) with those from the top of Grovelands and Webster Roads being of particular note. The fall of the land and altitude can result in occasional,



Map 2: Views Across and Out of the Area



non-persistent snow and frost early in the year. Otherwise, the climate is mild. The chalk downland has a typically shallow soil and remnants of downland turf can still be found in the Teg Down estate gardens. There are no local watercourses. There is a wide range of trees and hedges which gives some protection from south-westerly gales.

14. Dean Lane runs out to the villages of Dean and Sparsholt to the north-west. It offers countryside walks, together with the paths across the golf course, accessed from Coppice Close and Hampton Lane, and along the bridleway from Lanham Lane towards Crabwood and Farley Mount. Many residents also find pleasure in walking, exercising and horse riding in the quiet and peaceful roads of the area. Permeability is secured through the narrow lanes and roads, traffic barriers with pedestrian and cycle access and a number of paths and cycleways.

15. The only parkland of any size and a children's playground is sited at the junction of Stockbridge Road and Dean Lane (Map 1). A smaller play area exists at the top of Teg Down Meads (Map 1) and a Local Area Playground (LAP) is located within the Lupin Gardens development. Any existing open spaces

which are important to the character of the area, such as that at the corner of Westley Close and Stockers Avenue (Map 1), should be retained. The Local Plan Policy DP.4 indicates that development should not result in the loss of open areas which enhance the townscape and landscape. The Plan Policies RT.1 and RT.2 also recognise the amenity and recreational value of such open spaces.

16. The character of the area has several dimensions. Its semi-rural atmosphere is derived from the number and variety of trees and other plants which support many wildlife species. The tree- and hedge-lined roads in one part of the neighbourhood and open plan frontages of the Teg Down estate are essential parts of the character of the area. There is space in gardens and between and around buildings. The Local Plan Proposal DP.4 points out that "matters of design should be informed by the broader context" and that "open space provided on site should be designed as an integral part of the development."

17. Housing in the area has a homogeneity of appearance with generally muted colours which blend harmoniously with the landscape and





Landscape Setting : Design Guidelines

(with references to Local Plan Policies and government guidance)

1. Existing roadside features such as trees, hedges, banks, verges or open plan frontages which contribute to local distinctiveness, character and landscape of the area should be retained, maintained and improved if necessary. *DP.3(ii), DP.4(iii), W.1, PPG3, PPS9*
2. New development should allow for open spaces between or around buildings and at roadside or property boundaries and respect building lines so as to respond to the existing lower density, townscape and landscape character of the area and allow for soft landscaping in support of wildlife. *DP.3(ii), DP.4(iv), DP.5 (iii)*
3. External lighting should be kept to a minimum wattage and at a low height so as to retain the semi-rural ambience and minimise light pollution. *DP.10*
4. New building and extension roof lines should not obstruct important and existing views across or out of the area as shown on Map 2. *DP.4(i)*
5. Existing parkland and smaller green spaces (Map 1), which provide a sense of openness and are important to the landscape and character of the area, should be preserved. *DP.4(iv), RT.1, RT.2*



natural surroundings. Narrow, 'leafy lanes', grass verges and roadside banks and the 18 cul-de-sacs are all notable features of the locality . The area has a tranquillity and lack of pollution that is valued highly. These physical and natural qualities of the neighbourhood underpin a cultural and emotional appeal which residents empathise with and which visitors and newcomers recognise instantly. There is a strong sense of place and stewardship with

much time, effort and expense having gone into maintaining it. Street litter is collected regularly by local residents. The people who live here feel for their neighbourhood and are very much a part of it, something which is in line with the government's views on sustainability. Residents regard it as a refuge from the rush of the working world, a good place to retire to and where children can play and grow up in a safe environment. It is an important part of Winchester

and contains many features requiring retention and nurture.

Biodiversity

18. Biodiversity is closely linked to landscape setting and, in this document, refers to the broad range of fauna and flora rather than simply endangered species. Even casual observation reveals a wide variety of wildlife in this neighbourhood and various data collection and nature conservation efforts have been made locally. Examples are:

- the 73 bird species recorded by erstwhile Hampshire Chronicle columnist and area resident, John Taverner. The County and City Councils have helped finance the Butterfly Conservation and Hampshire Annual Bird Reports compiled at one time by John.

- The Weeke Pond (Map 1) has existed for some four hundred years. In the 1970's, it was neglected and full of rubbish. WCC carried out restoration work but a natural ecosystem did not develop. In 1995, 25 local volunteers raised funds from local government and commercial organisations for clean up, installation of oil/petrol interceptors, water agitation/aeration and aquatic plants. This, plus weekly maintenance ever since, has produced a balanced habitat supporting a range of plants and animals including ducks. The Weeke Pond Improvement Scheme has won 4, widely-recognised awards.

- The Southern Water Services Ltd land management and conservation programme treats many of its grassland areas as original hay meadows. This encourages growth of wild flowers and herbs creating a habitat for butterflies and other insects thereby contributing to Hampshire Wildlife Heritage. The reservoir (Map 1) at the western extremity of this area is an example of this policy in action.

19. It was decided to make a general survey of this area using a questionnaire delivered to a 10% sample of households in evenly-distributed clusters of dwellings across the area (Map 3). The survey programme was organised by four local residents. All questionnaires were returned. Residents were asked to comment on their relationship to the natural environment and some of their remarks are quoted anonymously here.

