

### **Consultation comments on HE10 – Development in conservation areas**

- Support - 16
- Neither support of object - 1
- Object - 5

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of HE10 – Development in conservation areas</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKJ6-A	But the Conservation area boundary in Winchester town needs to be extended to include the shops in Stockbridge Road, especially between St Paul's Hill and Western Road; as well as an anomaly in that Nos 23 - 35 North View are not included in the Conservation area although the street it.	<p><b>Comments noted</b></p> <p>Any adjustments to conservation areas are conducted through a Conservation Area Character Appraisal. This is not completed through the Local Plan.</p> <p><b>Recommended response: no change</b></p>
ANON-KSAR-N8YF-P	This generally sounds a good plan, but sometime uses of traditional materials may not be the most energy efficient both in the production and in as far as maintaining heat within a building- if in a conservation zone and a non listed building then more usable, modern materials should be allowed, provided the appearance is the same. There have also been instances of apparent insistence of use of	<p><b>Comments noted</b></p> <p>It is important to read the Local Plan as a whole the policy states: 'Incorporate any energy efficiency or energy generation measures into the design of</p>

	<p>traditional materials and traditional workmanship which just means repairs dont get done for years on end- there needs to be some kind of compromise, or assistance in accessing something acceptable</p>	<p>the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.’ And therefore this policy must be read in accordance with policy HE14 which sets out more specifically the energy efficiency measures for conservation areas and listed buildings.</p> <p><b>Recommended response: no change</b></p>
<p>ANON-KSAR-N8MP-M</p>	<p>[This response should be read in conjunction with the full copies of the ‘North Whiteley Representations to the Winchester Local Plan Regulation 18 representations, which includes the relevant figures and appendices, with tables correctly formatted]</p> <p>Paragraph 189 of the Framework seeks to conserve and enhance the historic environment and sets out that heritage assets are an irreplaceable resource that should be conserved so they can be enjoyed for their contribution to the quality of life or existing and future generations. Winchester has a rich and diverse historic environment that provides a valuable contribution to its identity and culture. Strategic Policy HE1 confirms the Plan will protect the district’s designated and non-designated heritage assets in accordance with the Framework and Policies HE2-HE14 set out the approach through which this will be achieved.</p> <p>Crest Nicholson is broadly supportive of the aims of these Policies and notes the development proposal for land in the North Whiteley MDA is not located in close proximity to any designated or non-designated heritage assets and the allocation of further growth in this location will</p>	<p><b>Comments welcomed</b></p> <p><b>Recommended response: no change</b></p>

	therefore reduce development pressure on the district's historic environment.	
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<b>Comments which object to HE10 – Development in conservation areas</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKJ1-5	Winchester College objects to policy HE10 (viii) as it may not be possible to incorporate energy efficiency or energy generation measures into the design of the proposals without causing harm to the character and appearance of the area, or the significance of a listed building.	<p><b>Comments noted</b></p> <p>To reiterate the policy refers to new buildings within conservation areas. Local Plan policy states: 'Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.'</p> <p><b>Recommended response: no change</b></p>
ANON-KSAR-N81F-E BHLF-KSAR-N86N-U	For consistency with NPPF paragraph 206, the policy should also support development in conservation areas that better reveal their significance.	<p><b>Comments noted</b></p> <p>The policies within the Historic Environment topic are consistent with the NPPF and all policies should be read as a whole as other HE policies do cover this aspect.</p> <p><b>Recommended response</b></p>

<p>BHLF-KSAR-N8BD-W</p>	<p>Policy HE10 - Development in Conservation Areas Objections and comments The Trust supports the additional clause in policy HE10 (compared to Policy DM 27 in the current Local Plan) relating to sustainable energy by cross referring to new policy HE14. The Trust considers that if Policy HE10 is to delegate to the NPPF the assessment of harm to historic assets (“any harm to building clearly outweighed by public benefits as set out in HE3 and HE4”) then it should include the relevant wording from the NPPF.</p>	<p><b>Comments noted and support welcomed</b></p> <p>There is need in Local Plan to reiterate the wording of NPPF.</p> <p><b>Recommended response: no change</b></p>
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<p><b>Comments which didn't answer whether they support, object or neither support or object to policy HE10 – development in conservation areas</b></p>		
<p><b>Respondent number</b></p>	<p><b>Comment</b></p>	<p><b>Officer comment</b></p>
<p>BHLF-KSAR-N8ZJ-U</p>	<p>Policy HE10 seeks to ensure appropriate development within Conservation Areas. For new buildings, the policy appears relatively flexible but should not seek to overly prescribe density and scale of developments at the expense of efficient use of previously developed land, particularly in urban areas, subject to good design and placemaking.</p>	<p><b>Comments noted</b></p> <p>The policy has been worded to deal with a range of new buildings in conservation areas. And this should be considered as part of the design process in policy D1.</p> <p><b>Recommended response: no change</b></p>
<p>BHLF-KSAR-N8BQ-A Historic England <a href="#">Link here</a></p>	<p><b>Supporting text changes:</b> Para 8.27 - comment Schemes should not rely on screening by <del>landscaping</del> <b>planting</b> if they would be unacceptable had the existing planting been absent.</p>	<p><b>Comments noted and welcomed</b></p> <p>Agree to suggested changes and policy altered accordingly to wording of policy which can be seen to the left.</p>

