

From: Ian Taylor  
Sent: 16 September 2012 22:23  
To: Steve Opacic  
Cc: Ldf  
Subject: RE: Colden Common VDS 2012 DRAFT CONSULTATION - General Comments (Item 4)

Attachments: (colden common village design statement notes.doc) stubbed.htm; (image001.jpg) stubbed.htm

Further to my earlier emails I now attach a list of more general feedback on the document.

Again no criticism of all the hard work intended, more a desire to make slight improvements for accuracy and consistency.

Thanks,

Ian Taylor

### **Colden Common Village Design Statement Consultation Draft 2012**

#### General Feedback

To be read in conjunction with specific feedback sent under separate cover on:

1. South Downs National Park
2. Bio Diversity
3. Groundwater

These items already suggest the addition of text and maps.

#### Publication Style and Format

- The document is very 'ink-heavy' when attempting to print; the grey background should be removed or restricted.
- When printed the shading on some pages e.g. page 3 is chequerboard style and the white type face cannot be read.
- A larger contents list would be beneficial (currently inside cover and rather discrete).
- All maps should have a title.
- References to Map xx need revision when finalised.
- Many of the guidelines state 'should' and 'where possible', these are very loose terms and leaves us open to challenge.

#### Page 4

- An important 'feature' of the village is that the larger part is not visible to commuters using the Highbridge Road, Main Road or Church Lane (see page 13).

- The rural nature of these roads and the surrounding landscape forms an important break between the neighbouring settlements of Allbrook, Bishopstoke and Eastleigh beyond and Twyford and Winchester beyond. This is not stressed enough.

#### Page 7

- This quotes the 'development area, which I believe is delineated by the red boundary on Map B but this is not made clear.
- There should be a key to this map to explain the red and blue boundaries

#### Page 8 onwards (Natural Environment)

- Needs supplementing – see my other feedback

#### Page 9 Map C

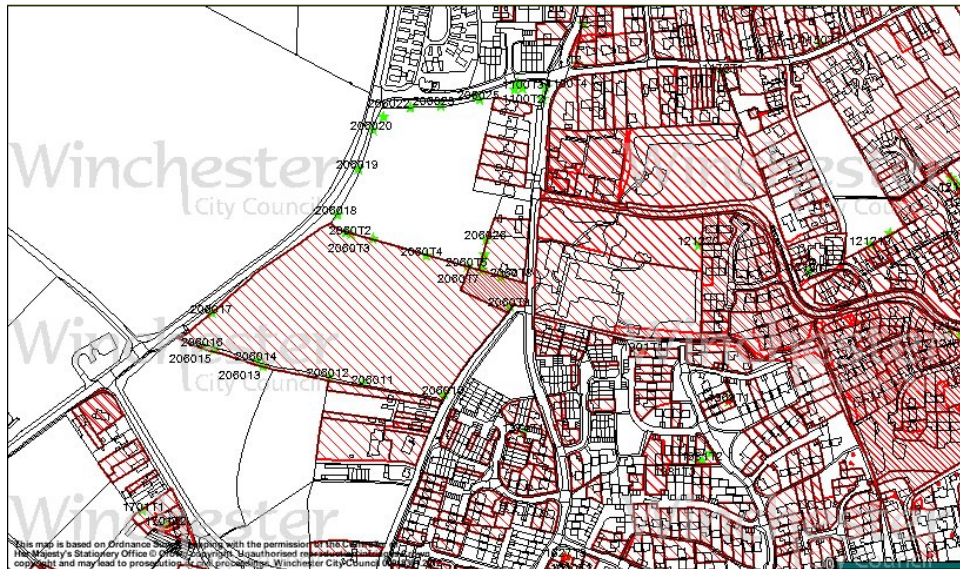
- This is very limited and certainly not showing all the best village views both into and from.

