

APPENDIX M

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 20TH MAY 2008

Title:

FRENESHAM VILLAGE DESIGN STATEMENT

[Ward Affected: Frensham]

Summary and purpose:

The purpose of the report is to recommend that the Frensham Village Design Statement (VDS) be adopted by the Council as a Supplementary Planning Document. The document has been prepared by Frensham Parish Council.

Environmental implications:

The VDS provides a considerable amount of information on the environment of Frensham, and will assist the Parish and Borough Councils to protect the village.

Social / community implications:

The VDS also includes a history of the village which is a part of its social development. The social implications of the document are that it provides background for the community on its evolution.

E-Government implications:

There are no e-government implications.

Resource and legal implications:

There are no resource implications for the Borough, since all the work on preparing the document has been done. The legal implications are that the document will be a Supplementary Planning Document which is a material consideration for the Borough Council when assessing planning applications.

The Supplementary Planning Document Procedure

1. A Supplementary Planning Document amplifies a policy in a Local Plan or Local Development Framework, looking at it in more detail. In the case of the VDS, the policy to be amplified is Policy D4 Design and Layout in the Waverley Borough Local Plan 2002 - See Annexe 1.

2. The procedure for the Supplementary Planning Document has been carried out in accordance with the Town and Country Planning (Local Development)(England) Regulations 2004. The document has to be subjected to public consultation. The document is then submitted to the Borough Council, for formal adoption.

The Frensham Village Design Statement

3. Frensham Parish Council began work on the Frensham Village Design Statement in 2003. The purpose of the document (Annexe 2) is to give guidance to residents, architects and builders on extensions and alterations. It is also intended to assist the Parish Council on commenting on planning applications and the Borough Council on determining applications. There is also guidance on caring for the setting of the village and for the trees, open spaces, commons and hedges.

4. The structure of the document is :

What is a VDS?
Introduction and history
Open spaces and landscape
Buildings – style and detail
Highways and byways
Sports and rural pursuits.

The consultation process

5. The VDS has to be subject to a comprehensive consultation process for it to be adopted as a Supplementary Planning Document. During 2003/4 a survey was sent to all 680 homes in the Parish, and 188 (28%) replies were received. The 57 questions covered most aspects of life in the Parish, including housing, transport, highways & parking, sports and social, schooling, shops, the countryside and environment, and possible future developments. The main issues that arose were as follows:

Concerns over highway safety and roadside parking.
Worries over the gradual loss of smaller properties thru' extensions.
Love of the open countryside across the Parish.
Strong support for the village shops.
Opposition to 'large' estate developments.
Need for traffic calming.
Appreciation of the sports & playground facilities in Parish.
Support for rural activities – riding, sailing, fishing, walking, and shooting.
Support for the status quo, especially in Frensham village.

6. The survey results were discussed in detail at a public meeting in April 2005, attended by some 20 residents. As a result, three steering groups (Traffic & Highways, Open Spaces & Sports/Social, and Housing) were set up to develop a Parish Plan. About a dozen residents assisted Councillors with these groups over the following 18 months.

The Parish Council collated the reports of the steering groups and a draft of the Village Design Statement was produced. This was posted on the Parish web-site towards the end of 2006, and bullet points from the draft were included in Parish newsletter of Spring 2007. In April 2007 the VDS was discussed and agreed at a public meeting attended by some 30 residents.

7. The issues identified were addressed by a) opposing new developments other than small scale on existing redundant industrial or agricultural building sites, b) supporting the extension of the AONB across the Parish, and backing the NT, RSPB, etc, c) demanding off-road parking spaces on all new developments/extensions for 1 car per bedroom, d) looking for Quiet Lane status for several roads, e) willingness to consider a more 'modern' buildings style in Rushmoor.

Proposed amendment

8. The Parish Council seeks to include a guideline for having one parking space per bedroom. This does not comply with the County car parking Standard. An amendment is shown on Page 7/8.

Conclusion

9. The Frensham VDS is well put together and provides a comprehensive study of the character of the village. It will prove very useful to the Parish Council and the Borough Council in assessing planning applications, and other proposals for enhancement or change in the village, such as highways schemes. Its adoption as a Supplementary Planning Document would be appropriate.

Recommendation

It is recommended to the Council that the Frensham Village Design Statement be adopted as a Supplementary Planning Document.

Background Papers (CSP)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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ANNEXE 1

SAVED POLICY D4 DESIGN AND LAYOUT

The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-

- (a) be appropriate to the site in terms of its scale, height, form and appearance;
- (b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;
- (c) not significantly harm the amenities of the occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;
- (d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;
- (e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, importance vistas and open spaces;
- (f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long term management;
- (g) provide adequate amenity space around the proposed development ; and

provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.