

**Yateley Village
Design Framework**

Consultation Statement

May 2009

Yateley Village Design Framework

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1. Introduction

This Consultation Statement sets out details of public consultation undertaken by the Council to inform the preparation of the Yateley Village Design Framework (VDF). The VDF has been prepared for adoption as a Supplementary Planning Document in accordance with the Planning and Compulsory Purchase Act 2004.

The Council recognises the importance of working in partnership with the local community in planning for the future development of the District. Hart's Statement of Community Involvement (SCI), which was adopted in September 2006, sets out the Council's standards in relation to involving the community in the preparation of all local development documents. The purpose of the SCI is to ensure that all sections of the community and other interested parties have a reasonable opportunity to get involved from the earliest stages of policy preparation.

The Town and Country Planning (Local Development) (England) Regulations 2004 set out the requirements for public consultation on Supplementary Planning Documents. They include preparing a statement setting out a summary of the main issues raised during consultation and an explanation of how these issues have been addressed in the SPD.

This statement explains the consultation that has been carried out during the preparation of the Yateley VDF, and sets out the ways in which the VDF has been modified in the light of the issues raised. The remaining sections of this document describe:

- Section 2: Background to the Yateley VDF;
- Section 3: Who was Consulted?
- Section 4: Consultation Methods; and
- Section 5: Consultation Issues and how these have been addressed.

2. Background to Yateley VDF

The Yateley VDF provides a planning and design framework to guide the future development of the centre of Yateley, Hart, Hampshire. The VDF has three primary objectives:

- To serve as a framework to guide future development in Yateley;
- To identify priority areas and projects; and
- To establish a basis for attracting funding for improvements.

Based on national, regional and local planning policy, the VDF will guide the development of Yateley centre and will assist the Council in determining future planning applications within the study area. The VDF supplements policies contained in the adopted Hart District Local Plan, and reflects policies in the emerging Core Strategy.

Ideas for the VDF have been evolving over many years and have been guided by a range of consultation activities. In 1984, a Town Centre Management Committee was set up and various town plans were produced culminating in proposals for the centre being incorporated into the Local Plan.

In November 2003 an 'Ideas Day', coordinated by the Yateley Town Centre Management Group, was held at Yateley Manor School. The purpose of the 'Ideas Day' was to provide information to the community regarding the Yateley Village Design Framework and present draft proposals for improving parts of the village.

The 'Ideas Day' highlighted a number of concerns and issues, including poorly sited community buildings, the impact of vehicles (both using the Reading Road and parked in Yateley), congestion, poor quality public realm, low density development, inappropriate layout and poor quality of buildings, and an inconvenient shopping environment. Following the 'Ideas Day' and subsequent consultation, a number of improvements to the Church End area of the town centre were implemented in 2006/7.

In September 2004, a Yateley Village Design Workshop Day was held. The purpose of the all-day workshop was to try to extend the VDF process to the whole of the civil parish. Representing the public and local organisations, participants looked at a wide range of issues affecting the whole of Yateley. The VDF builds on this work and establishes a framework to guide development and environmental improvements.

3. Who Was Consulted and How?

A range of consultation methods were used to encourage individuals and organisations to comment on the draft VDF. Consultation activities included those required by Regulation 17 of the Planning and Compulsory Purchase and Hart's SCI, as well as additional activities specifically designed to maximise public involvement in the preparation of the VDF. The consultation period ran from 2 May to 13 June 2008. The key consultation activities are summarised below.

The draft VDF, informative leaflets and questionnaires (see Appendix A) were made available throughout the consultation period at the following locations:

- Hart District Council, Harlington Way, Fleet;
- Fleet Library, 236 Fleet Road, Fleet;
- Odiham Library, Odiham Bridewell, The Bury, Odiham;
- Yateley Library, School Lane, Yateley; and
- All Parish Councils across the District.

There was also a link from the homepage of the Council's website to the draft VDF. Specific consultees were sent a letter explaining the VDF, with a copy of the draft document and questionnaire. Other groups and individuals that are included on the Hart District Council Planning Policy contacts database were sent an email. The email included details of the VDF and directions to where it could be viewed on the Council's website. All staff and Councillors at Hart District Council were also emailed regarding the VDF.

An exhibition with information and maps showing the VDF was on display for two weeks at Yateley Library, then, for a further four weeks in the main reception at Hart District Council. The same exhibition was used at a stall at the Yateley May Fayre on Monday 5 May 2008 with members of the Yateley Society giving out leaflets and discussing proposals. On Saturday 17 May 2008, the display was located outside Somerfield supermarket in Plough Lane, Yateley and was staffed by two people involved in the project. Over 200 leaflets and questionnaires were distributed and a wide range of questions answered.

The VDF was discussed as an item by the Yateley Society at their May meeting.

A public notice was included in the Fleet News and Yateley News on Friday 2 May 2008, and a press release was drafted by Hart District Council and distributed to the local media.

Posters publicising the VDF were sent to the following locations:

- Frogmore Infant School;
- Newlands Primary School;
- Potley Hill Primary School;
- St Peter's Church of England Infant School;
- Westfields Infant School;
- Yateley manor School;
- Yateley School (Senior School);
- Main reception Hart District Council; and
- All public notice boards across the Borough.

3.1 Responses Received

There were a total of 19 written responses which were provided by a range of individuals and organisations. These included the Government Office for the South East, the Environment Agency, Natural England, the RSPB and Basingstoke and Deane Borough Council, as well as local community organisations including Yateley Town Council and the Yateley Society and local residents.

4. Consultation Issues and Recommended Responses

4.1 Introduction

This section provides a summary of the issues raised in the consultation. Details of comments are provided in the schedule of responses in Appendix B.

4.2 Planning Policy and Process

4.2.1 Policy Basis

The Government Office for the South East and the Environment Agency expressed concern that there was no clear cross-referencing with a saved policy which the document seeks to supplement. As such, they felt it was not consistent with national planning policy as expressed in PPS12.

Response/ Recommendation: The policy basis for the VDF is set out in Section 2. The connection between the policy basis and the guidance has been clarified further through cross-referencing to clearly show how the guidance supplements adopted policy in Section 4.

4.2.2 Local Development Scheme

The Government Office for the South East raised the issue that there is a requirement of the Planning and Compulsory Act 2004 that any SPD to be prepared is included within the local development scheme (LDS). The Yateley VDF is not included within the Hart LDS.

Response/ Recommendation: A revised Local Development Scheme was adopted in April 2009 which includes reference to the Yateley VDF. The Planning Act 2008 and supporting regulations (The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009) have removed the requirement for SPDs to be included within a Local Development Scheme.

4.2.3 Allocated Sites

Figure 4.1 identifies some areas which have possible development potential whilst Figure 4.2 provides some indicative layouts for these areas. One of the principles of the LDF system is that SPDs should not be used to allocate land. The draft SPD would appear to be in conflict with this principle.

Response/ Recommendation: The VDF identifies areas with development potential within the village centre, provides an illustrative layout and suggests a range of possible uses. The development illustrated would currently be permissible in principle within the village centre under adopted national and local policy as set out in Section 2. The VDF does not seek to allocate land for development or change the allocated use of land, but instead seeks to supplement adopted policy by illustrating how generic and local policies should be interpreted in this location.

4.3 Thames Basin Heath SPA

Natural England noted that Yateley centre falls within the 5km linear buffer of the Thames Basin Heath SPA (Special Protection Area). Due to the proximity of the site to the SPA, the increase in the number of dwellings in combination with other dwellings proposed near the SPA was considered to have a significant effect on the SPA. Before granting planning permission, an Appropriate Assessment should be carried out. It was considered the effects of the proposed development could be mitigated by providing or contributing to additional green space.