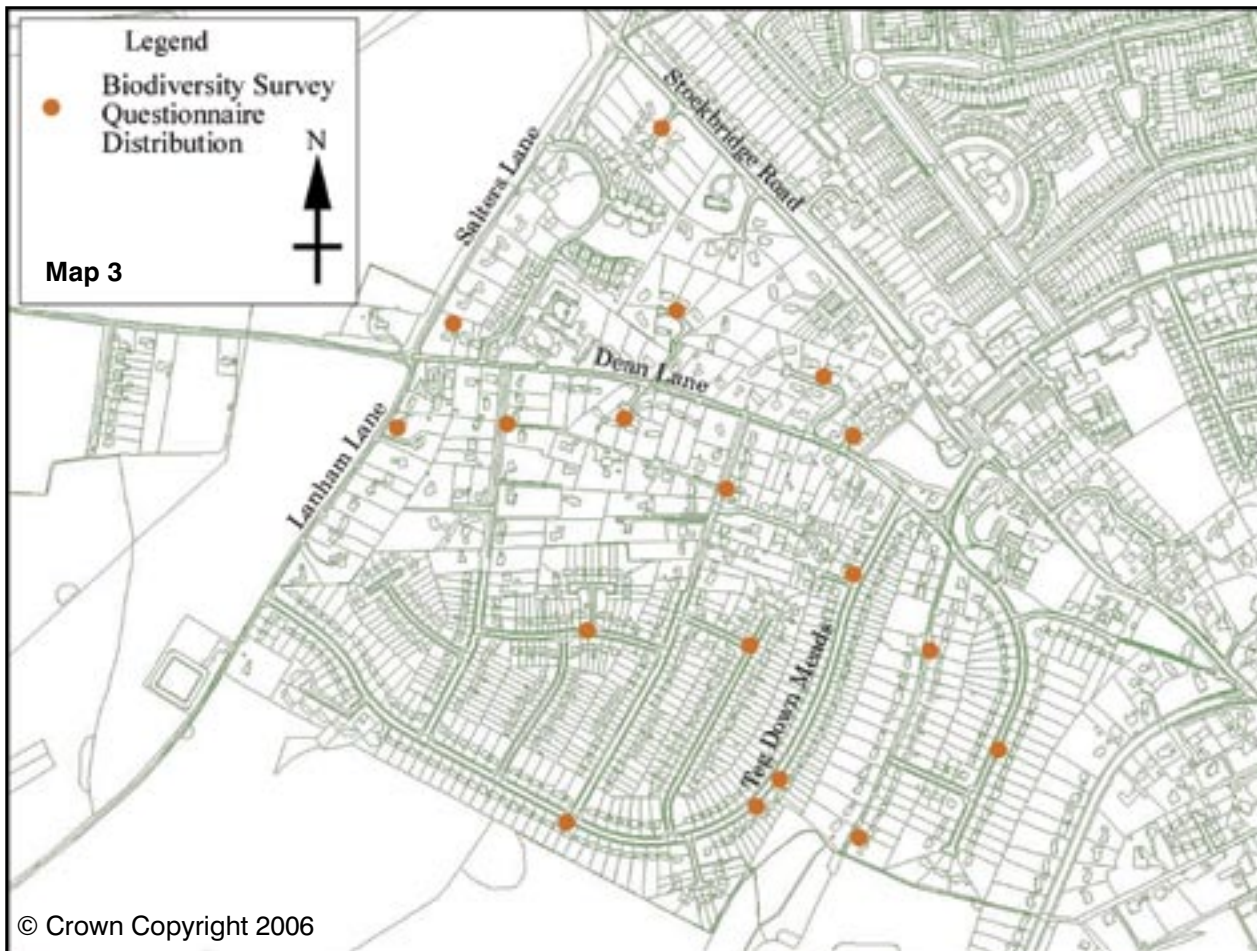
“The wildlife and environment are very, very important and we must do all we can to protect it”

20. General findings, from the questionnaire (Appendix 4 for raw data) are that,

- Residents have dedicated wild areas in their gardens (66% in survey), often with flowers known to attract insects and have constructed ponds (50% in survey) which maintain aquatic flora and fauna.

- Over 50 bird species were recorded including those in decline nationally such as Blackbird, Great Spotted Woodpecker, House Sparrow, Song Thrush, Treecreeper and Yellowhammer (RSPB; Hampshire Bird Report, 2003) and also in decline in the county, for example, Bullfinch and Tawny Owl (Hampshire Biodiversity Action Plan (BAP)). The Winchester District BAP lists priority species which should be protected as part of the planning process under Section 74 of the Countryside and Rights of Way Act (2000). This includes the Song Thrush, which appears to be relatively common in but not associated with any particular part of this area, and the Common Linnet and Snipe which the present survey lists as rare sightings.

- Over 40 species of tree have been identified. Many mature specimens and hedges including tracts of ancient hedgerow were noted. The hedges



and trees provide shelter, food and nest sites for birds generally and winter visitors such as Redwing and Fieldfare.

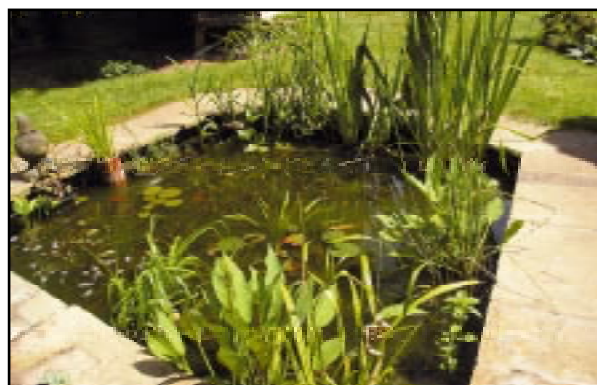
- Altogether, 17 species of mammal, reptile and amphibian were recorded. Nationally rare but locally common species such as slow-worm and grass snake thrive in the garden environment, typically in rockeries, untended grass and designated wild areas in gardens.

- Over 70 plant species have been identified on banks and verges. Infrequent cutting of roadside banks has encouraged this variety.

- Residents are almost unanimous in appreciating the importance of and wishing to retain the natural environment. Some of those occupying new homes (e.g. Wyke Mark) feel the same way. For over 80% of residents, it was an important or very important factor in deciding to move to the area.

“Wildlife adds a dimension to living....”

21. A Sheffield University study of ‘Biodiversity in Urban Gardens’ found that “gardens are fast overtaking the countryside as the most important habitat for Britain’s wildlife.” The university study also concluded “that



increasing amounts of vegetation, at different heights, is one garden featurewhich will tend to enhance invertebrate diversity.” Invertebrates are a major part of the food chain and it is more than likely that the mix and quantity of ground cover, medium size shrubs and deciduous and coniferous trees and ponds in this area does generate an abundance of insects and other invertebrates.

