

Adoption of Residential Areas of Special Character Supplementary Planning Document

Report of the Planning Portfolio Holder

Recommended:

- 1. That the Residential Areas of Special Character Supplementary Planning Document (Annex 1 to the report) be adopted;**
- 2. That the Head of Planning Policy, in consultation with the Planning Portfolio Holder, be authorised to make changes of a minor nature to improve the presentation of the Residential Areas of Special Character Supplementary Planning Document and correct typographical errors prior to publication.**

Recommended to Council

SUMMARY:

- The purpose of the Supplementary Planning Document is to provide additional evidence in order to support the interpretation of Local Plan Policy E4: Residential Areas of Special Character.

1 Introduction

- 1.1** The purpose of Local Plan Policy E4: Residential Areas of Special Character is to identify areas with distinctive characteristics and aims to retain these through additional planning controls.
- 1.2** The purpose of this Supplementary Planning Document is to provide further guidance on the interpretation of the policy in order to assist the Council with the decision making process for planning applications which arise within these designated areas.

2 Background

- 2.1** The settlements of Andover, Romsey and Chilworth contain a number of areas, which are characterised by low-density development often dating from the Victorian, Edwardian or inter-war periods. Such areas have been designated as Residential Areas of Special Character (RASC) due to the contribution they make to the quality of the urban fabric.
- 2.2** Local Plan Policy E4 identifies the following Residential Areas of Special Character:
 - The Avenue, part of Whynot Lane, Bishops Way, the Pines and Croye Close, Andover;
 - Winchester Road and Winchester Gardens, Andover;

- Winchester Hill, Romsey;
- Nos. 4 – 20 Southampton Road, Romsey; and
- Chilworth

These designations were carried through to the Revised Local Plan (2010) from the Borough Local Plan (2006) with revisions. As part of this review the Council examined the merits and retention of a specific policy of defined Residential Areas of Special Character and their significant role of protecting unique architectural characteristics and recognisable low density development patterns as detailed in paragraph 7.31 of the Local Plan. This SPD does not amend the RASC boundary contained within the Local Plan.

2.3 The designation protects these areas from inappropriate development such as the demolition of existing buildings, higher density redevelopment of the plots and loss or damage to established, mature gardens. The design, layout and size of any proposed development should be compatible with the character of the existing built development in the area and should be landscaped to a high standard.

2.4 Any or all of the following criteria were used when initially selecting the Residential Areas of Special Character:

- A recognisable pattern of development which is not repeated on the same scale elsewhere in the settlement;
- They occur within the built-up areas of the Borough but outside conservation areas where other special controls apply;
- They are homogenous areas with a recognisable development pattern and cohesive architectural character or style;
- They consist mainly of low density developments of substantial houses generally set in mature landscaped settings; They currently enjoy a special character and high level of residential amenity which should not be harmed through unsympathetic redevelopment; and
- They are located on a major approach to a built-up area.

2.5 During 2017 Consultants undertook Character Area Appraisals for each of the areas listed above. The studies helped to define the wording of the policy regarding 'immediate vicinity' as found in Local Plan Policy E4 criterion a)

Character Area Appraisals are based on the special character and distinctiveness identified within each of the particular areas; these are included as Appendices to the Supplementary Planning Document (Annex 2, 3 and 4).

2.6 The Character Area Appraisals take into consideration both the existing plot sizes found within the Residential Areas of Special Character designations and the detailed characteristics of existing development.

2.7 The draft document was approved by Cabinet to go forward for public consultation as a draft SPD. It was subject to an eight week public consultation period running from 4th May to 29th June 2018. There were a

total of ten respondents to the consultation resulting in fourteen comments (detailed in Annex 5), a summary of the principal comments raised were:

- Omissions, why certain areas had not been included within the Residential Areas of Special Character designation.
 - Summary response: The review of the next Local Plan, including the defined settlement boundaries will be the opportunity to consider this.
- Character Areas, the layout of some of the character areas identified within the Character Area Appraisals was questioned.
 - Summary response: The arrangement of Character Areas was based predominantly around physical features including, but not limited to plot sizes.
- Sub-division and subsequent loss of gardens, it was also felt that the document didn't go far enough and suggested instead that the document should ban development which resulted in sub-division of plots.
 - Summary response: The purpose of the RASC SPD is to protect the areas identified within the designation from inappropriate development, its purpose is not to completely restrict development entirely.