The RSPB were also concerned about the way in which the VDF addresses the issue of the SPA. The lack of reference to the SPA or a mitigation strategy was highlighted. The RSPB felt that as the VDF guides the location of development, it has the potential to have a significant effect on the SPA and should therefore be subject to an Appropriate Assessment. Furthermore, the RSPB felt that the assumption set out in the Sustainability Appraisal, that emerging policy and practice will ensure that there is mitigation of any potential impacts, was inappropriate.

Response/ Recommendation: The comments regarding the potential impacts of the VDF on the Thames Basin Heath SPA are noted, and the need to specifically address the issue within the VDF is agreed. The VDF has been amended to state that developers will need to submit information to enable the local authority to carry out an Appropriate Assessment or make a financial contribution in accordance with the Council's Interim Avoidance Strategy for the Thames Basin Heath SPA for schemes within 5 kilometres of the SPA involving an increase in residential accommodation. The need for mitigation has been set out.

A screening Appropriate Assessment has been carried out. The Assessment found that the VDF is not likely to have a significant impact on the integrity of the SPA. This is on the basis that the VDF provides only an indicative guide to development potential rather than allocating sites for development, and any applications involving residential units will be subject to an Appropriate Assessment and/or mitigation as necessary.

4.4 Flooding and Water Courses

The Environment Agency highlighted that the analysis of Yateley should have included the main rivers in the area, which are Southwark Brook, Tythings Brook, Dungells Stream and Cricket Hill Stream. The Agency also commented that the Strategic Flood Risk Assessment (SFRA) should inform the VDF.

Response/Recommendation: These comments are noted. The VDF has been revised to make reference to the main rivers in the area, and a Figure added to illustrate their location. Opportunities for enhancement of the natural environment have been highlighted where appropriate. The SFRA is now finalised and this has been reviewed. This high level study indicated that while there is theoretical potential for flooding issues related to land and groundwater in Yateley, the data on historic flooding incidents did not reveal any particular problem areas. The guidance has been amended to encourage developers to improve the sustainable drainage of sites by maximising opportunities for surface water to infiltrate into the ground or including storage features where appropriate (paragraph 4.17).

4.5 Other Environmental Issues

4.5.1 Green roofs

Natural England supported the mention of green roofs in the Sustainability Appraisal.

Response/Recommendation: Encouragement of Green roofs has been added to the VDF in paragraph 4.17.

4.5.2 Natural environment

The Environment Agency stated that the natural environment has not been promoted sufficiently in the policy summaries in Section 2. Opportunities for enhancements to the natural environment, particularly watercourses should be highlighted. In addition, in Appendix A, PPG9 should be replaced by PPS9; PPS25 should be included for reference to SUDS and also Core Strategy Policy Preferred Policy 21 Biodiversity.

Response/Recommendation: Text concerning the natural environment has been added to Section 2 and Appendix A updated as suggested above.

4.6 Definition of the Study Area

The Yateley Society identified that the study area has been extended without consultation. They stated that a map should be redrawn to include the original study area. As soon as the VDF is approved, a new appraisal should be undertaken as part of the LDF using a much larger study area, with the first stage of the process being to ascertain its proper extent.

Response/Recommendation: The study area boundary was extended at the beginning of the study to enable consideration of issues in the wider area including linking open spaces and poorly sited community uses. It is agreed that, as the VDF has developed, the focus of attention has been on the central area. Thus while the broader study area boundary was useful, particularly for the sustainability appraisal, the boundary of the area to which the design guidance in the VDF applies has been amended in the VDF.

4.7 Analysis of Yateley

4.7.1 Description of Context

Yateley Town Council commented on the analysis of Yateley. They suggested that it would be useful to have provided more specific detail on the high quality buildings, vernacular architecture and special qualities of character areas to enable developers to better understand the local area.

Response/Recommendation: Examples of high quality buildings and buildings with typical architectural detailing have been added to paragraph 3.8, and character area descriptions in Figure 3.1 have been amended to highlight special features as appropriate.

4.7.2 Economy

A Yateley resident noted that there should be more extensive information on the Yateley economy, which could include information on the location and surrounding area and the relationship between the town centre and the rest of Yateley.

Response/Recommendation: Existing text in Section 2 on the Yateley economy and its place in the retail hierarchy have been elaborated and moved to Section 3, and this has been supplemented with a brief commentary on historic development of the town and growth of residential areas.

4.8 Urban Design Guidance and Guiding Principles

4.8.1 “Urbanisation” of Yateley

The Yateley Society and some local residents noted that the aim of the Urban Design Guidance was unclear and the use of the term “urban” confusing, as it implied the development of an urbanised environment.

Response/Recommendation: The aim of the VDF is to improve the quality of the environment of the centre, both in terms of the quality of development and the public realm. The guidance highlights the settlement’s important characteristics which focus on the area’s village identity. The guidance then requires new development to reflect these characteristics. Improvements to the public realm are to be based on delivering a high quality village environment, based on the palate of materials used at Church End Green. The guidance has been amended to ensure that this approach is more clearly articulated.

4.8.2 Western Entrance

The Yateley Society was concerned about the objectives and indicative layout for the western entrance, and considered these to be contrary to the guiding principles. Development of a hard frontage to the street was not considered to be a Yateley characteristic. The proposals were felt to be strongly urbanising. The need to maintain the continuity between Yateley Green to the west and the green in front of the Dog and Partridge pub was highlighted. Development of Areas 1 and 2 should be set back from the road, and deletion of the indicative layouts was suggested.

Response/Recommendation: Figure 4.2 illustrates an approach to the development opportunities at the Western Entrance which seeks to replace the existing irregular building lines and heights and parking dominated frontages with high quality development providing a regular, consolidated building line which addresses the street with car parking provided to the rear or in defined areas on-street. The illustrative layouts generally show building lines which are well set back from the Reading Road providing continuity with existing development. However, the layouts for Area 1 have been amended to show a greater set back.

Comments about the need to maintain the continuity between Yateley Green and Church End Green are noted. This has been highlighted in Figure 4.2.

4.8.3 Bringing more Interest and Variety to the Centre/Better Mix of Uses

Cultural Tourism

The Theatres Trust highlighted that it would be appropriate to provide entertainment, leisure and cultural facilities on an appropriate scale. Residents noted that it was also considered that there should be greater reference to overnight accommodation and youth clubs.

Response/Recommendation: Cultural, tourism and youth facilities of an appropriate scale has been added to the list of acceptable uses in paragraph 4.10.

Evening Economy

Varying views were expressed about the evening economy. There were concerns about emulating Fleet’s evening economy and the Yateley Society felt that no new licensed premises should be allowed. Local residents raised the issue of the compatibility of the evening economy with residential development, with concerns about encouraging drinking establishments and fast food outlets. One resident, however, felt that the evening economy should be promoted with a location identified for a prestige restaurant.

Response/Recommendation: The VDF seeks to implement adopted Local Plan and national policy within the local context of Yateley. The Local Plan includes guidance on the proportion of

A2 financial and professional services and A3 restaurants and cafes (now A3-A5) uses which are acceptable within shopping frontages, as set out in Appendix A of the VDF. The VDF has been amplified to explain the potential impacts of the evening economy, particularly from A4 (drinking establishment) and A5 (hot food takeaway) uses, set out the Local Plan guidelines and include criteria to ensure that any food, drink or leisure uses do not create unacceptable impacts.

4.8.4 Creating Strong Building Frontages

The Yateley Society was concerned about building frontages being developed close to the roadside. They felt that a traditional high street would be totally out of keeping with Yateley, which has a character of wide spaces between main roads and building lines. The society felt that the reason for bringing forward the building line was to make narrow sites economically viable. The suggestion was made that if the building line was brought forward only slightly, then basement parking would be possible given the slope of the land. Members supported the development of 'Forge Court' style gardens between the paths in front of shop fronts and the roadway. These should be planted with low shrubs to inhibit parking. Members favoured having a grass verge or other vegetation between the carriageway and the footpath.