“Substantial tree and hedge stock is essential for the support of wildlife and for the peace of residents”

22. The Winchester District BAP, Winchester to Sparsholt Local Project Area (LPA) covers the Crab Wood Site of Special Scientific Interest (SSSI) and West Wood, Teg Down and Pitt Down East Sites of Importance for Nature Conservation (SINC). It also includes this NDS district. The BAP notes that “non-priority, urban habitats are still important to large numbers of more common species”. The Local Plan also recognises that

there may be places of potential conservation value within settlements. In addition, the BAP underlines the importance of vegetation corridors in assisting wildlife movement.

Map 4 indicates continuous lines of trees and hedges which could act in this way in this area and connect with other parts of the LPA. The considerable number of trees and other vegetation in the area will also provide for wildlife movement or ‘stepping stones.’ The tree belts and hedgerows along field margins of this area can also act as corridors and habitats for species which prefer this transition zone between one habitat and another. The amount of tree cover in the area is shown in Map 5 with those with Tree Preservation Orders (TPO) in light green and other trees in dark green.

23. Ecosystems are inherently fragile and once damaged they may be irretrievable. The local environment may appear overgrown in some





places but this is important and essential wildlife habitat. Replacing it and other garden and roadside vegetation entirely with neat, highly-manicured plots, very small or no gardens and large areas of hard standing will have a deleterious effect on wildlife.

The local survey has yielded important information which confirms a widely-held, local view of the richness of the natural environment. Experience gained could be used to improve survey methods, with the inclusion of invertebrates and flowers, to provide better baseline data and repeat the exercise at 3/5 year intervals in an attempt to detect trends in species.

“Emotional and spiritual health depends on connection to nature – couldn’t live without greenery and wildlife around me”

Map 5: Tree Cover in the Area



Biodiversity: Design Guidelines

(with references to Local Plan Policies and government guidance)

6. Design, and particularly landscape design of new development, should take biodiversity and the natural surroundings of this area into careful consideration. For example,
 - site analysis and contextual survey should record what vegetation is present originally
 - a range of vegetation heights is required to provide wildlife shelter, food and breeding sites
 - informal landscaping and a range of vegetation heights is preferred in this context to more formal landscape design and would be easier and cheaper to maintain
 - roadside and other boundary hedges should be retained to provide habitat which will encourage wildlife in addition to providing privacy and screening and softening the appearance of buildings
 - existing natural habitats should not only be retained and maintained but, where possible, enhanced and new areas created
CE.10, CE.11, DP.1(ii), DP.4(iii)
7. Trees are an important component of the landscape and the character of this area and provide amenity, pollution/atmospheric carbon dioxide reduction as well as support for animals.
 - particular attention should be paid, including at the pre-application stage, to Tree Preservation Orders and other mature trees and how they can contribute to the setting of a development
 - planting of new trees and replacement of dead or diseased trees and shrubs should show a preference for native species, such as Ash, Beech or Lime.
DP.4(iii), CE.11, DP.3(ii), PPS9
8. Garden ponds generate a number of invertebrates as part of the food chain and provide interest and amenity for residents. Existing ponds should be retained where possible or, at least, replaced with similar water features which fulfil the same functions.
DP.4(vi), CE.10, CE.11
9. Continuous runs of trees and hedges make for wildlife corridors which assist wildlife movements across this area and possibly link it with other biodiversity sites (see Map 4). Development should not disrupt such corridors.
CE.10, DP.4, PPS9
10. Roadside banks and verges should be retained where possible and maintained with grass and/or wild flowers as part of the character of the area.
DP.3

Settlement Pattern

25. William Godson mapped Winchester and its environs in 1750. He also produced maps of the Cathedral estates in Hampshire. Weeke was part of the Priory Manor of Barton and included this NDS area. The Chapel of Wyke (1171) became the church of St Matthew's, which as the Weeke parish church, was originally a place of worship for a small group of shepherds and farmers. The Church leased out land for farming so that cattle and sheep roamed over large, unsettled acres of the



surrounding, open downland. Winchester College was the other major landowner, endowed in the early 15th century with a small estate but by 1865, owning nearly 75 acres around here. Local place names derive from farming. Tegs are immature sheep and Weeke or Wyke indicated a 'place of a farming settlement' (Cf. Berewecke, Southwick, Swanwick, Wickham). It is within living memory that cows were driven down Dean Lane and watered at a small lake at its present junction with Teg Down Meads. The farm buildings were in the Bere Close vicinity.

26. The thatched cottage also at the Dean Lane - Teg Down Meads junction is 17th century and thought to have been farm worker housing originally. By the 18th century, Weeke had a population of about fifty with most dwellings near the church. The NDS area was not then included inside the City boundaries, so giving rise to the terms, Weeke Within and Weeke Without. A major reform of Cathedral finances in the mid-19th century allowed enfranchisement of their property and Weeke Manor, dating from 1720, and its estate passed to Mr Charles Hitchcock whose family owned the house until 1920.



previously been used by the Portsmouth North Boys Grammar School during the war years. It has been restored (2005) and the site further developed for housing, with retention of a wooded, recreational area.

28. Wyke Mark was built around 1912. Mark probably refers to a parish or other boundary. The house was privately owned until it became a County Council-owned retirement home in the 1960's. It was demolished in 2002 and the site developed as private, retirement apartments and housing association properties.

29. A 1909 map shows a substantial avenue of chestnut trees from Stockbridge Road to Salters Lane but a house named Salters only appears later on a 1932 map and offset from the line of the avenue. The grounds of the house have been developed extensively since 2003. Salters Lane and Hampton Lane are reputed to have been an old salt route and a drover's track respectively. The 1930 Ordnance Survey map shows houses at the lower end of Hampton Lane on what was then known as Breaches Field. Stockers Avenue and Ashmore Road were developed in the early 1960's.



27. From 1900, Weeke Manor Estate began selling off land and by 1925, fifteen homes were present along Dean Lane. The change to its semi-rural, well-treed character had begun by this time. The Manor House was purchased by the British Red Cross in 1945 for their Hampshire headquarters having

30. Teg Down Estate was started in 1952 with 116 homes at the lower end of Teg Down Meads. Further phases, into the 1970's, then covered the area up to the boundary with the Royal Winchester Golf Club. Sermon Road takes its

name from the builders of and estate agents marketing the scheme, one of whom, David Sermon was Mayor of Winchester, 1972/73.



