

CABINET

20 April 2005

DRAFT CHILBOLTON AVENUE 'LOCAL AREA DESIGN STATEMENT'

REPORT OF CHIEF EXECUTIVE

Contact Officer: Steve Opacic Tel No: 01962 848101

RECENT REFERENCES:

CAB967 'Production of Design Guidance – Appointment of Consultants 17 Nov 2004

EXECUTIVE SUMMARY:

Following agreement by Cabinet in November 2004, Matrix Partnership was appointed to produce a draft 'Local Area Design Statement' for Chilbolton Avenue, Winchester. The aim is that this document will provide a comprehensive planning framework and guidance for future development in Chilbolton Avenue. The need for such guidance was identified as part of the Council's review of its implementation of PPG3, carried out in 2003.

A public workshop was held in March to which residents and interested parties were invited. Matrix presented their work so far and workshops were held so that the public could identify and prioritise the issues/concerns facing the area and look at how future development might respond to these. Matrix has taken account of the results of the workshops and has drafted the Design Statement. It is proposed that this should be published for a formal period of wider public consultation, as required for all new 'Supplementary Planning Documents', of between 4 and 6 weeks. Cabinet is asked to approve the document for consultation purposes and the consultation will be organised to start as soon as possible after the document can be finalised and printed.

At the end of the consultation period the comments made will be analysed and reported to Cabinet with a request that the Statement be adopted as a Supplementary Planning Document, subject to the incorporation of any changes agreed.

RECOMMENDATION:

That Cabinet approve the publication of the draft Chilbolton Avenue Local Area Design Statement for public consultation, for a period of at least 4 weeks.

## CABINET

20 April 2005

### DRAFT CHILBOLTON AVENUE 'LOCAL AREA DESIGN STATEMENT'

#### REPORT OF CHIEF EXECUTIVE

#### DETAIL:

##### 1 Introduction

1.1 The City Council undertook a review of the way in which it implements the advice in PPG3 'Housing' in relation to housing densities during 2003 (report WDLP 32 refers). This recommended, amongst other things, that the Council should encourage the production of design guidance for local areas and that it should seek more comprehensive planning of areas of lower density development which are under development pressure. Cabinet considered a report on this issue in November 2004 (CAB967) and agreed a series of proposals, including the production of 'Local Area Design Statements' for Chilbolton Avenue Winchester, Compton Down Compton and Sleepers Hill Winchester. Winchester Town Forum has since also agreed to contribute funding to one of the Winchester Statements, which will free up funding for a Local Area Design Statement (LADS) to be produced for Springvale in Kingsworthy.

1.2 Cabinet also agreed that consultants, Matrix Partnership, should be appointed to produce the LADS and Matrix have now drafted the Chilbolton Avenue document. A copy of the document is available to view in the Members Room and Planning Reception and the 'Guidelines' section and character areas map are attached at Appendix 1. The aim is that this document will provide a comprehensive planning framework and guidance for future development in Chilbolton Avenue. The LADS will complement other design guidance where it exists, such as Neighbourhood Design Statements (NDSs). A NDS is being produced for the Fulflood/St Paul's area, which is a separate exercise for a wider area, although the resulting document is also intended to be adopted as a Supplementary Planning Document.

##### 2 Process

2.1 The Chilbolton Avenue LADS has been promoted by concerns within the Council and the wider community about the scale and nature of development being proposed in the area. The LADS will be a Supplementary Planning Document and must supplement the statutory development plan and Government guidance. This means that initially it will supplement the statutory Winchester District Local Plan (1998), although it has been produced so as to be capable of also supplementing the Local Plan Review, when this is itself adopted (planned for mid-2006). Because the LADS must supplement Government and Local Plan policy, they cannot resist development in principle, but aim to identify the most important features of the area and to put forward design guidance which will help to ensure these are retained and enhanced within new development.