Response/Recommendation: The intention of the guidance in the VDF is to create a consolidated, consistent building line along the Reading Road, rather than the uneven, varied and incomplete frontage which exists today. The design concept is to create a strong, active frontage set back from the carriageway (which would be narrowed with slower traffic speeds) with generous space that can be used for footways, and possibly cycle ways, as well as landscaping. This type of approach is typical of many villages and small towns in the area, e.g. Hartley Wintney.

The illustrative layout in Figure 4.2 shows a building line which in many locations reflects the existing general line, although brings it forward slightly in other locations. It is not the intention of the VDF to bring development to the edge of the carriageway, and the illustrative layouts show generous separation distances, in some locations of over 10 metres. These areas provide potential for introducing green landscaping and tree planting.

4.8.5 Designing Out Crime

A resident raised the issue of public safety with regard to pathways and alleys creating opportunities for minor criminal activity.

Response/Recommendation: Designing out crime in new development and creating a high quality, well overlooked public realm with active frontages should be an aim of the VDF. The need to ensure that pathways and pedestrian/cycle linkages are safe (well lit, well maintained, overlooked or visually open where possible) has been added to the VDF (paragraph 4.9).

4.9 Parking

The Urban Design Team from Basingstoke and Deane Borough Council noted that the urban design framework promotes mixed rear parking in order to maximise frontage onto the road. However, they felt that there needs to be scope for some on-street parking, such as short stay, and disabled bays.

The Yateley Society was concerned about mixed rear parking creating conflict between residents and visitors. They favoured avoiding on-street parking which currently leads to a cluttered street scene.

Local residents also raised a number of issues related to parking. They highlighted the poor visibility created by on-street parking at Church End Green for people exiting from Lloyds Bank and Saddlers/Forge Court. They also highlighted the safety and convenience issues created by people parking in front of shops between Plough Road and Sandhurst Road, and suggested that the Somerfield car park could be improved.

Response/Recommendation: The issues related to rear and on-street parking are recognised. The existing negative impact of parking on the quality of the centre is mentioned in Section 3 and this has been amplified to include safety issues. Paragraph 4.8 suggests a combination of consolidated parking to the rear of buildings or in defined areas on-street. This guidance has been amplified to explain that:

- Parking should be provided in line with adopted standards;
- Limited short stay/disabled spaces to be provided on-street;
- There is potential for improving the layout and attractiveness of existing rear parking areas, including adjacent to Somerfield; and
- Parking will need to be carefully designed to avoid issues related to visibility identified at Church End.

4.10 Implementation

Yateley Town Council and a local resident highlighted the need for a more active approach to implementation of the VDF. Suggestions were made including:

- Investigating ways of facilitating redevelopment of Pembroke Parade which is almost entirely within one ownership, including through a PFI style initiative; and
- Incentives for local landlords to make visual and physical improvements.

Response/Recommendation: These comments are noted, and mention of a more active approach to implementation has been added to the VDF, particularly of the Parade. However, the types of development envisaged by the VDF are unlikely to be suitable for a PFI style initiative.

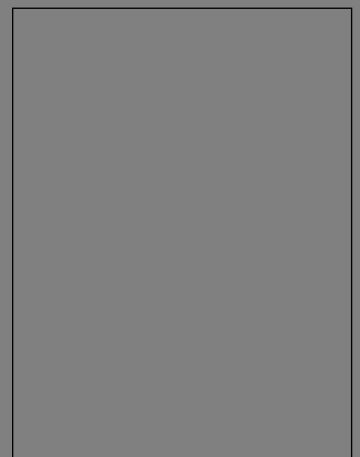
Appendix A: Leaflet and Questionnaire

Urban Design Guidance

The Village Design Framework sets out ideas for guidance for development in Yateley centre.

New development should:

- ▣▣ **Respect and reinforce the traditional village structure and fine urban grain** – with small street blocks and plot sizes accommodating generally small scale, low and medium density development;
- ▣▣ **Reflect Yateley's important characteristics** – in terms of architectural detailing, trees, boundary treatments and open space;
- ▣▣ **Reinforce the centre's Character Areas** – by respecting and enhancing the nature and function of the character area concerned;
- ▣▣ **Create attractive, active street frontages** – with development fronting onto the street and parking provided behind buildings or in defined areas on street;
- ▣▣ **Make and improve connections** – between the centre and surrounding areas;
- ▣▣ **Introduce a better mix of uses** – which could include retail, housing, small scale business uses, food, drink and leisure uses and community uses. Mixing uses provides activity in the centre for all of the community at all times of the day and week. The mix of uses must support the primary function of the centre as a local shopping centre;
- ▣▣ **Make the best use of sites** – through intensification of use at some locations to reflect densities found within the traditional parts of the centre (e.g. at Saddlers Court);
- ▣▣ **Protect the built and natural environment** - including the Conservation Areas and listed buildings. Landscaping should be enhanced including planting of trees and provision of, or improvements to, hedges and verges to provide linkages for wildlife; and
- ▣▣ **Be of flexible and sustainable design** - supporting sustainable travel, reducing crime and the fear of crime, encouraging recycling of waste, avoiding localised flooding, reducing energy use and maximising use of renewable energy.



Indicative Proposals for the Reading Road

A range of possible changes are proposed. The framework is indicative only, giving an overview to guide environmental improvements. Detailed designs will need to be developed through further consultation, feasibility studies and will be subject to funding.