31. An area at the junction of Dean Lane and Stockbridge Road was originally purchased in the 1930's for use as a sports field by voluntary subscription and in compliance with a will of Hanah Hitchcock. The land was made over to the YMCA, their building in St George Street having been demolished in 1973. However, the facilities eventually fell into disrepair and 1995 saw the construction of Parkside Gardens and adjacent recreation area.

Buildings

32. The area has been surveyed for types of building and their scale, design and use of materials. Scale is a most important element in the overall appearance of the area. Accommodation is mainly in single- or 2-storey, semi-detached and detached homes. The area has only become developed over the last 80 years or so with houses being added gradually, apart from a step change in numbers with the construction of the Teg Down estate. While dwellings show repetition of design and style in some parts and more variation in structure in other locations, overall, they show a unity of appearance which is a major part of the distinctive character of the area. Most houses are constructed of brick

with slate, clay or cement tiles and with ridged and gable-ended roofs.

33. Houses in Hampton and Dean Lanes and associated roads are commonly set back and screened from the roadside by hedges and shrubs that soften their aspect and provide privacy. The Teg Down estate sweeps across a sloping landscape with both detached and semi-detached homes, with similar mass and scale of building. Privacy is provided by space and appropriate vegetation. Each house has a driveway suitable for two cars so keeping on-street parking to a minimum. Front gardens and the building line have adhered to the original open plan design concept which aimed for a feeling of spaciousness. Large, single-glazed windows were provided at a time when energy saving was not a consideration but many have since been upgraded to double-glazing. It is considered that energy efficiency and conservation will be of ever increasing importance and that it should be part of the design process.

34. Of the new developments, the larger sites of Weeke Manor, The Park (Salters) and Wyke Mark have retained many of the trees already on site. Whether additional vegetation heights would benefit wildlife would require further study. Weeke Manor, in particular, relates to the locality by restoring the manor house and where the new housing around it, with courtyards and variable roof heights, suggests an original existence of outbuildings.

35. With development of some smaller sites, there has been a tendency to try to achieve higher densities which, with regulated parking provision, can result in small or no gardens and little or no vegetation or any amenity space on site. "PPG3 makes it clear that higher densities should go hand in hand with

improving the quality and attractiveness of residential areas and not compromise the quality of the environment” (1) and this NDS “area owes much of its distinctive character to the spaces around and between buildings” (1). The Local Plan Inquiry Inspector has also noted that while PPG3 recommends levels of 30-50 dph, “it is also important to accept there will still be examples where the space about buildings in an area, often combined with the type and extent of tree cover, is so much an intrinsic part of its character that even the lower end of the PPG3 density threshold cannot be successfully achieved without harm being caused.” (2). Locally, there has been some movement towards 3-storey development in contrast to the single- or 2-storey accommodation of the area. It is recommended, therefore, that “development appraisal of a site’s immediate surroundings include established building heights” (3).

36. In new developments, on-site parking should be convenient and unobtrusive (3). Long lines of parking bays, for example, are undesirable. Garaging would be a better alternative and assist crime prevention. A local Appeal Decision has found that a local, proposed site layout “where garden areas with soft landscaping would be replaced with extensive hard surfacing for car parking and manoeuvring would be unduly cramped and uncharacteristic of the area” (1). The local chalk subsoil could allow for basement and underground parking provision. This would reduce building heights and hard standing and allow for adequate landscape design.

37. New developments can increase the areas of hardstanding and similar surfaces and, therefore, surface water runoff onto nearby roads. Provision of porous surfacing and soakaways would alleviate this and help replenish groundwater levels and aquifers.

38. Where people live has a major effect on their well-being (3). New buildings should be edifying and a source of pride for the local community. If they are alternatively a cause of lasting local resentment and stress, then sustainability aims have not been achieved.

Successful integration of new housing with its surrounding context (Local Plan Proposal DP.3) should, therefore, be a key design objective (3). The choice of building materials in design and external appearance, relationship to surrounding properties and the natural environment is of concern to residents. Local resident opinion, in general, is that brick is a preferred material but that, in the right setting, it might be supplemented with render, wood, stone, flint and design details from the present housing stock. Extensive use of white or coloured render is not always consistent with materials and appearance of surrounding properties. In one local case, where such rendering was used, a Planning Inspector has noted that the “uncompromising contemporary design is in deliberate contrast to the established brick and tile character of the older properties” (4). Such issues should be resolvable through the previously recommended pre-application consultation between developer and residents.

- 1) Appeal Decisions, 1 and 3 Westley Close, APP/L1765/A/04/1163503 and APP/L1765/A/05/1172935, 2005; para 16 and 17
- 2) Local Plan Review, Inquiry Inspector’s Report, para 6.5. 12 Sept. 2005
- 3) Better places to live – By design, pp 12, 16 and 55
- 4) Inquiry Appeal Decision, 55 Dean Lane, APP/L1765/C/03/1129377, para 6, 02 March, 2004



Buildings: Design Guidelines

(with references to Local Plan Policies and government guidance)