2.8 Neither the Local Plan Policy nor this proposed Supplementary Planning Document are written with the intention to prevent development, but aim to retain the distinctive local character of these designations through the control of sub-division of plots or extension to existing buildings leading to higher density development and impact on those aspects of the aspects that make that special character.

3 Corporate Objectives and Priorities

3.1 The Supplementary Planning Document will contribute to delivering the corporate objectives of enjoying the natural and built environment.

4 Consultations/Communications

4.1 The Council has followed the statutory consultation process as detailed in paragraph 2.7 of this report.

5 Options

5.1 The first option would be to not adopt the SPD.

5.2 The second option would be to publish the Residential Areas of Special Character SPD alongside the three Character Area Appraisal documents to act as a summary of the supplementary information they provide in relation to the Local Plan Policy E4.

6 Option Appraisal

6.1 The first option of not adopting a SPD would not improve the protection against inappropriate development. By not having the document as a SPD it limits the appraisals weight in the decision making process.

6.2 The second option would be to publish the SPD to ensure there is a relevant up to date evidence base to Policy which allows applicants and Officers to work towards assisting in ensuring that only appropriate development goes ahead within these Residential Areas of Special Character.

6.3 Option two is recommended.

7 Risk Management

7.1 A risk assessment has been completed in accordance with the Council's Risk Management Methodology and the existing risk controls in place mean that no significant risks (Red or Amber) have been identified.

8 Resource Implications

8.1 The delivery of the document would be funded via existing budgets.

9 Legal Implications

9.1 The SPD can be adopted either as originally drafted, or modified to take into account any representations made in relation to the draft. Section 2.7 above sets out the representations that have been received, and the reasons why no modifications to the draft SPD are proposed.

9.2 The SPD must be adopted by a formal resolution of Cabinet, and once adopted, the SPD and an adoption statement (setting out the date of adoption, any modifications made to the draft, and details of how the adoption decision can be challenged) must be published and made available on the website and at the Council's offices.

9.3 Following adoption as a Supplementary Planning Document and the publication of the adoption statement, it will form part of the Council's suite of planning documents and can be a material consideration in planning decisions.

10 Equality Issues

10.1 An EQIA screening has been completed and no potential for unlawful discrimination and/or low level of minor negative impact identified. A full EQIA has not been carried out.

11 Other Issues

11.1 Community Safety – none.

11.2 Environmental Health Issues – none.

11.3 Sustainability and Addressing a Changing Climate – none.

11.4 Property Issues – none.

11.5 Wards/Communities Affected – The wards which are immediately affected are: Millway (Andover), Winton (Andover), Abbey (Romsey), Cupernham (Romsey) and Chilworth, Nursling and Rownhams.

12 Conclusion and reasons for recommendation

12.1 It is considered that the Residential Areas of Special Character Supplementary Planning Document, including the Character Area Appraisals, should be adopted. This will help provide more detailed guidance of the requirements under Policy E4 of the Revised Local Plan.

Background Papers (Local Government Act 1972 Section 100D)

1. Policy E4: Residential Areas of Special Character Topic Paper (2014) Test Valley Borough Council

2. Test Valley Borough Revised Local Plan DPD Adopted Local Plan 2011-2029 (2016) Test Valley Borough Council

Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

No of Annexes:	5	File Ref:	pt3_2
----------------	---	-----------	-------

(Portfolio: Planning) Councillor Adams-King

Officer:	T Goodridge	Ext:	8612
----------	-------------	------	------

Report to:	Cabinet	Date:	16 January 2019
------------	---------	-------	-----------------