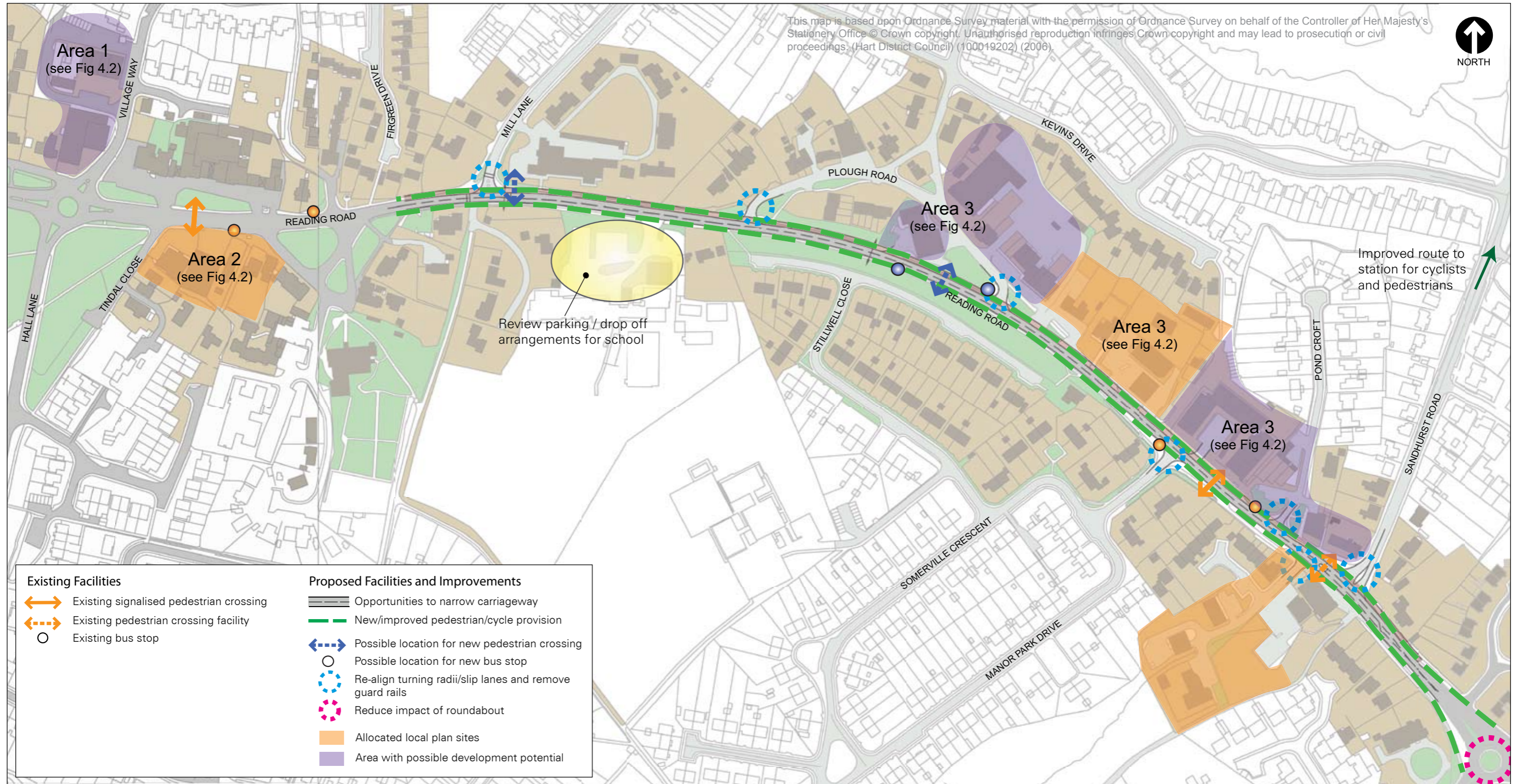


Figure 4.1

Indicative Urban Design Framework for Areas with Possible Development Potential

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An urban design framework is provided for areas with development opportunities. The indicative layout is not intended to provide a definitive guide to development. Instead it provides an illustrative example of the form development might take.

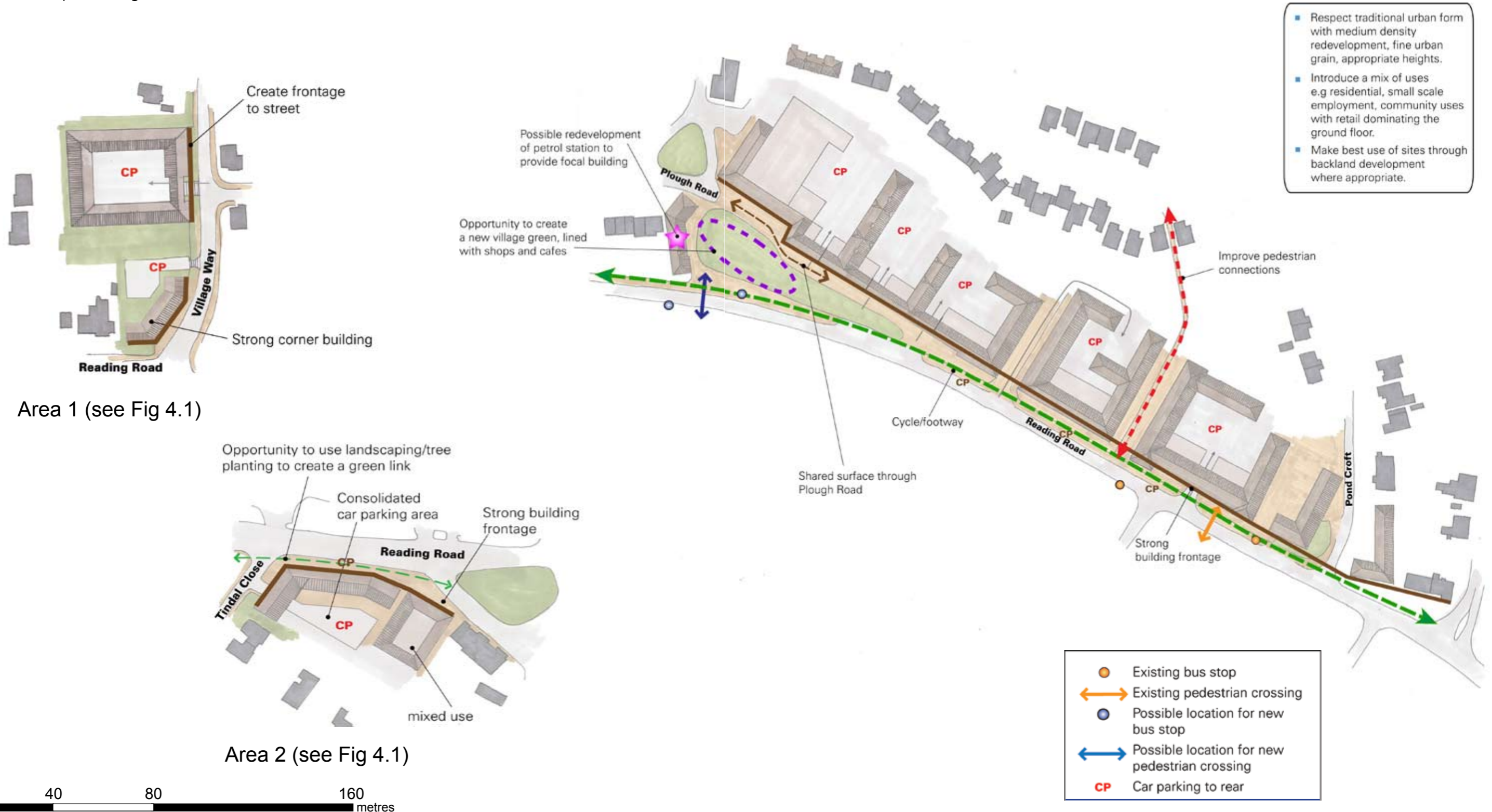


Figure 4.2

Implementation and Next Steps

The Village Design Framework seeks to guide the development of the centre of Yateley in the short, medium and long term. It is envisaged that the centre will develop gradually as buildings reach the end of their lives, and owners and businesses bring forward proposals for buildings in terms of refurbishment, conversion or redevelopment.

The Village Design Framework provides a framework to guide development as opportunities arise.

Please take a look at the Village Design Framework, complete the questionnaire and return it to Hart District Council by Friday 13th June 2008. You can also complete the questionnaire on-line at www.hart.gov.uk.

After the consultation period, the Village Design Framework will be amended in the light of all the comments made, and it will be adopted by Hart District Council as a Supplementary Planning Document. A summary of the consultation will be set out in a Statement of Consultation.

For a copy of the Draft Village Design Framework, please contact:

Claire Beaumont

Address: Planning Services, Hart District Council Civic Offices,
Harlington Way, Fleet, Hampshire, GU51 4AE.

Email: planningpolicy@hart.gov.uk

Tel: 01252 774226

Or visit the Council **Website:** www.hart.gov.uk and click on the link to the Village Design Framework.

The draft Village Design Framework can also be found on display at Parish Councils across the Borough and at the following locations:

Hart District Council Civic Offices

Harlington Way, Fleet (Monday-Thurs 8.30am-5pm, Friday 8.30am-4.30pm)

Fleet Library

236 Fleet Road, Fleet (Monday 9.30am-5pm, Tuesday 9.30am-8pm, Weds 9.30am-5pm,
Thurs 9.30am-7pm, Friday 9.30am-5pm, Sat 9.30am-5pm)

Odiham Library

Odiham Bridewell, The Bury, Odiham (Monday 9.30am-1pm and 2pm-5pm, Tues 2pm-5pm,
Thurs 2pm-7pm, Sat 9.30am-1pm)

Yateley Library

School Lane, Yateley (Monday 10am-5pm, Tues 10am-7pm, Thurs 10am-7pm, Fri 10am-5pm,
Sat 10am-1pm)

Yateley Village Design Framework Questionnaire



1. Do you have any comments on the analysis of Yateley provided in Section 3?
.....
.....
2. Do you have any comments on the guiding principles of the Village Design Framework set out in Section 4?
.....
.....
3. Do you have any comments on the urban design guidance set out in Section 4?
.....
.....
4. Do you have any comments on the approach to implementation set out in Section 5? (Please write any comments below.)
.....
.....
5. Please provide any other comments about the Village Design Framework or ideas for further improvements in Yateley below. (Continue on a separate sheet if required.)
.....
.....