11. Development should respond to the surrounding built environment and reflect the character of the area and the semi-rural environment in that,
 - It should balance the need to increase density whilst responding positively to the particular characteristics of a site, its surroundings and local distinctiveness
 - it should take account of the character of this area, semi-rural environment and local residents' sense of place, described under Landscape Setting above
 - development should not be seen in isolation but integrated into the broader context of the area. The scale and appearance of new buildings is important for residents
 - front loading and continuing consultation with local residents will inform development proposals.
DP.1, DP.3, DP.5, W.1, PPG3, PPS12
12. During pre-application consultation of new developments with residents, developers and architects should provide appropriate illustrative material (e.g. plans, drawings, sketches, scale models of new developments to include adjacent property buildings and height and length markers on site) so that all aspects of design, layout, appearance and spatial issues can be fully understood and appreciated by residents. A Crime Prevention Advisor should be included in pre-application consultation for sites of 5 or more dwellings or other building work where relevant. 'Secured by Design' standards and certification should be employed.
DP.1
13. To complement local distinctiveness, materials used in appearance of new development should complement those in local use and colours, textures and finishes should harmonise with the natural surroundings.
DP.3(ii)
14. Development should provide buildings which relate well to established building heights. A building height of 3-storeys should not be used if it would dominate or overlook the surrounding area. Basement and underground car parking provision should be considered in order to achieve lower building heights and reduce hard standing. Two-storey, terraced housing which allows retention of open space on site for soft landscaping and amenity space should be developed in appropriate locations. A Crime Prevention Design Advisor should be included in pre-application consultation regarding the design of underground car parking and application of relevant 'Secured by Design' guidelines.
DP.3
15. The scale and nature of developments should take full account of the capacity of the local infrastructure and character of the area.
DP.3(iii, v), DP.9, T.1, T.4
16. Energy efficiency and conservation and water saving methods should be incorporated in all new developments.
DP.1(vi), DP.6(iii)
17. Hard standing and pathways should be constructed so as to reduce surface water run-off and return rainwater to the chalk aquifers of this area, in line with PPS 25: Development and Flood Risk, while ensuring pollution of groundwater does not occur.
DP.8(i)

Traffic, Roads and Safety

39. Dean Lane is predominantly a single track road apart from the length between Teg Down Meads and Stockbridge Road which can carry two way traffic including buses. There is a limited amount of through traffic from the village of Dean. Hampton, Lanham and Salters Lanes are also narrow thoroughfares where traffic needs to proceed with caution. All roads leading off Dean Lane are cul-de-sacs apart from Teg Down Meads which serves the Teg Down residential area. There is also a number of cul-de-sacs off Teg Down Meads. Dean Lane and Teg Down Meads are the key arterial roads and between them, collect the majority of the traffic generated in the area. The Park development and the other properties in Salters and Lanham Lanes would normally exit onto Stockbridge Road. Given the extra growth in vehicular movements generated by developments in this area, sensitive traffic management is critical in maintaining both safety and the 'quiet lane' ambience. Roads in the area, especially Teg Down Meads and Dean Lane, suffer from motorists exceeding the speed limit. The speed and number of vehicles entering and leaving Winchester on the B3049 is also of serious concern given the necessary access on to it from the area. Effective solutions to these traffic issues should be found after full consultation with the local community.

40. Hampton, Salters, Lanham and Dean Lanes provide pedestrian access to the local footpaths, bridleway and into the countryside especially to the Crab Wood SSSI, the West Wood and Teg Down SINC, the latter existing as part of the Royal Winchester Golf Course. Paths and the bridleway are important features and residents would object strongly to any alteration of their use. However, The Natural

Environment and Rural Communities Act (2006) makes it far harder for historic rights of way to be extended for modern vehicular passage. Such lanes and tracks are now re-classified as Restricted Byways.

41. There are designated cycle routes in the area to limit interaction with motor vehicles and pedestrians. There are also barriers to traffic in some roads which, however, allow passage for pedestrians and cyclists. Roads in the area are much used by walkers and horse riders and their safety is essential. At the same time, it would be preferred for traffic control signage to be kept to a minimum and for natural materials to be used in traffic control systems wherever possible so as to retain the semi-rural environment. The Local Highway Authority has environmental policies, covering street furniture and the use of appropriate materials, which supplement The Road Traffic Regulation Act, 1984 and Traffic Signs and General Directions, 2002. Overspill parking from developments onto nearby roads should be deterred and especially where it endangers pedestrians, equestrians and motorists.



Traffic, Roads and Safety: Design Guidelines

(with references to Local Plan Policies and government guidance)

18. The existing network of narrow lanes, paths, bridleway and cycleways, which enhance permeability and is such a part of the character of the area, should be retained and maintained.
T.2, T.8, DP.3, DP.4, RT.9
19. The use of intrusive signage and structures for traffic control should be minimal, without loss of essential information, while the use of natural materials should be maximised in this context so as to preserve the semi-rural environment.
T.2, T.3, PPG13
20. Sensitive provision of adequate sight lines should be made to promote pedestrian, equestrian, cycle and vehicular safety.
T.2, PPG13
21. On-street parking should be deterred by making adequate, unobtrusive parking provision in new developments. The design of on-site car parking should reflect 'Secured by Design' guidelines and certification and 'Better Places to Live – By Design'.
DP.5(iv), T.4, DP.5(iv), PPG13



Conclusion

42. The character of this area is extremely important to residents and the depth of their feeling on this issue cannot be over-emphasised. There is a strong desire to retain the semi-rural or *rus in urbe* environment. There is also concern that some development is altering the area irrevocably and with a loss of its identity. This Neighbourhood Design Statement provides a view and prospect for the area as a whole and seeks an approach to sustainable development where developers, architects, planners and residents work together throughout a project's evolution. It is not intended that the area should become architecturally static but rather that development should be sensitive to the present housing stock, character of the area and natural surroundings by attention to all aspects of a design-led process. The practical involvement of residents is in line with government guidance and its encouragement for active citizenship. The benefits of early resident participation are seen in terms of their information input and possible cost and time savings to the planning process as a whole.

Appendices

1. Community Involvement in Preparation of the Statement

43. Leaflets have been the main method for contacting all households, including those in the recent developments, and promulgating and collecting information. Twenty-five residents have been involved at various times in 10 delivery rounds, February, 2003 – November, 2005 with other individuals engaged in deliverer recruitment, leaflet drafting and printing.

44. Residents in the Dean Lane area were asked (10/02/03) whether they would wish to get together to discuss housing development issues. A subsequent meeting with Mark Oaten MP, Cllr George Hollingbery and Ward Councillors (23/04/03) was attended by 103 residents. A NDS was first mooted at this time. Residents were informed of meeting conclusions and an action to proceed with preparation of a Statement (24/05/03).