#### Page 11

- Photograph B is not of The Triangle, there are no goalposts or pitch markings at The Triangle. A photograph showing the play area would be more appropriate.
- The photograph of the ancient trackway that became Upper Moors Road needs reference to the text
- The meadow (incorrectly identified in WCC SHLAA Plot 1874 as previously developed and Planning Portal as being subject to an application) forms an important footpath route to the wider countryside at Brambridge and the important views to and from Brambridge Park.
- See <http://planmaps.winchester.gov.uk/planmaps/viewer.htm?box=447495:121820:447576:121876>

#### Page 12 Map D

- There are several important footpaths missing from this map, the choice of highlighted paths is inconsistent.
- Recent Tree Preservation Orders need incorporation (e.g. Those to SHLAA Plot 1874).



- I'm slightly surprised there aren't more 'protected hedges' along some of the roads shown on map D

#### Page 17 General Planning Guidance

- At the recent PC Meetings there was a lot of concern about the scale of future developments, whilst residents acknowledge the need for some new houses many think the WCC target of "150-250" (Joint Core Strategy MRTA2) is excessive on top of recent expansion in the village.
- Having said that, the target is for a **20 year** period, no one appears to want another St Vigor Way development of 200-300 homes on attractive green fields that provide visual and general amenity to the area. There is more sympathy to the sequential approach delivering an average '15 homes' a year on more suitable areas. It was felt that the village infrastructure could adapt to this more readily. Our village will remain sustainable and not be swamped.
- The VDS does not seem to reflect this view.

The VDS must agree with the importance placed in the current WDLP to:

- Retaining the current settlement boundaries;
- Keeping development within the currently defined policy boundaries;
- Strict controls to protect the countryside and to prevent intrusive development;
- The 'brownfield first, greenfield last' principles of the sequential approach;
- Areas of land that should remain undeveloped, for example because of the existence of important open areas or the significance of such areas to the setting of the settlement, are excluded from the defined policy boundaries;
- Using Village Design Statements to identify any gaps or natural features that should be retained because of their importance to the character of the area; and
- No lowering of design standards as a result of the enthusiasm of developers

Page 18

- Despite the concentrated population public transport to and from The Village is poor and stops in the early evening.
- Residents and visitors have to rely on their own cars most of the time
- The lack of safe cycle lanes on busy commuter routes limits the use of bikes, particularly at night and on winter mornings.
- Can the VDS help to address this as well as state the facts?

Page 19

- Drainage and electricity – after many years of problems issues with the drainage and electricity supplies seem to have been addressed however large scale development has not been taken into account in the redesign and replacement works.
- Internet service is very poor, despite lobbying and a high number of small employers and home workers in The Village this seems unlikely to be improved in the near future. There have recently been an increasing number of failure of service as the 1970s cabling erodes. We should be encouraging an improvement in service to enable more flexible working patterns. Reference to this should be made in the VDS

#### Other general observations to consider:

Whilst the 2009 VDS consultation is mentioned I don't think enough is made in the VDS about the results, which we also need to state have been consistently reiterated at other more recent consultation events and Parish Meetings

In particular those highlighted below (from Common View website) need to be built into the planning guidance in VDS as at least needing protection.

Respondents liked:	Respondents didn't like:
<ul style="list-style-type: none"><li>- semi-rural atmosphere</li><li>- community spirit</li><li>- green paths and walks</li><li>- community clubs</li><li>- being close to amenities</li><li>- local shops</li><li>- easy access to countryside</li></ul>	<ul style="list-style-type: none"><li>- increasing traffic especially heavy goods vehicles</li><li>- being car orientated</li><li>- poor TV reception</li><li>- encroaching development on fields at edge of village</li><li>- bad pavements in Spring Lane</li><li>- dog fouling</li><li>- destruction of hedges</li><li>- parents parking in Upper Moors Road when collecting or dropping-off children</li><li>- so many new houses</li></ul>

In addition, the questionnaire results revealed the following feeling in the village:

100%	said there should be no more building on our green fields
100%	valued the feeling of space around the village

Therefore I think we need to include protection of play areas in the VDS, irrespective of which boundary it falls in.

In summary many people I have spoken to say they live here because the countryside is so accessible, hence the high proportion of horse owners and stables nearby, they all say they feel this is in danger of being lost by overzealous developers.

I hope the VDS will help support us to protect what we value and enable a sustainable and measured growth to meet the WDLP development target over the next 20 years.

Ian Taylor