	<p>Where existing landscaping contributes to the character of the conservation area, applicants should include measures in their proposals for its retention, in full or part, and mitigation where it may be lost.</p> <p>Para 8.31 comment Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be <del>tested</del> <b>assessed</b>, both in the immediate vicinity and in the wider context. For <b>larger or more complex</b> <del>significant</del> schemes, sketches, and drawings <b>and/or visualisations</b> should illustrate the three dimensional form.</p> <p>Policy HE10 - comment We support much of this policy. Minor wording changes are suggested, acknowledging:</p> <ul style="list-style-type: none"> <li>• Plot sizes include consideration of plot widths</li> <li>• The second bullet might be clearer if the wording order is adjusted as proposed</li> </ul> <p><b>Changes to policy text outlined below:</b> Within Conservation Areas, development proposals which conserve or enhance the character and significance, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be permitted provided that: For new buildings they:</p>	<p>New text = <b>bold</b> Removed text = <del>strikethrough</del></p>
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- i. Respond sympathetically to the significant historic settlement pattern, views, plot **dimensions** ~~sizes and plot widths~~, open spaces, townscape, roofscape, trees and landscape features;
- ii. Are **in scale and harmony with adjoining buildings and the area as a whole, in terms** of a height, massing, materials, plan form, roofscape and ~~grouping of buildings in scale and harmony with adjoining buildings and the area as a whole~~. The proportions of features and design details should relate well to each other and to adjoining buildings;
- iii. Include good quality building materials appropriate to the locality and sympathetic to the area's character in terms of colour, profile and texture; and
- iv. Ensure that walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.

For extensions and alterations they:

- v. Respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;
- vi. Use appropriate materials and detailing and do not result in the loss of features that contribute to the character or appearance of the Conservation Area, which may include original architectural details, natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings;
- vii. Do not involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of non-traditional materials or the replacement of traditional roofing materials with inappropriate ones; and
- viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable

	impact on the character or appearance of the area in accordance with Policy HE14.	
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	<b>Recommendations</b>	<b>Officer response</b>
Comments from SA/HRA	No recommendations provided	N/A

### Amendments to Policy HE10

#### Amendments to supporting text

##### Para 8.27 - comment

Schemes should not rely on screening by ~~landscaping~~ planting if they would be unacceptable had the existing planting been absent. Where existing landscaping contributes to the character of the conservation area, applicants should include measures in their proposals for its retention, in full or part, and mitigation where it may be lost.

##### Para 8.31 comment

Applicants should supplement their proposals with sufficient information about the height and plan form of adjoining buildings to allow the impact to be ~~tested~~ **assessed**, both in the immediate vicinity and in the wider context. For **larger or more complex significant** schemes, sketches, and drawings **and/or visualisations** should illustrate the three dimensional form.

#### Amendments to policy HE10

Within Conservation Areas, development proposals which conserve or enhance the character and significance, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be permitted provided that:

For new buildings they:

- i. Respond sympathetically to the significant historic settlement pattern, views, plot **dimensions** ~~sizes and plot widths~~, open spaces, townscape, roofscape, trees and landscape features;

- ii. Are **in scale and harmony with adjoining buildings and the area as a whole, in terms** of a height, massing, materials, plan form, roofscape ~~and grouping of buildings in scale and harmony with adjoining buildings and the area as a whole.~~ The proportions of features and design details should relate well to each other and to adjoining buildings;
- iii. Include good quality building materials appropriate to the locality and sympathetic to the area's character in terms of colour, profile and texture; and
- iv. Ensure that walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.

For extensions and alterations they:

- v. Respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;
- vi. Use appropriate materials and detailing and do not result in the loss of features that contribute to the character or appearance of the Conservation Area, which may include original architectural details, natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings;
- vii. Do not involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of non-traditional materials or the replacement of traditional roofing materials with inappropriate ones; and
- viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.