45. Five residents and a Ward Councillor met with the Forward Planning Team Manager, Planning Department for a NDS orientation briefing (10/06/03). It was agreed to expand the NDS area to include the Teg Down Estate, Hampton Lane, Stockers Avenue and Westley Close. A progress review meeting was held with the Director of Development Services and the Forward Planning Team Manager, 4 residents and a Ward Councillor (16/12/04).

46. A core team of 15 residents was formed to co-ordinate activities and to represent individual roads or small groups of roads. Further rounds of leaflets provided information updates (05/07/03) and sought financial support, area personnel with skills relevant to NDS interests and applications for the posts of Chairman, Secretary and Treasurer (10/10/04).

47. Subsets of residents, not necessarily core team members, have worked on reviews of planning literature, settlement pattern and area history, the area map, location photography, proof reading, editing, desk top publishing, exhibition displays, website management of www.st-barnabas-west.org.uk and specific NDS sections.

48. General meetings with developers were arranged to discuss larger projects such as The Park, (Salters), Wyke Mark and Weeke Manor. Contact was maintained with the Weeke Manor architect over a number of months. The developers were asked by the core team to arrange an exhibition of their plans (21-22/11/03). Leafleting (05/11/03) caused 124 area residents to attend and have discussions with developer staff. Small-scale meetings with developers or architects were held in relation to Thistledown, Stockbridge Road (17/11/03), 94 Teg Down Meads (02/10/04) and 13 Sermon Road (16/02/05)

49. There have been meetings with WCC traffic engineers with reference to traffic management in the NDS area (07/01/04), WCC arboriculturists (26/10/04, 22/07/05), Southern Planning Aid (19/12/03) and the HCC Hampshire Biodiversity Information Centre (13/12/05). Residents went to the Harestock /Stockbridge Roads junction improvement consultation at St Barnabas church hall (19/05/05).

50. An email database of 102 residents has greatly assisted the occasional taking of views on specific issues and a rapid response to NDS section drafts (31/03, 31/08, 09/09, 07/10/04), for example. All residents were invited (30/06/05) to an exhibition of NDS contents (8-9/07/05) and 140 persons came. Individual exhibition displays concentrated on (i) reasons for a NDS, (ii) community participation in developing the document, (iii) government planning guidance,

(iv) area maps, (v) settlement pattern and history of the area, (vi) types and design of housing, (vii) biodiversity conservation and (viii) traffic and road safety issues. The last three invited comments through questionnaires. Eight core team members were available for informal discussion and recording of points raised.

51. A leaflet (27/11/05) invited residents to comment on a draft Statement posted on the NDS website or by annotating a hard copy which was made available on request.

52. A printed, draft version of the Statement (funding available from WCC for printing) was made accessible for a 6-week public consultation period, 14 September–26 October, 2006. In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, statutory notices, regarding the consultation, were placed in the local press, copies of the NDS were made available at Council offices and to Council Officers and Councillors and an electronic copy of the NDS was placed on the Council’s website. All local residents received a leaflet (18/10/06) listing the NDS Design Guidelines and inviting comments on the latest draft Statement posted on the Council and NDS websites or by annotating a hard copy which was made available on request.

Comments were received from the Hampshire Constabulary, the Environment Agency, a WCC Councillor and 4 local residents. These were considered by the NDS core team and Council Officers and a table prepared detailing the comments, responses to these and recommended changes to the document. The more important alterations are summarised as follows,

- changes, relating to ‘Secure by Design’, as requested by the Hampshire Constabulary
- detailed wording changes to

improve the content of various Design Guidelines

- clarification/expansion of the biodiversity survey (Appendix 4)
- various additions to the Sustainability Appraisal (Appendix 5).

The draft NDS and the above changes were reviewed and agreed by the WCC Cabinet (Local Development Framework) Committee and the NDS was adopted as a Supplementary Planning Document on 7 February 2007.

2. Contacts

53. Littleton, Upham and Sparsholt Parish Councils; St Barnabas Councillors; WCC Planning Department; Mr Michael Edwards, WCC Arboriculturist; Mr Neville Crisp, WCC Assistant Engineer (Traffic); The City of Winchester Trust; Major Godfrey Fey and Mr Michael Green, Teg Down Resident’s Association; Mark Oaten MP; Mr Philip A Turner and Pam Moore, Southern Branch Planning Aid; Drew Smith Homes Ltd; Linden Homes; Banner Homes; Mr John Taverner, Hampshire Chronicle Nature Notes columnist; Huw Thomas Associates; Mr Maurice Charrett, Weeke Pond Restoration Scheme; Ruth Bishop, W S Atkins; Dr Andrew Barker, HCC Hampshire Biodiversity Information Centre.

3. Information Sources

54. The Countryside Commission :
 (a) Village Design Statements – Their Influence on New Developments and
 (b) Making Local Character Count in New Development (1996); Government guidance : Planning and Policy Guidance, Note 3 (Housing); Better places to live : by design DTLR and CABE, 2001; Planning Policy Statements 1 and 12; www.communities.gov.uk; The Planning and Compulsory Purchase Bill. Research Paper 02/81 and Third Party Rights of Appeal in Planning, Paper 02/38, House of Commons Library, 2002; Winchester District Local Plan (1998) and Winchester



District Local Plan Review (Deposit 2003); Winchester City Council Urban Capacity Study (2001) and Planning, A Householder's Guide to Planning Permission and Housing Needs Survey (2002); Hampshire County Structure Plan (Review); The City of Winchester Trust, Policy Paper, July 2003, Applying PPG3 to Winchester; Village or Neighbourhood Design Statements: Corhampton and Meonstoke, Itchen Abbas, Littleton, Micheldever, Milford-on-Sea, St Giles Hill, Upham, West Meon: The Hampshire Local Studies Library; Warrens Winchester Directory; Hampshire Record Office; Hampshire Chronicle Archives; Southern Branch Planning Aid; The Administration of an 18th Century Parish, Eric Jones (1991); The Parish Church of St Matthew, Canon Colin Macbeth, revised Harry Wright (1997); A History of Winchester, Barbara Carpenter Turner, Phillimore & Co (1992); Place Names of Hampshire, G B Grundy; Hampshire Bird Report 2003; Biodiversity in Urban Gardens, Sheffield University (www.bugs.group.shef.ac.uk); CPRE 'Quiet Lanes' scheme; National Ponds Monitoring Network, www.pondnetwork.co.uk; NAO Report on Urban Green spaces, www.nao.org.uk; Hampshire and Isle of Wight Wildlife Trust; Mammal Trust, www.mtuk.org.uk

4. Biodiversity survey results

55. The biodiversity survey aimed to gather preliminary data on which trees and animal species were present in the area in 2006. A sample of residents was asked to report which species they had seen during the year (see paragraphs 19 and 20 and Map 3). Of course, residents have varied experience in identifying wildlife. They may also put out food for animals or design their gardens to encourage wildlife visitors. Such factors may have caused the occasional and seeming aberration in results where some animal species were reported as being both rarely and commonly seen. However, the results do provide the required initial picture for the area.