We would be very grateful for your details as follows:

Name (and organisation if applicable)
.....

Address
.....
.....

Email / telephone number
.....

Are you a (please tick as appropriate):

- Yateley resident?
- Yateley business?
- Employed within Yateley?
- Visitor to Yateley (please state purpose e.g. shopping)?
- Other (please specify)

Many thanks for your comments!

Please return to Claire Beaumont, Planning Services, Hart District Council Civic Offices, Harlington Way, Fleet, Hampshire, GU51 4AE by 13th June 2008

Appendix B: Schedule of Responses

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Planning Policy and Process			
Government Office for the South East	It is a requirement of the Planning and Compulsory Purchase Act 2004 that any SPD to be prepared is included within the local development scheme (LDS). As far as we can establish, the Yateley Village Design Framework is not included within the Hart LDS.	A revised Local Development Scheme was adopted in April 2009 which includes reference to the Yateley VDF. The Planning Act 2008 and supporting regulations have removed the requirement for SPDs to be included within a Local Development Scheme.	No change to VDF.
Government Office for the South East	Government policy in PPS12 is that SPDs must be clearly cross-referenced to the relevant development plan document policy which they would supplement or, where a development plan document has not yet been adopted, a saved policy in a local plan or structure plan. There does not appear to be any clear cross-referencing with a saved policy which the document seeks to supplement. To that extent, the document is not consistent with national planning policy.	The policy basis for the VDF is set out in Section 2. The connection between the policy basis as set out in Section 2 and the guidance in Section 4 will be clarified further through cross-referencing to clearly show how the guidance supplements adopted policy.	Clear cross-referencing to the policy basis of the guidance to be added to Section 4. Policies Y2, Y3, Y4 and Y6 will be deleted from the policy summary.
The Environment Agency	It is unclear which policies the document is promoting. Is it the existing Local Plan policies in Section 2 or the points raised in Section 4? Are the Local Plan policies specific to Yateley being saved or replaced by the VDF?	The policies specific to Yateley were saved by a direction issued by the Secretary of State in September 2007. The VDF supplements the local plan policies which refer to redevelopment (Y1, Y5, Y7 and Y8) by providing additional guidance on the form this redevelopment should take. Policies referring to changes of use are not affected by the VDF but were included for completeness. For clarity, these will be deleted.	
Government Office for the South East	Figure 4.1 identifies some areas which have possible development potential whilst Figure 4.2 provides some indicative layouts for these areas. One of the principles of the LDF system is that SPDs should not be used to allocate land. The draft SPD would appear to be in conflict with this principle.	The VDF identifies areas with development potential within the village centre, provides an illustrative layout and suggests a range of possible uses. The development illustrated would currently be permissible in principle within the village centre under adopted national and local policy as set out in Section 2. The VDF does not seek to allocate land for development or change the allocated use of land, but instead seeks to supplement adopted policy by illustrating how generic and local policies should be interpreted in this location.	No change to VDF.
Thames Basin Heath SPA			
Natural England	In the non technical summary of the SA, pleased to see a comprehensive list of Sustainability Appraisal Objectives and a reference to SPA. The site falls within the 5 km linear buffer of the Thames Basin Heath SPA. Due to the proximity of the site to the SPA, the increase in the number of dwellings in combination with other dwellings proposed near the SPA, this is likely to have a significant effect on the SPA. Before granting planning permission an Appropriate Assessment should be carried out. The effects of the proposed development could be mitigated by providing or contributing to additional green space. Hart District Council are looking into ways of addressing this through an Avoidance & Mitigation Strategy. If such a strategy cannot be agreed, developers will need to provide their own bespoke greenspaces as mitigation as and when planning applications are submitted.	<p>The comments regarding the potential impacts of the VDF on the Thames Basin Heath SPA are noted, and the need to specifically address the issue within the VDF is agreed. The VDF will be amended to state that developers will need to submit information to enable the local authority to make an Appropriate Assessment or make a financial contribution in accordance with the Council's Interim Avoidance Strategy for the Thames Basin Heath SPA for schemes within 5 kilometres of the SPA involving an increase in residential accommodation. The need for mitigation will be set out.</p> <p>A screening Appropriate Assessment of the VDF has been undertaken. The Assessment found that the VDF is not likely to have a significant impact on the integrity of the SPA. This is on the basis that the VDF provides only an indicative guide to development potential rather than allocating sites for development, and any applications involving residential units will be subject to an Appropriate Assessment and/or</p>	Text will be added to paragraph 4.11 of the VDF setting out the requirements for Appropriate Assessment and mitigation of impacts on the SPA.

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
RSPB	<p>Serious concerns that the VDF does not adequately address the relationship of Yateley to the SPA, or the planning implications of the relationship. There is no mention of the SPA or the requirements the presence of the SPA places on developers and the local authority.</p> <p>Natural England advises that all additional housing at a distance of 400m to 5km from the SPA will lead to an 'in combination' effect on the SPA and therefore must be mitigated. As Yateley village lies entirely within this zone, mitigation will be required for all new housing within Yateley village in the form of alternative open space and access management contributions. This key information has been excluded from the SPD and no mitigation strategy is in place. As the VDF guides the location of development, it has the potential to have a significant effect on the SPA. It should therefore be subject to an appropriate assessment.</p> <p>Appendix B Sustainability Appraisal states that emerging policy and practice will be followed. The Delivery Framework has not been formally adopted and the way in which it will be implemented for new residential development within Hart District has not been demonstrated. It is inappropriate for the SA to conclude that impacts on the SPA will be removed based on this assumption.</p>	mitigation as necessary.	
The Yateley Society	The society is not aware of any suitable land in Yateley which can be acquired as a Suitable Accessible Natural Green Space, and therefore residential development seems a non-starter.	The Council has prepared an Interim Avoidance Strategy for the Thames Basin Heath SPA as a mechanism for providing mitigation for residential development which is likely to have a significant effect on the SPA.	
Natural England	6.23 of the SA suggests that new dwellings should have pet restrictions. Natural England raise concerns as the reliance which can be placed on these in terms of long term compliance is uncertain, and such restrictions would not mean that all disturbance effects were avoided.	This comment is noted.	No change to VDF.