- 2.2 Planning Policy Statement 12 (PPS12) sets out the requirements for the adoption of Supplementary Planning Documents (SPD) under the new planning system, which are more onerous than the previous requirements for Supplementary Planning Guidance (SPG). For example, a more formal period of public consultation, of 4 to 6 weeks, is required, as is a sustainability appraisal of the document. The emphasis is on 'front-loading' the public consultation/involvement process, not just on consultation on a draft document.
- 2.3 Therefore, a public workshop was held on 8<sup>th</sup> March to which residents and interested parties were invited. Matrix presented their assessment of the area and their work so far, and workshops were held so that the public could identify and prioritise the issues/concerns facing the area and look at how future development might respond to these. Matrix has taken account of the results of the workshop in drafting the Design Statement and included an appendix summarising the workshop event. Account has also been taken of the emerging Neighbourhood Design Statement for Fulflood and St Paul's area, which is being produced by local residents.
- 2.4 It is now proposed that there should be a more formal period of wider public consultation on the draft Local Area Design Statement, as required for all new Supplementary Planning Documents, of between 4 and 6 weeks. Cabinet is asked to approve the document for consultation purposes and the consultation will be organised to start as soon as possible after the document can be finalised and printed. At the end of the consultation period the comments made will be analysed and reported to Cabinet with a request that the Statement be adopted as a Supplementary Planning Document. The timing will depend on the volume and nature of the comments received, but the aim will be to bring the LADS back for adoption as SPD by the summer break.

### 3 Content of the Local Area Design Statement

- 3.1 The LADS sets out the planning policy background against which it has been produced. This includes Government policy (e.g. PPG3), the adopted District Local Plan (1998) and the emerging Local Plan Review. It points out that PPG3 seeks to raise design quality, as well as to raise housing densities by avoiding developments of less than 30 dwellings per hectare. Although the adopted Local Plan contains a Proposal (EN.1) which seeks to retain the low density character of defined areas such as Chilbolton Avenue, this has not been carried forward into the Local Plan Review. This is because aspects of such policies would conflict with PPG3, although the emerging Local Plan does contain policies seeking to maintain important townscape and landscape and to achieve high quality design.
- 3.2 The LADS then goes on to analyse the character of Chilbolton Avenue, both in general terms and by dividing the road into 7 character areas. This recognises that the Avenue is not in fact a single homogenous form of development, but a series of character types, some of which will lend themselves to development better than others, or require a variety of treatments. For example, different character areas have different degrees of openness to views, both from Chilbolton Avenue itself and from adjoining areas. Also, the fact that Chilbolton Avenue is on a ridgeline means that in some parts development is set above the road level and in others well below, affecting the appearance of development. One area, the playing fields to the

east of the central part of the Avenue, has no development potential because of its importance for recreation and visual amenity, and development is resisted by Local Plan policies.

- 3.3 The LADS sets out a series of principal defining features and also identifies features which are not present in the Avenue and areas for possible future enhancement. It also identifies areas where development could more easily be accommodated without being prominent or harmful and/or where densities can be increased. The Statement then sets out a summary of public consultation carried out so far, in particular the public workshop held on 8<sup>th</sup> march. A more detailed account of the workshop and its output is appended to the draft LADS.
- 3.4 The key part of the LADS is the 'Guidelines' section, attached as Appendix 1. The Guidelines are divided into Landscape Guidelines and Development Guidelines. The Landscape Guidelines relate principally to the retention and management of trees, which are a key feature of the avenue. The Development Guidelines seek to ensure that future development reflects the main defining characteristics of the avenue and of the various character areas within it. In particular, the central section on the west side of the avenue (Character Area D) is highlighted as particularly important and having only limited development potential. Area F is similar, although somewhat less constrained.
- 3.5 The LADS does not generally seek to resist development at PPG3 densities but it does recognise that the 'developable' areas of some sites will be more restricted due to its guidelines and this will have the effect of ensuring that development appears less intensive. The LADS does not set out development guidelines in the level of detail that may be found in a development brief or masterplan. Whilst it had originally been thought that this may be the outcome, the consultants' conclusion is that there are a number of ways of developing those areas which have development potential, several of which could be appropriate. It would, therefore, be unduly prescriptive to set out a specific form of development to be adopted and the LADS instead provides more general guidance.
- 3.6 Officers have considered and commented on the draft Guidelines and feel these are appropriate and capable of adoption as part of a Supplementary Planning Document. The LADS strikes a successful balance between acknowledging that Chilbolton Avenue has significant development potential and maintaining the particular character for which it is known. Whilst it would not be realistic to impose the embargo on development that some residents may like to see, the LADS will impose restrictions where they can be justified in order to achieve good design, which will limit the scale and nature of development, particularly in some character areas.

