

Topic 4 – Conservation and Heritage

Policy extract:

Development of the site is required to:

1. Placemaking

a) Adopt a landscape-led positive approach to design and layout to limit its impact on the landscape;

b) Have special regard to the conservation of nearby Heritage Assets and their settings, including the Hedsor Road and Riversdale Conservation Area;

c) Maintain a sense of separation between Harvest Hill and the new development site;

d) Ensure satisfactory relationship to the industrial buildings at Millboard Road Employment Area on the western boundary.

Justification text extract:

5.4.19 There are a number of issues and constraints that will need to be carefully taken into account in the development of this site. These include the proximity of the Hedsor Road and Riversdale Conservation Area, nearby heritage assets, an area of fluvial flood risk in the south west corner of the site, and some surface and groundwater flood risk. Any development will need to be carefully integrated with and connected to the village and the traffic impact arising from the development addressed. A development brief will be prepared for the site to address these issues in more detail.

Development Brief Objectives

OBJECTIVE 4: To have special regard to the conservation of nearby Heritage Assets and their settings, including the Hedsor Road and Riversdale Conservation Area

Action Points:

4.1 To avoid, minimise or mitigate the impacts of highway works on the setting of nearby listed buildings and on the character and appearance of the Conservation Area at Cores End roundabout and Hedsor Road.

4.2 To provide a satisfactory relationship between the development and the settings of the surrounding heritage assets and look for opportunities for new development to enhance or better reveal their significance.

Issues and Responses Log 27.02.2020

1. Placemaking
 - a) Adopt a landscape-led positive approach to design and layout to limit its impact on the landscape;
 - b) Have special regard to the conservation of nearby Heritage Assets and their settings, including the Hedsor Road and Riversdale Conservation Area;
 - c) Maintain a sense of separation between Harvest Hill and the new development site;
2. Ensure satisfactory relationship to the industrial buildings at Millboard Road Employment Area on the western boundary.

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
1.1	What are the opportunities and constraints for a landscape-led positive approach to design and layout to limit impacts on landscape?	WDC		<p>The development should provide a cohesive landscape framework that draws upon and connects with the surrounding landscape, while also supporting Green Infrastructure.</p> <p>Existing features such as mature trees and hedgerows provide mostly opportunities for the landscape framework, such as structure and focal points.</p> <p>Views of the Conservation Area should benefit from trees and open spaces that act as a buffer and/or</p>

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
				provide a sense of separation from neighbouring development.
1.2	How should the landscape impact the density? Should there be character areas?	LP/WDC		<p>Areas of greater sensitivity should have less density, including the hillside of Hawks Hill and Harvest Hill. The development brief will need to distinguish where the buffer for Hawks Hill and Harvest Hill should be located and therefore to what extent development should go up the hillside.</p> <p>Density should increase towards the town centre. Character areas to be identified when site layout is known.</p>
1.3	How to minimise the impact of the development on Hellyer Way and the end of Bridgestone Drive houses in terms of their outlook and views?	PC	Important to maintain separation for the local residents.	The existing layout of Hellyer Way and Bridgestone Drive would benefit from an enclosed block layout. This will enable existing backs of gardens face to face onto new backs of gardens, providing 'private space' rather than overlooking of public areas. Minimum space standards between houses will be required as set out in the WDC Design Guidance SPD.
1.4	What should the relationship be between the development and Upper Hedsor Road as this is located next to the conservation area. Is the proposed tree belt the best way to preserve the setting	WDC		Design options are in progress to consider mitigation for the impact of development on setting of conservation area and along the backs of houses on Upper Hedsor Road, taking into account opportunities to better reveal significance of historic environment.

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
	given the different relationships of buildings to the site?			Please see Hedsor Road conservation area boundary options for further detail.
1.5	How should the Cores End road junction improvements mitigate impacts on the setting of United Reformed Church listed building?	WDC		<p>The Cores End junction should be designed to be sympathetic to the listed building. It should not be over engineered. It should be designed to accommodate the movement of motor vehicles but also meet the needs of pedestrians, cyclists and public transport users, so that growth in these modes of travel is encouraged. The design should have minimal impact on the existing trees located at Brookbank (also a Green Space designation).</p> <p>AVCD/BCC's Highway Protocol for Conservation Areas, should be used to ensure a sympathetic approach is design.</p>
1.6	How should the impact of the access road onto the Hedsor Road conservation area and the listed buildings be mitigated?	WDC		<p>The highway junction should be designed to have the least impact on the Conservation Area, its setting and the settings of listed buildings. A T-junction is preferable over a roundabout option as this is less intrusive. Precise detail of junction to be identified through the planning application stage rather than development brief.</p>

No.	Issue	Who identified issue	Parish Council View	Council Response + Development Brief Implications (WDC/BCC)
1.7	How should the boundary with the Farm house (South Fields?) be treated to mitigate impacts on the conservation area?	WDC		Detailed point which is dependent on the outcome of issue 1.6.
1.8	How to provide the sense of separation between Harvest Hill and the new development? To what extent should development go up the hillside and what form should the development should take?	PC	Would like a gap all the way around the eastern edge.	Separation should be provided between the development and Hawks Hill. Tree planting on the upper slope is supported as it would provide visual separation whilst contributing towards policy requirement of 25% tree canopy coverage. Extent of separation still to be determined.
1.9	How should we mitigate the visual and other impacts on the development of the industrial buildings on Millboard Road and Wessex Road?	WDC		One potential option is to locate the school to the east of the industrial estate, this would then have a secondary benefit of providing a buffer between the industrial estate and new residential areas. The use of open space (as identified in the indicative diagram for the Local Plan) should also be used to provide mitigation.

Principles for the development brief

Hedsor Road conservation area boundary options:

1. Back to back development
2. Front to back – housing fronting onto the road
3. Combination of back to back with open space/woodland at either end to maintain separation.

Questions:

- 1) Do you agree with the objectives?
- 2) Approach to preserving the setting of the CA and the relationship of housing on Hedsor Road with new development
- 3) How can we avoid, minimise or mitigate highway design?
- 4) Are there any other options to mitigate the impacts on Hedsor Road
- 5) Are there any other options to mitigate the impacts on United Reform church/Cores End Road
- 6) Are there any other issues to consider?
- 7) Which views should be maintained?