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Flooding and Water Courses			
The Environment Agency	<p>The analysis of Yateley should include the main rivers in the area are Southwark Brook, Tythings Brook, Dungells Stream, Tudor Stream and Cricket Hill Stream. Much of Dungells Stream and Cricket Hill Stream are culverted, the VDF offers an opportunity to remove this. Figure 3.2 should be updated to show the location of the main rivers and paragraph 4.13 should refer to their enhancement. Some of these rivers are probably not currently important local features, but could become so through careful management and enhancement, and can provide great benefits for wildlife linkages. Paragraph 4.7 refers to works along Reading Road which may provide an opportunity to improve Dungells Stream between Tindal Close and Mill Lane which appears to be culverted under the Reading Road in this section. Paragraph 4.12 and Figure 4.2 could include at Area 2 includes part of the Dungells Stream, redevelopment should try to provide naturalisation and a buffer strip adjacent to the stream to provide wildlife habitats. Area 3 may include the Tudor Stream at the eastern boundary. Similar enhancements may be appropriate here.</p>	<p>These comments are noted. The VDF will be revised to make reference to the main rivers in the area, and a Figure added to illustrate their location. Opportunities for enhancement of the natural environment will be highlighted where appropriate. The SFRA is now finalised and this has been reviewed. While this high level study indicated that there is potential for flooding issues related to land and groundwater in Yateley, the data on historic flooding incidents did not reveal any particular problem areas and no significant local issues were identified. The guidance in paragraph 4.14 could usefully be amended to encourage developers to improve the sustainable drainage of sites by maximising opportunities for surface water to infiltrate into the ground or including storage features where appropriate.</p>	Text of Section 3 and 4 will be updated and a Figure added showing the location of the main rivers.
	<p>The Strategic Flood Risk Assessment should inform the VDF. Once completed, it should highlight any sources of flooding which are not from rivers, e.g. ground water, surface water and sewer flooding. This should inform the VDF.</p>		
	<p>The EA is concerned that comments on the SA Scoping Report have not been included in the SA Report. The issues raised related to: enhancement of watercourses; flood risk from watercourses, ground and surface water; possible impacts on water quality. In terms of the SA Report, a range of comments were made, many related to the issues set out above, as follows:</p> <ul style="list-style-type: none"> • Table 3.1 relevant plans and programmes should include PPS9 and PPS25. • The 5 main rivers running through or adjacent to the study area should be identified in the report and potential for improvement for biodiversity and flooding considered. • The length of culverted section of main rivers and the amount of habitat created in Yateley should be included as an indicator in Table 3.3. • Concern that testing of objective 2 of the VDF in Table 4.2 does not automatically provide a positive response against the SA objective to conserve and enhance biodiversity. The same issue appears in Appendix E. • Table 6.1 – section 5 fails to provide any information on natural environments and section 6 should include SUDS • Recommendations for improving the VDF should 	<p>Apologies for not including comments on the SA Scoping Report. The suggested additions to the SA Report in terms of Table 3.1, the 5 main rivers and the use of the length of culverted rivers and habitat creation as an indicator in Table 3.3 are agreed.</p> <p>It is agreed that the testing of objective 2 of the VDF against the SA objective to conserve and enhance biodiversity should be indicated as broadly compatible rather than dependent on the nature of delivery. Protecting and enhancing the natural environment is an important part of the VDF guidance. Opportunities to improve biodiversity and water based habitats should be highlighted as well as landscaping to improve linkages for wildlife.</p> <p>Section 5 of Table 6.1 should include reference to opportunities to naturalise the centre's culverted watercourses and enhancement of landscaping to provide linkages for wildlife. Section 6 should include mention of SUDS to manage surface water runoff and reduce flood risk.</p> <p>The recommendations for improving the VDF should highlight the potential benefits from naturalisation of the study area's rivers. This issue should also be included within Table B of Appendix B. Table B should also include information from the Strategic Flood Risk Assessment, as set out above.</p>	

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
	<p>include mention of the study area's rivers which can provide massive benefits in terms of wildlife corridors. These should also be covered by Table B of Appendix B, and in Appendix E.</p> <ul style="list-style-type: none"> Table B of Appendix B should include issues identified under flood risk. 		
Edward Dawson	Flooding and sustainable land drainage should be considered.		
Other Environmental Issues			
Natural England	Support environmental objectives within the SA and pleased to see that they are comprehensive.	Noted.	No change to VDF.
	Natural England runs the Access to Nature Project and suggest the Council explore opportunities for use of grant funding further.	This information is noted with thanks and will be taken up by the Council's Landscape and Conservation Team and Leisure Services.	No change to VDF.
	Supports mention of green roofs in the SA	Noted. Mention of green roofs will be added to the VDF.	Green roofs will be mentioned in paragraph 4.14.
The Environment Agency	Welcome the inclusion of environmental improvements in the vision.	Noted.	
	The natural environment has not been promoted sufficiently in the policy summaries in Section 2. Opportunities for enhancements to the natural environment, particularly watercourses (see above) should be highlighted.	The comment is noted. The relevant policies will be added to the policy summaries.	Text will be added to Section 2 summarising relevant policies.
	Welcome the inclusion of sustainable drainage and nature conservation at paragraph 4.14.	Noted.	No change to VDF.
The Environment Agency	Add Core Strategy Policies Preferred Policy 21 Biodiversity to the policy summary in Appendix A.	Noted.	Reference to the Core Strategy Policy on biodiversity will be added to Appendix A.
The Environment Agency/RSPB	Appendix A, PPG9 should be replaced by PPS9. PPS 25 should be included for a reference to SUDS.	Noted and agreed.	References to PPG9 will be amended to PPS9. Reference will be made in Section 2 and Appendix A to PPS25.
General Comments			
The Yateley Society	The Society's meeting was generally very positive to Hart's adoption of the SPD as part of the LDF process.	Noted.	No change to VDF.
Surrey County Council	Raise no comments or concerns regarding the VDF.	Noted.	No change to VDF.
Blackwater Valley Countryside Partnership	No comments as the Blackwater Valley Strategy is outside the VDF area.	Noted.	No change to VDF.
Definition of the Study Area			
The Yateley Society	The study area has been extended to include parts of Yateley Green at a late stage and without consultation. This is problematic as the Green was not actually studied, has no 'Character Area' and the document could be read to promote development here. The map should be redrawn to include the original study area. As soon as the VDF is approved, a new appraisal should be undertaken as part of the LDF using a much larger study area, with the first stage of the process being to ascertain its proper extent.	The study area boundary was extended at the beginning of the study to enable consideration of issues in the wider area including linking open spaces and poorly sited community uses. It is agreed that, as the VDF has developed, the focus of attention has been on the central area. Thus while the broader study area boundary was useful, particularly for the sustainability appraisal, it is agreed that boundary of the area to which the design guidance in the VDF applies should be amended in the VDF.	The boundary for the policy guidance in the VDF will be revised to focus on the village centre, largely reflecting the previous study area boundary.

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Analysis of Yateley			
Yateley Town Council	Where it states that Yateley has some high quality buildings it would be useful to identify them and explain why they are considered high quality. Architectural detailing- again which of the current buildings would be considered to be examples of Yateley's vernacular architecture? If this was included then it might add to the comprehension of S4.4 where it states 'new development should reflect these characteristics' 3.7 talks of 'special qualities' and refers to fig 3.1. Perhaps the boxes on fig 3.1 should have 'special qualities' as a heading within them and state more clearly what they are. Urban design guidance - 4.5 talks about 'nature and function' - these need to be more clearly defined, perhaps in the Analysis or on fig 3.1	These comments are noted and agreed. The analysis could be supplemented with examples of high quality buildings and buildings with vernacular architectural detailing, and the use of photos as well as expanding and providing more clarity on the special features of the character areas.	Examples of high quality buildings and buildings with typical architectural detailing will be added to paragraph 3.8 and character area descriptions in Figure 3.1 will be amended to highlight special features as appropriate.
The Yateley Society	Figure 3.1 calls the character area to the east Village Green, this should be Church End.	Noted.	The name of the character area will be amended to Church End.
Mr and Mrs Merrick Yateley Residents	The buildings fronting the Reading Road are generally rundown, ugly and present a dismal appearance. The worst examples are the shops in the Parade. Other problems include too many fast food places and garages and the difficulty in crossing the Reading Road.	These comments are noted and are covered within the VDF in Section 3.	No change to VDF.
Edward Dawson Yateley Resident	There is nothing about the economy of Yateley in the analysis of Yateley section. There are two parts to Yateley the original Village at the western end and commercial centre to the east. Difficult for Yateley to compete as a shopping centre because of facilities like The Meadows. In the analysis include something on the location and surrounding area, also the relationship between the town centre and the rest of Yateley. Analysis needs to refer to over-development and the high residential component.	Information on the Yateley economy, scope for its development and its place in the retail hierarchy is included briefly in the second bullet point of paragraph 2.1. This information could be elaborated and moved to the analysis provided by Section 3, which could also be supplemented by a brief commentary on the historic development of the town and the growth of residential areas.	Text in Section 2 on the Yateley economy and place in the retail hierarchy will be elaborated and moved to Section 3, and supplemented with brief commentary on historic development of the town and growth of residential areas.
	Poor car parking and accessibility.	Dominance of parking areas and poor accessibility are referred to in paragraphs 3.2 and 3.3.	No change to VDF.
General Design Guidance and Guiding Principles			
The Yateley Society	There was general support for the design guidance. The SPD is confused as to whether Yateley is to be urbanised or conserved and enhanced based on the residual village characteristics. The word "urban" should be deleted.	The support is noted. The aim of the VDF is to improve the quality of the environment of the centre, both in terms of the quality of development and the public realm. The guidance highlights the settlement's important characteristics (paragraph 3.8) which focus on the area's village identity. The guidance then requires new development to reflect these characteristics (paragraphs 4.3, 4.4, 4.5 and 4.13). Improvements to the public realm are based on delivering a high quality village environment, based on the palate of materials used at Church End Green (paragraph 4.7, 9 th bullet point). The guidance can be reviewed to ensure that this approach is more clearly articulated.	No change to VDF. Text in section 4 to clarify the aim of delivering a high quality village environment and references to "urban" design and guidance will be removed.
P Peregrine Yateley Resident	Do not make Yateley anymore of a town than it currently is.		
Edward Dawson Yateley Resident	Unclear if the aim is to recreate a Village atmosphere throughout Yateley. Design is important, a complementary vernacular style would be welcomed. The semi-rural character of the eastern end of the Village should be retained and enhanced.		
Urban Design Team, Basingstoke and Deane Borough Council	Strongly support principles of reinforcing character areas and working with traditional structure which will create/strengthen identity in the town.	The guidance seeks to encourage developers to reinforce the positive, high quality elements of the centre's five character areas, rather than to replicate the existing built form. As set out above in response to a suggestion made by Yateley Town Council, the descriptions of the special features of character areas will be expanded and clarified.	As above, character area descriptions in Figure 3.1 will be amended to highlight special features as appropriate.
Edward Dawson	Not clear how the character areas can be reinforced without retaining the status quo. Reinforcing character areas is a vague concept and will lead to no action by local Councils.		