#### 4 Conclusion

- 4.1 The draft Local Area Design Statement for Chilbolton Avenue has been produced on behalf of the Council by Matrix Partnership. It sets out a series of Guidelines, which it is recommended be published for a formal period of public consultation. The aim is that the LADS would be adopted as a Supplementary Planning Document following consultation. Officers have considered the draft LADS and feel it forms an appropriate basis for consultation.

OTHER CONSIDERATIONS:5 CORPORATE STRATEGY (RELEVANCE TO):

- 5.1 The Council's priorities include 'to provide affordable homes in safe and pleasant environments for all sections of our community'.

6 RESOURCE IMPLICATIONS:

- 6.1 The Council has set aside funding from the 2004/05 Planning Delivery Grant for various types of design statements. This includes £28,000 for LADS plus £10,000 from the Town Forum, which will enable the production of 4 LADS. Matrix Partnership has already been appointed to undertake this work.

BACKGROUND DOCUMENTS:

Draft Local Area Design Statement for Chilbolton Avenue, held on file in Planning Department.

APPENDICES:

Appendix 1 – Section 4 'Guidelines' and character areas map from Draft Chilbolton Avenue Local Area Design Statement

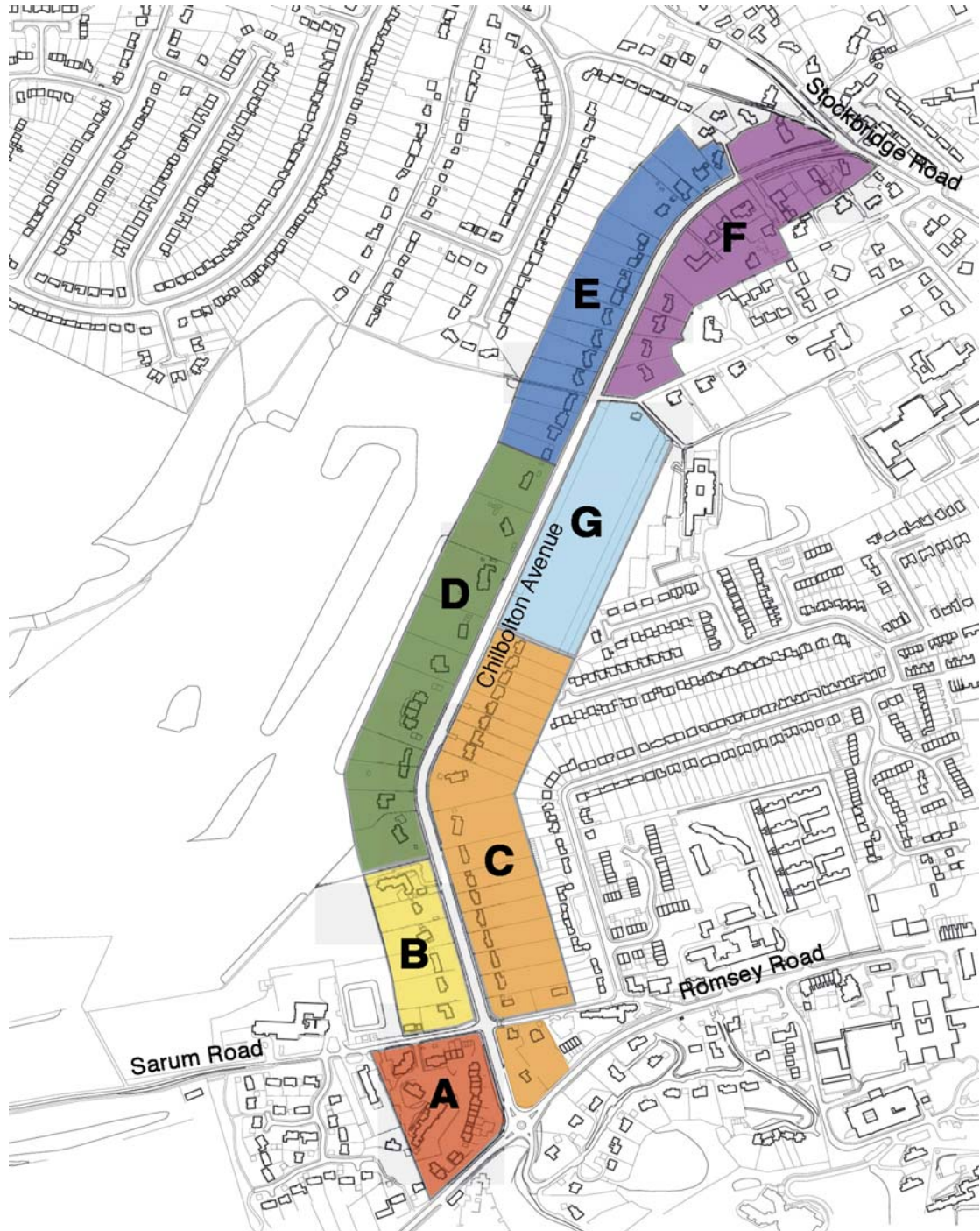
**APPENDIX 1****Section 4 'Guidelines' and character areas map from Draft Chilbolton Avenue  
Local Area Design Statement****2.0 ANALYSIS****2.1 CHARACTER AREAS**