56. A repetition of this survey is being considered to refine and align the methodology with standard techniques and broaden the breadth and depth of species recording. The HBIC and Hampshire and Isle of Wight Wildlife Trust can supply technical information/support and the Hampshire Biodiversity Action Plan, (Habitat Action Plan 21, Urban) indicates how local interest groups can contribute to this initiative. Future findings on priority species and those increasing or in decline would be reported to HBIC and Hampshire BAP with possible involvement of their Recorders for confirmation of sightings.

Trees



Tree/Shrub	Young	Mature	Tree/Shrub	Young	Mature
Acer	1	1	Hornbeam	4	7
Apple	7	15	Horse Chestnut	4	18
Ash	7	15	Laburnum	2	6
Beech	14	22	Larch	1	
Blackthorn		1	Lilac	4	10
Cedar		1	Lime		7
Cherry	17	39	Mountain Ash	11	13
Cherry Laurel	2	14	Pear	2	5
Cotoneaster	18	40	Pine		3
Cupressocyparis	9	28	Plum	3	5
Dogwood		1	Silver Birch	11	25
Elder	1		Smoke Bush	1	1
Elm	1	0	Spindle		1
Eucalyptus		1	Sycamore	12	24
Fir	4		Walnut		2
Field Maple	7	11	Wayfarer		2
Greengage	1	1	Willow	2	5
Hawthorn	4	5	Yew	3	9
Holly	33	49			

Mammals, Reptiles, Amphibians



<i>Animal</i>	<i>Rarely Seen</i>	<i>Commonly Seen</i>
Bat	2	11
Deer	25	3
Fox	38	7
Hedgehog	33	0
Mole	11	5
Mouse	33	39
Rat	7	7
Squirrel	5	12
Vole	14	12
Adder	6	0
Grass Snake	18	3
Slow-worm	33	34
Frog	18	64
Newt	12	28
Toad	27	22

Birds



<i>Bird Species</i>	<i>Rarely Seen</i>	<i>Commonly Seen</i>	<i>Bird Species</i>	<i>Rarely Seen</i>	<i>Commonly Seen</i>
Blackbird	1	85	Partridge	4	0
Blackcap	11	18	Pheasant	15	6
Brambling	1	0	Redwing	7	1
Bullfinch	2	5	Robin	2	81
Buzzard	1	1	Rook	18	31
Chaffinch	7	65	Snipe	1	0
Chiffchaff	0	2	Sparrowhawk	33	11
Collared Dove	3	76	Siskin	1	1
Crow	16	24	Starling	26	44
Dunnock	10	48	Swallow	14	13
Fieldfare	2	0	Swift	0	1
Goldcrest	2	6	Thrush, Mistle	24	16
Goldfinch	1	8	Thrush, Song	22	57
Greenfinch	14	55	Tit, Blue	3	75
Heron	32	8	Tit, Coal	10	52
House Martin	15	15	Tit, Great	0	9
House Sparrow	14	52	Tit, Long Tailed	9	60
Jackdaw	13	48	Treecreeper	1	2
Jay	32	25	Wagtail	2	3
Kestrel	6	6	Warbler	7	4
Linnet	1	1	Warbler, Garden	1	0
Magpie	5	77	Warbler, Willow	12	1
Mallard	1	1	Woodpecker	26	29
Owl, Barn	10	2	Wood Pigeon	0	85
Owl, Little	6	0	Wren	8	67
Owl, Tawny	10	11	Yellowhammer	1	1

5. Sustainability Appraisal

57. The government website, www.communities.gov.uk, defines sustainable communities as “places where people wish to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well-planned, built and run, and offer equality of opportunity and good services for all.” It continues with the following list of objectives which have all been discussed in this document.

“balance and integrate their social and economic components and be environmentally sensitive”

“have a sense of community identity, belonging and place with a positive ‘feeling’ for people and local distinctiveness”

“have appropriate size, scale, density and layout, including mixed use development, that complement the distinctive local character of the community”

“use building materials which minimise negative environmental impacts”

“protect and improve biodiversity”

“encourage safe local walking and cycling”

58. The Local Plan indicates that development needs to be sustainable so that present changes do not affect adversely the environment, in all senses of the word, and future generations. The Local Authority has, therefore, carried out an appraisal of its Local Plan proposals to see if they are compatible with sustainability aims. A Table from the Plan is shown below and lists 13 criteria and 28 tests or

indicators that have been used in an audit of Plan Policies. This Statement has adopted the same approach to test its design guidelines. The results appear below as Sustainability Tables for Landscape Setting, Biodiversity, Buildings and Roads, Traffic and Safety. The number at the head of a column refers to a numbered guideline in the text. Guidelines were matched to Tests/ Indicators and the outcome was scored as Positive (+), No Effect (0), Possible Conflict (X) and Uncertain (?). Possible Conflicts were re-examined to try to resolve or remove them.

Outcomes from the Appraisal

Effect of Guidelines on Tests/ Indicators

59. The entire set of design guidelines had no effect (0) on the following tests or indicators; Local Needs Provision or Use, Basic Needs Equality, Economy, Employment, Health Treatment or Prevention, Self Development, Involvement and Equity; which do not, therefore, appear in the Sustainability Tables.