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Edward Dawson Yateley Resident	The guiding principles are too narrow, unlikely to achieve a sustainable town.	The guiding principles are based on Government guidance, current best practice, local planning policy and the results of previous local public consultation. They have been formulated specifically for the Yateley context. As set out above, the principles will be reviewed to ensure that the aim of delivering a high quality village environment is clearly set out. The subsequent guidance which relates to the settlement's important characteristics and character areas provides further locally-specific detail. The guiding principles apply across the whole centre, although some are likely to be of greater relevance in particular areas.	Guiding principle (i) will be revised to clarify that the guidance seeks to strengthen the local village identity of the settlement.
Yateley Town Council	Guiding principles could be more specific to Yateley, and refer to Yateley a little more; they seem a little generic and could apply to anywhere.		
Edward Dawson Yateley Resident	First four guiding principles apply to the old Village, last two for the western end.		
Edward Dawson Yateley Resident	The Saddlers Court approach on the corner of Village Way and Reading Road would be welcome.	Figure 4.2 illustrates an approach to the development opportunities at the Western Entrance which seeks to replace the existing irregular building lines and heights and parking dominated frontages with high quality development providing a regular, consolidated building line which addresses the street with car parking provided to the rear or in defined areas on-street. The illustrative layouts generally show building lines which are well set back from the Reading Road providing continuity with existing development, although the layouts for Area 1 could be amended to show a greater set back. There are opportunities to provide a green link between Yateley Green and the green in front of the Dog and Partridge pub through tree planting and landscaping, and this can be highlighted in Figure 4.2. The guidance refers to a mix of uses which could include retail, food and drink, leisure, cultural, community, business and residential uses.	The illustrative layout for Area 1 in Figure 4.2 will be amended to show a greater set back between the development and adjacent roads, and notation added to highlight the opportunities for a green link between Yateley Green and the green at Church End.
The Yateley Society	The objectives and indicative layout for the western entrance are opposed, as they are contrary to the guiding principles. Hard frontage to the street was not considered to be a Yateley characteristic. The proposals were felt to be strongly urbanising. Need to maintain the continuity between Yateley Green to the west and the green in front of the Dog and Partridge pub. Development of Areas 1 and 2 should be set back from the road. Deletion of the indicative layouts was suggested.		
Owner of 8 Bannister Gardens	Is area 1 the right place for a nursing home? It is noisy and a less central location might be better. The current buildings could be smartened up and the parking, verges etc reorganised. Extra parking behind the Parade. Parking at right angles to the Reading Road in front of the Parade.		
Edward Dawson Yateley Resident	Better use of sites may mean tidying up the area rather than more intensive development.		
Urban Design Team, Basingstoke and Deane Borough Council	Street environment is very important. Making best use of sites must ensure that density is not so high as to erode character.	This comment is noted and agreed. While the guidance talks about making better use of sites (paragraph 4.12), Saddlers Court is provided as an example of the intensity of development which would be acceptable.	No change to VDF.
	The opportunity to create a new village green/central space should be emphasised more. Many small towns suffer from having no focal point or perceived "centre" – the new open space would help resolve this issue.	This concept could usefully be highlighted in paragraph 4.15.	Add mention of the opportunity to develop a village green at Plough Road to paragraph 4.15.
Edward Dawson Yateley Resident	Removal of the petrol station at Plough Road would create a focal point.		
Edward Dawson Yateley Resident	Better landscaping should be an objective.	The guidance refers to reflecting Yateley's important characteristics, which include its high quality, village landscaping.	No change to VDF.
Bringing more Interest and Variety to the Centre/Better Mix of Uses			
The Theatres Trust	Suggest it would be appropriate to provide entertainment, leisure and cultural facilities of an appropriate scale.	Section 4 includes guidance on appropriate uses which include community uses and facilities for young people (paragraph 4.10) and leisure uses (paragraph 4.11). Reference to cultural facilities, overnight accommodation and a youth club can be added. In terms of identity, the guidance seeks to respect and enhance the traditional village characteristics of the settlement (see below). The idea of highlighting other towns to provide an indication of potential is noted. While there is considered to be merit in this approach in terms of demonstrating a vibrant mix of uses, this could lead to confusion as their circumstances are very different.	Cultural, tourism and youth facilities of an appropriate scale will be added to the list of acceptable uses in paragraph 4.11.
Edward Dawson Yateley Resident	Comparison with other towns such as Whitchurch may help to provide a guide to potential. Something is needed to create a sense of identity and to bring people into Yateley. Importance of tourism and the need for more overnight accommodation.		
Mrs and Mrs Pynn Yateley Residents	It is really important that a Youth Club or café type place is introduced in Yateley.		