Figure 3

Character Areas

## 4.0 GUIDELINES

### 4.1 INTRODUCTION

This part of the Design Statement defines a series of Guidelines that outline additional constraints and considerations that will be applicable to new development along Chilbolton Avenue.

The Statement has already identified a range of existing features that are considered to be of importance in defining the character of the avenue, and these are the basis for the Guidelines. These features, which largely correspond to those defined by local residents and interested parties, were identified in response to Government guidance that places increased emphasis on the requirement for development proposals to be sensitive to the particular features of individual sites and situations, as well as the requirement to achieve high standards of design. The general aim of the Guidelines is to ensure that any new development should retain, incorporate and be constrained by the more important and valuable features of the avenue.

The Guidelines listed below are not defined as absolute constraints that must be rigorously followed in each and every instance. To do this could strangle the very design responsiveness and flair that the Government seeks to foster. Rather, the proposals are identified as guidelines, but ones that should require very clear reasons and justification if they are not to be followed.

It is accepted that such an approach will demand a high level of site assessment and design input on behalf of the would-be developer, and also a high level of design assessment on behalf of the Local Planning Authority in advising on and determining planning applications. Each site and application must be assessed on its own merits as well as its compliance with the Local Area Design Statement Guidelines and other relevant planning policies. Nonetheless it is intended that the Guidelines presented here will provide a clear and consistent justification and strategy that will assist in this process.

### 4.2 Landscape Guidelines

The public consultation confirmed that the leafy character of Chilbolton Avenue is its principal defining feature, and it is clear that it is a fundamental feature that must be retained. Not only are the trees an essential feature of Chilbolton Avenue, but their prominence in views towards and across the city from east and west enhances their value, as does the role of the avenue as part of an important route within the historic city of Winchester.

The consultation also revealed very high level of public support for the production of a landscape strategy to ensure the future protection and management of the trees of Chilbolton Avenue.