Possible Conflict over Land Use and Housing Provision

60. There is a local wish to retain roadside trees, hedges and other vegetation which contribute considerably to the character of the area and sense of place. They also provide wildlife corridors and habitats and screening and privacy for housing. Their removal or replacement with fences, for example, would alter totally the appearance, enjoyment and quality of the area. The space they occupy and the banks on which they grow are usually narrow and a small proportion of a property. The reduction of Land Use and Housing Provision should be minimal, therefore, compared to the loss of the asset they represent to a sustainable community.

61. Most roads in this locality have grass verges. Though they are often cut and otherwise tended by residents, they are usually outside property boundaries.

Access to Wildlife

62. Recent analysis from the Sheffield University BUGS project suggests strongly that the reason why gardens can be more important for wildlife than some countryside is that they offer a mosaic of habitats which can support a much greater variety of wildlife when compared with fields. Agriculture and development are two key issues in Hampshire which have affected plant and animal populations adversely over the last 50 years (Hampshire BAP). There may be additional reasons for these effects but using 'brownfield' sites for housing, without an environmental component in the design, may well have negative effects on wildlife.

Traffic Movements

63. New developments have maximum parking standards. But, more housing inevitably means more vehicles, at least in the current car culture. This area is at the edge of the City, with narrow roads, at some distance from the railway station, where employment is elsewhere, and children are conveyed to school. A site at the Stockbridge Road/Stoney Lane junction may be developed by a supermarket which can only mean a further increase in traffic on these roads and affect access to and from this area. General traffic movements would need to be reviewed in the case of any new development.

The following table is taken from Appendix 3 of The Local Plan

CRITERION	DESCRIPTION	TESTS/INDICATORS
1. RESOURCES	Resource consumption (energy, materials, land etc) is reduced, resources are used efficiently, waste is minimised and reuse/recycling encouraged.	Land Use Resource Use Protection of Resources
2. POLLUTION	Pollution (of air, noise, water etc) is limited to levels which natural systems can cope without damage.	Pollution Transport
3. BIODIVERSITY	The diversity of nature is valued and protected, and accessible to all.	Protection of Diversity Access to wildlife/ nature sites
4. LOCAL NEEDS	Wherever possible, all local needs are satisfied by local service, production and supply.	Provision Use
5. BASIC NEEDS	Everyone has access to good food, water, shelter and fuel at affordable costs.	Housing Provision Equality
6. SATISFYING WORK	Opportunities are available for all to undertake satisfying work in a diverse economy, recognising the value of informal unpaid work, and paying fairly.	Economy Employment
7. HEALTH	Safe, clean, pleasant surroundings support the work of the health services that emphasise prevention of illness as well as care.	Treatment Prevention
8. ACCESS	Access to facilities, services, jobs, goods and people is achieved at minimal environmental cost and is not determined by car ownership or income.	Access
9. SAFETY	People live without fear of violence from crime or persecution because of beliefs, race, gender, income disability or sexuality.	Crime Fear of Crime Road Safety
10. KNOWLEDGE	Everyone has access to skills, knowledge and information necessary to enable them to play a full part in society.	Self-Development Sustainability Awareness
11. EMPOWERMENT	All sections of the community are empowered to participate in decision-making at all levels and in all areas of society.	Involvement Equity
12. LEISURE	Diverse cultural, leisure and recreation opportunities are readily available to all, and can be generated by people themselves.	Provision Access
13. DISTINCTIVENESS	Places, spaces, settlements, buildings, landscapes and objects are designed to value and protect local diversity, uniqueness, identity and distinctiveness.	Protection of the Built Environment Urban Design uniqueness Local Identity

Sustainability: Landscape Setting

Design Guideline Number →	1	2	3	4	5
Tests/Indicators					
Land use	?	0	?	?	?
Protection of Diversity	+	+	+	+	+
Access to wildlife/nature sites	+	+	0	0	?
Protection of the built environment	0	0	?	0	0
Urban design	+	?	+	+	+
Local identity	+	+	+	+	+

0 = no effect
+ = positive effect
? = uncertain

Sustainability: Biodiversity

Design Guideline Number →	6	7	8	9	10
Tests/Indicators					
Land use	0	?	?	?	?
Protection of Diversity	+	+	+	+	+
Access to wildlife/nature sites	+	+	+	+	+
Protection of the built environment	0	0	?	0	0
Urban design	+	+	+	+	+
Local identity	+	+	+	+	+

0 = no effect
+ = positive effect
? = uncertain

Sustainability: Buildings

Design Guideline Number →	11	12	13	14	15	16	17
Tests/Indicators							
Land use	0	0	0	?	?	0	0
Resource Use	0	0	0	0	?	+	0
Protection of Resources	0	0	0	0	?	+	+
Pollution	0	0	?	0	?	+	+
Transport	0	0	0	0	+	0	0
Protection of Diversity	+	0	0	0	?	0	+
Access to wildlife/nature sites	+	0	0	0	0	0	0
Basic needs equality	0	0	0	0	?	0	0
Health Treatment	0	0	+	0	?	0	0
Health prevention	0	0	+	0	0	0	0
Access	0	0	+	0	?	0	0
Road Safety	0	0	0	0	?	0	0
Self development	0	+	0	0	0	0	0
Sustainability awareness	0	+	0	0	0	0	0
Protection of the built environment	0	?	?	?	0	0	0
Urban design	+	?	+	?	+	0	0
Local identity	+	0	+	+	+	0	0

0 = no effect
+ = positive effect
? = uncertain

Sustainability: Traffic, Roads and Safety

Design Guideline Number →	18	19	20	21
Tests/Indicators				
Land Use	0	+	?	0
Resource Use	0	+	0	0
Protection of Resources	0	+	0	0
Pollution	+	+	0	0
Transport	+	+	0	0
Protection of Diversity	+	0	+	0
Access to wildlife/nature sites	?	0	0	0
Access	+	0	0	0
Crime	0	0	0	+
Road Safety	?	?	+	+
Leisure provision	+	0	0	0
Leisure access	+	0	0	0
Protection of the built environment	0	+	0	+
Urban design	+	+	0	+
Local identity	+	+	0	+

0 = no effect
 + = positive effect
 ? = uncertain