#### **•L1 Tree Preservation Order**

TPOs should be placed on trees or groups of trees on sites where planning applications are proposed or anticipated along Chilbolton Avenue. (*Supplements Proposal DP. 5 and W.1 of Local Plan Review Revised Deposit 2003*)

#### **Comment**

It is noted that the principal woodland belts and a few larger, more prominent trees are already protected by Tree Preservation Orders, but it is essential that the wider wooded environment should also be protected. The placing of a blanket TPO would not be justified and would conflict with Government advice, but where there is a need to guard against the unscrupulous felling of trees in anticipation of future planning applications. Where planning

applications for development are submitted, or expected, all important trees on the site should be assessed and protected.

It is noted that this principle has already been established in the case of properties at 8 – 22 Chilbolton Avenue.

#### •L2 Tree Management Strategy

A Tree Management Strategy be instigated for the trees of Chilbolton Avenue. (*Supplements Proposal DP.5 and W.1 of Local Plan Review Revised Deposit 2003*)

##### Comment

This strategy would not only protect existing trees of value, but would make provision for the replacement trees of appropriate scale and species, particularly when part of any development proposals.

There may be scope for the local community to take a lead in the preparation of such a strategy, with help from the local authorities, perhaps following on from work on the Neighbourhood Design Statement. This would help to spread the work involved in producing the strategy and engender ownership amongst residents whose actions will, for the most part, dictate whether the strategy succeeds.

Development proposals should also make adequate provision for adequate space for future growth and avoid unnecessary damage to tree roots during development. It is also important that adequate margins should be allowed around trees to avoid excessive shading of gardens.

#### •L3 Detailed tree survey and report

All planning applications should be accompanied by a detailed tree survey and arboricultural report that incorporates an assessment of the amenity value of trees, an assessment of their contribution to the overall setting and character of Chilbolton Avenue and proposals for new planting to maintain and enhance the tree belts which are characteristic of Chilbolton Avenue. (*Supplements Proposal DP.1 and W.1 of Local Plan Review Revised Deposit 2003*)

##### Comment

Whilst a tree survey and assessment is already a requirement of any redevelopment proposal, it is important that a proper assessment is made of the value and contribution of trees within each site to the overall wooded character of the avenue, rather than just in terms of tree size, species, health etc.. Whilst some tree loss may well be justifiable and acceptable as part of a redevelopment proposal, it is important to identify, and if necessary protect, trees that make a wider contribution to the character of the avenue. i.e. Important skyline trees or trees that define established boundaries. Surveys should also consider the need to maintain the longevity of established tree belts where they exist, or possibly to create them where there is a 'gap' in an existing belt.

#### •L4 Contribution to the wooded character of Chilbolton Avenue

Each planning application should demonstrate how the proposals contribute to the wooded character of Chilbolton Avenue. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

##### Comment

Most, if not all, properties contribute to some degree to the leafy character of Chilbolton Avenue. It is important that each site continues to so contribute and that tree loss is not justified on the grounds that tree cover is provided elsewhere. Character Area E in particular is weak in contributing to the leafy nature of the avenue, and each redevelopment proposal should be capable of demonstrating how appropriate trees are retained and, if appropriate, how new planting will contribute to and enhance the overall woodland setting of the avenue.



### **4.3 Development Guidelines**

The close relationship between vegetation and buildings is clearly an important feature that defines much of the essential character of the avenue. Whilst the trees dominate the scene, the buildings remain subservient, recessive and generally discrete. This is a fundamental quality of the avenue, and one that needs to be substantially retained.

The existing characteristics of the avenue are important, not just in terms of its own townscape quality, but also because it has added importance in defining one of the principal entrance routes into the historic city of Winchester. The spacious and rather elegant wooded character of the avenue contributes positively to the quality and setting of the city as a whole, and it therefore has a wider value that should not be overlooked.

However, whilst the trees might justifiably be preserved, there is little to protect individual buildings. None of the buildings is listed, or otherwise protected (i.e. Conservation Area) and, whilst they are generally attractive, none, with perhaps the exception of one or two of the larger houses in Character Area D, is of sufficient architectural merit to warrant such treatment. There is therefore little to prevent any new application proposing their demolition and redevelopment, as indeed has already been the case to some degree.

However the Development Guidelines listed below identify a range of features of the built environment that are important and which any new development will need to acknowledge. These include scale, height, mass, building line, architectural treatment etc..

Most of the Development Guidelines restraints apply to the visible built frontage facing onto the avenue, with the only notable exception being Area D that is also highly visible from Teg Down to the west. Nonetheless there remain real opportunities for redevelopment along the avenue despite the various constraints that have been identified.

Areas of least constraint occur behind the existing built frontage where development can be carried out without overtly affecting the character of the avenue itself.

Whilst the built road frontage remains sensitive to change, the form and manner of developments behind is of little direct consequence to the setting of the avenue so long as it remains substantially hidden and discrete. An historic example of this can be seen at No. 58 Chilbolton Avenue where the main house fronts onto the avenue and an additional development in the manner of a mews is tucked down one side of the plot behind.

Some sites, already redeveloped, are self-contained, such as Chilbolton Mews, whilst others, such as the Linden Homes development clearly benefit from the amalgamation of several back gardens to create a viable and comprehensive development.

The latter approach has certainly been favoured by Winchester City Council and has been cited as a reason for the refusal of planning permission in some instances.

As far as the issue of comprehensive planning affects Chilbolton Avenue, it is considered not to be of particular importance in its effect on the future urban character of the area. However it is accepted that comprehensive planning may be desirable in order to achieve a more efficient and viable use of land in order to reduce the amount of land required for access roads, particularly where small plots are involved, as in the case of the Linden Homes development, and to ensure that sufficient affordable housing and usable public open space is provided.

It is also noted that in Character Areas C and E, where existing properties stand almost shoulder to shoulder along the road frontage, demolition of existing properties may be necessary to achieve access to redevelopment land at the back of plots. A degree of comprehensive planning may therefore be desirable.

Public opinion at the consultation revealed very little enthusiasm for the creation of new footpath links, and indeed there seems to be very little opportunity for this. However the

encouragement of greater pedestrian accessibility is a fundamental feature of good urban design practice and Local Plan policy (See proposal T.3 of Local Plan Review Revised Deposit 2003) and therefore it should be exploited when opportunities arise. Two such potential opportunities exist between Nos. 24 – 40 Chilbolton Avenue where new footpath links could be provided both into Byron Avenue to the east and along the existing tree belt beside the playing fields to Green Lane and Links Road to the north. (A similar access into Greenhill Road has been negotiated in association with the adjacent Linden Homes development) Such proposals only make sense if development in this locality is undertaken in a coordinated and/or comprehensive manner. There therefore seems to be reasonable justification for a requirement for comprehensive development in this particular locality.

However the character of Chilbolton Avenue is essentially one of individual properties and therefore comprehensive developments are not historically part of its character. It is of course possible for comprehensive developments to incorporate greater individuality, and indeed comprehensive developments in their own right may be acceptable, but from the point of view of the urban character of Chilbolton Avenue there may be little justification for an insistence on comprehensive planning within certain character areas.

Furthermore, the analysis has also found that in Character Area D in particular, and to a lesser degree in Character Area F, the independent and individual character of properties in these areas is an important feature to be preserved. In these instances, comprehensive development could indeed be damaging to the character of the area through excessive development on an established and visually sensitive urban edge, the loss of glimpsed views from Chilbolton Avenue, the loss of architectural individuality and the potential loss of landscape structure along well-defined plot boundaries.

This Statement does not seek to favour any particular development form for the redevelopment of sites since the range of particular features and constraints individual to each site will vary considerably, and this will suggest the use of different solutions in specific instances. However the overall range of the Guidelines listed below obviously does much to define many aspects of any new development.

#### **D1 Scale of new development**

New development, as seen or perceived from Chilbolton Avenue and Teg Down, should be substantially of the same scale, height and mass as existing buildings. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

#### **COMMENT**

Existing buildings are subservient to the scale of the avenue and trees in particular, and any new development should respect this relationship. The overall scale of Chilbolton Avenue, and particularly the relationship between the scale of existing trees and any new development, is a fundamental feature of Chilbolton Avenue.

In order to retain the overall scale of Chilbolton Avenue, buildings should appear to be contained broadly within the overall mass of existing buildings, particularly in regard to building height. New buildings should therefore be substantially of 2 storeys in height, but a third floor within some roofs may be acceptable.

In particular, a 3<sup>rd</sup> floor within some roofs may be more acceptable, especially if contained within roofs where more traditional forms are to be used, in parts of Character Area E where the ground falls steeply away from the road, thus reducing the apparent height of buildings as seen from the avenue. However the relationship to trees, and particularly skyline trees, will be continue to be important, and views from the west, including Stockers Avenue should also be considered. Larger buildings situated on higher ground could be inappropriately dominant in views from lower areas, overlooking issues aside.

Throughout the area, the overall mass of buildings, as seen from Chilbolton Avenue, as well as from Teg Down from the west, and including glimpses through branches in winter, should remain of substantially the same visible or apparent mass as existing buildings.

New development, additional to previously existing buildings or those replacing them, may be permissible if it does not significantly increase the overall mass of development visible from Chilbolton Avenue or Teg Down.

In Character Area D, glimpsed views from Chilbolton Avenue through gaps between houses towards open land on Teg Down should be substantially retained.

## **D2 BUILDING LINE**

The existing building line along Chilbolton Avenue should be retained, and new buildings should not encroach towards the road in front of this line. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

### **Comment**

The existing building line is a key feature in defining the overall character, scale and sense of spaciousness of Chilbolton Avenue, and should therefore be maintained. Front of plot buildings should always front onto the road.

## **D3 DEVELOPMENT DENSITY**

Development density should seek to fall within densities defined by Central Government and the Local Plan (30-50 dph), but given the various constraints, net development areas may need to be closely drawn. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

### **Comment**

Although the public consultation showed that local residents rated highly the current low density of development along the avenue, as well as peace and privacy and openness and space, these cannot of themselves adequately justify the prevention of new development along Chilbolton Avenue, given the framework of Government guidance and emerging Local Plan policies.

However the various other Guidelines within this Statement do much to retain essential character features of the avenue that give the appearance of lower densities and general openness, and indeed they will significantly constrain the densities that might otherwise be achieved.

Clearly there is likely to be some loss of peace and privacy through the process of redevelopment, but issues such as the relationship of new developments to surrounding properties must be carefully and sensitively handled, including matters such as the proximity of new development to site boundaries and overlooking. These issues will need to be satisfactorily addressed for development proposals to be successful.

## **D4 RESIDENTIAL CHARACTER**

Any new development along Chilbolton Avenue should be domestic in appearance and character, rather than having the appearance of apartment blocks or flats. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

### **Comment**

Public consultation showed that residents place a high value on the domestic characteristics of residential development in Chilbolton Avenue.

Whilst the development of flats or apartments may be acceptable, it is important that new development should reflect the form and character of domestic buildings along the avenue,

avoiding the more typical features of blocks of flats such as large mass, bulky proportions and repetition in the treatment of facades.

#### **D5 Architectural treatment**

Whilst the retention of existing properties facing Chilbolton Avenue is to be preferred, new development will be acceptable provided it is of high quality, raising the standard of architectural treatment, yet also discrete and paying particular respect to the particular setting and context of the avenue. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

#### **Comment**

A feature of existing buildings along Chilbolton Avenue is that they appear to have been almost exclusively individually designed, and although they exhibit mostly traditional forms, they each have a separate identity.

The public consultation discovered that whilst there was a general preference for the retention of existing properties, there was also a high score placed against the potential of using redevelopment as an opportunity of raising the quality of architectural treatment generally. There was little enthusiasm for any new landmark buildings, and the idea was strongly opposed by the City of Winchester Trust in particular.

It therefore seems clear that whilst the retention of existing buildings is to be generally preferred, new development should be of a high quality and respectful of the existing character and architectural style of the avenue, sufficient to raise the quality of architectural treatment generally, but to be undertaken so as to be essentially discrete in character.

#### **D6 ADDITIONAL AREA D CONSTRAINTS**

Any new development in Character Area D should respect the detached and independent villa style of houses in this area, comprising a principal building perhaps supported by one or two smaller and visually subservient annexes, and set within spacious and well-treed grounds. The existing building line to the west should be substantially maintained, and new development should not extend down sloping gardens towards the golf course. (*Supplements Proposal DP.3 and W.1 of Local Plan Review Revised Deposit 2003*)

#### **Comment**

The urban and landscape analysis of Chilbolton Avenue identified the western urban edge of Winchester in Character Area D to be a valuable feature that is part of the setting of the city, and this was confirmed at the public consultation. Particular characteristics are the independent and individual villa style of the properties set in large and mature grounds against a backdrop of tall skyline trees. The relationship between built development and the surrounding landscape was identified as being particularly successful and additionally valuable because of the large numbers of people, mostly golfers, who enjoy the view.

Any new development in this Character Area should therefore respect the qualities of the existing buildings and setting with particular regard to the independent setting of existing buildings, gaps and views between properties, the scale of development and the predominance of landscape relative to buildings. The relationship between buildings, gardens, the golf course and topography is also an important aspect of the area that should be maintained. Existing buildings are currently constrained to the higher, eastern part of each property, and there is in effect a reasonably consistent building line to the west, as well as to the west that is the Chilbolton Avenue side. New development should be limited to the immediate vicinity of existing properties and should not extend down the slope towards the golf course.

#### **D7 FRONT AREAS/ENTRANCES**

Any redevelopment proposals should not result in frontages facing Chilbolton Avenue being dominated by hard surfacing and parked cars. Site entrances should be designed to be as

discrete as possible. (*Supplements Proposal DP.3 of Local Plan Review Revised Deposit 2003*)

The space between the front building line and the back of pavement along Chilbolton Avenue is generally green and soft in character, and as such contributes to the leafy and uncluttered character of the road.

Redevelopment proposals that substantially increase the amount of hardstanding and the effect of parked cars in views from the avenue should therefore be resisted.

Redevelopment proposals should also seek to avoid any features that would introduce visual clutter into views along Chilbolton Avenue, including intrusive lighting and signage. They should also seek to achieve better design solutions to the existing widespread use of close-boarded fencing along front boundaries as an opportunity for enhancement.

Existing entrances into properties along Chilbolton Avenue are generally discrete in character, and, whilst it is acknowledged that any redevelopment proposals are likely to be required to meet higher highway standards, they should nonetheless be designed to be visually as discrete as possible, with particular regard to vegetation, signage, surfacing materials and the treatment of kerbs.

## **D8 ROAD CROSSINGS**

Provision should be made for works to facilitate pedestrian movement across Chilbolton Avenue. (*Supplements Proposal T.2 of Local Plan Review Revised Deposit 2003*)

### **Comment**

The public consultation undertaken as part of the Local Area Design Statement process identified a strong need for pedestrian crossings along Chilbolton Avenue.

With high levels of traffic that are likely to increase further, particularly in the event of new development along the avenue, it is proposed that the provision of new road crossings be sought in conjunction with new planning consents, be they formal pedestrian crossings or informal central refuges.

## **D9 CONSTRUCTION WORK DISTURBANCE**

Prospective developers should be advised of the need to restrict working hours at weekends.

### **Comment**

The public consultation identified concern at the noise disturbance arising from prolonged working hours.

It is understood that building works have been a feature of life along Chilbolton Avenue in recent years, and with further redevelopment likely, they are likely to remain so for some time to come. The Council has powers under Environmental Health legislation to place restrictions on construction working hours, particularly during parts of the weekend. Developers should be advised of this and action taken against any causing an unreasonable noise nuisance.