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
The Yateley Society	Concern about emulating Fleet's evening economy. Late night convenience facilities (e.g. petrol stations, fast food) were supported as well as encouraging leisure facilities. However, no new licensed premises should be allowed.	<p>Varying views have been expressed about the evening economy. There appears to be little support for further development of fast food outlets and drinking establishments, although one consultee requested provision is made for a prestige restaurant.</p> <p>The VDF seeks to implement adopted Local Plan and national policy within the local context of Yateley. The Local Plan includes guidance on the proportion of A2 financial and professional services and A3 restaurants and cafes (now A3-A5) uses which are acceptable within shopping frontages, as set out in Appendix A of the VDF.</p> <p>The text in paragraph 4.11 can be amplified to explain the potential impacts of the evening economy, particularly from A4 (drinking establishment) and A5 (hot food takeaway) uses, set out the Local Plan guidelines and include criteria to ensure that any food, drink or leisure uses do not create unacceptable impacts. Each planning application is evaluated on its own merits.</p>	<p>Paragraph 4.11 will be amplified to set out potential impacts of the evening economy and list criteria, based on adopted policy, to ensure food, drink or leisure uses do not create unacceptable impacts.</p>
Edward Dawson Yateley Resident	Evening economy should be promoted with a location for a prestige restaurant.		
P Peregrine Yateley Resident	Do not allow anymore fast food outlets. Do not encourage evening drinking. Retain the village feel.		
Owner of 8 Bannister Gardens Yateley Resident	Is the evening economy compatible with residential development?		
The Yateley Society	The western part of Plough Road is only suitable for residential development	The guidance which refers to introducing a better mix of uses to the centre refers to the principle shopping area and western entrance (paragraph 4.10), rather than the western part of Plough Road.	No change to VDF.
P Peregrine Yateley Resident	New housing should be aimed at retired couples.	<p>The intention of the VDF is not to allocate sites for development, rather to provide a planning framework for the village centre in the short, medium and long term. In policy terms, the village centre is an appropriate location for residential development, provided that it will not adversely affect the SPA (see Thames Basin Heath SPA section) .</p>	No change to VDF.
Edward Dawson Yateley Resident	Town centre housing is inappropriate, as there is an oversupply of housing.		
Creating Strong Building Frontages			
The Yateley Society	<p>Members do not want building frontages bought up to the roadside. A traditional high street would be totally out of keeping with Yateley, which has a character of wide spaces between main roads and building lines. The society felt that the reason for bringing forward the building line was to make narrow sites economically viable. The suggestion was made that if the building line was brought forward only slightly, then basement parking would be possible given the slope of the land.</p> <p>Members supported the development of 'Forge Court' style gardens between the paths in front of shop fronts and the roadway. These should be planted with low shrubs to inhibit parking.</p> <p>The design guidance concerning creating a lively street scene and removing unnecessary street furniture and parking was strongly endorsed. However, members were opposed to bringing building frontages virtually up to the carriageway. Members favoured having a grass verge or other vegetation between the carriageway and the footpath.</p>	<p>The intention of the guidance in the VDF is to create a consolidated, consistent building line along the Reading Road, rather than the uneven, varied and incomplete frontage which exists today. The design concept is to create a strong, consolidated, active frontage set back from the carriageway (which would be narrowed with slower traffic speeds) with generous space that can be used for footways, and possibly cycle ways, as well as landscaping. This type of approach is typical of many villages and small towns in the area, e.g. Hartley Wintney.</p> <p>The illustrative layout in Figure 4.2 shows a building line which in many locations reflects the existing general line, although brings it forward slightly in some locations. The VDF is not intended to suggest bringing development to the edge of the carriageway, and the illustrative layouts show generous separation distances, in some locations of over 10 metres. These areas provide potential for introducing green landscaping and tree planting.</p>	<p>The text in paragraph 4.8 is reviewed to provide clarity about the guidance concerning the building line and set back .</p>
Edward Dawson Yateley Resident	New active frontages along the main road are a good idea and would help to focus the urban area.		
Mr and Mrs Merrick Yateley Residents	There is a need for more shopping facilities and for the shop fronts to be more attractive.	The VDF is in line with the approach set out in the adopted Local Plan in which development should sustain and/or enhance the range and quality of shopping provision, and maintain or improve the environment of the centre. However, the adopted Local Plan and subsequent retail capacity assessment indicate that there is no need for strategic retail or leisure development within Yateley, and significant increases in retail floorspace are not envisaged.	No change to VDF.

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Parking			
The Yateley Society	Mixed rear parking could lead to conflicts between residents and customers. Enclosed rear parking raises issues of being unable to see in advance if space is available. A further urban design principle was proposed – planning to avoid on-street parking. The current cluttered street scene results from parking in front of buildings and road spaces. Development should only be approved if its own capacity to handle car parking can be accommodated on its own site.	<p>The issues related to rear and on-street parking are recognised. The existing negative impact of parking on the quality of the centre is mentioned in Section 3 and this could be amplified to include safety issues. Paragraph 4.8 suggests a combination of consolidated parking to the rear of buildings or in defined areas on-street. This guidance could be amplified to explain that:</p> <ul style="list-style-type: none"> • Parking should be provided in line with adopted standards; • Limited short stay/disabled spaces will be provided on-street; • There is potential for improving the layout and attractiveness of existing rear parking areas, including adjacent to Somerfield; and • Parking will need to be carefully designed to avoid issues related to visibility identified at Church End, and will be developed in consultation with Hampshire County Council Highways Department. 	Paragraph 4.8 will be amplified to include reference to adopted parking standards and provision of limited short stay/disabled spaces on-street, as well as issues related to parking layout and visibility.
Urban Design Team, Basingstoke and Deane Borough Council	The indicative urban design framework(s) show the majority of car parking to be located behind the main building frontage in order to maximise frontage onto the road. Although this frontage is beneficial, is there scope for some on-street parking? (i.e. short stay/disabled bays). The problem of having all car parking to the rear is that all access to the buildings is from the rear, resulting in a redundant front entrance and less active street environment.		
Owner of 8 Bannister Gardens	Will people use the rear parking or park at the front anyway? The Somerfield car park should be reorganised and tidied up.		
P Peregrine Yateley Resident	Reassess the poor visibility when exiting from Lloyds Bank and the vets. New roadside parking makes this very dangerous. Don't repeat this design mistake elsewhere.		
Mr and Mrs Merrick Yateley Residents	Parking of vehicles from Plough Road to Sandhurst Road is disgusting. It is dangerous to walk along this stretch of the Reading Road due to lack of thought by parking and drivers.		
Mr and Mrs R Athill Yateley Residents	Concerned about proposals shown in Figure 4.1 to introduce parking to the north of their property.	The layouts shown in Figure 4.1 are purely indicative, no planning applications have been received by the Council.. Any development proposals within Yateley will need to apply for planning permission, and ensure that the amenity of adjacent properties is respected, as per Policy Gen1 in the Local Plan. Appendix A in the VDF provides a summary of relevant policies including Gen1, although more specific reference to this policy could usefully be added.	Include reference to Policy Gen1 from the Local Plan in text of Appendix A under heading of "Design".
Sustainable Transport and Car Use			
The Yateley Society	Walking, cycling and taking the bus are seen as a forlorn hope and planning for reduced car use is counterproductive. The solution lies in making car transport more sustainable.	<p>The VDF recognises the accessibility issues facing Yateley and that private vehicles will continue to be the dominant mode of travel. The VDF seeks to reduce the dominance of cars within the centre by reducing the width of the Reading Road (and therefore traffic speeds) and increasing the space provided for pedestrians, cyclists and landscaping. New pedestrian crossings and bus facilities are also proposed. Detailed designs will need to be developed through further consultation and feasibility studies, working in partnership with Hants County Council Highways. It was not felt appropriate to include targets for objective 11.</p>	No change to VDF.
The Highways Agency	No major comments to make. In the Sustainability Appraisal report targets have not been identified for objective 11.		
Mr and Mrs Merrick Yateley Residents	Traffic dominates the town and not all is locally generated. Unless the traffic problem can be resolved as a top priority, other efforts to improve the town will fail. Pedestrian crossings and usage should be improved.		
Mr and Mrs Merrick Yateley Residents	Would like the new pedestrian crossing and bus stop near Plough Road.		
P Peregrine Yateley Resident	Roundabout required at the junction between the Link and the Reading Road as a safety and traffic calming measure.		
Edward Dawson Yateley Resident	The reduction in carriage way width is a worthwhile objective. Improvements to walking and cycling are welcomed, with better use of the Village Green.		

Name/Organisation	Comment on the Village Design Framework	Response to comments	Suggested changes to the Village Design Framework
Implementation			
Yateley Town Council	4.7/8 - these need to include a point about investigating a way to bring about/facilitate redevelopment of Pembroke Parade which is almost entirely owned by one individual. Perhaps more 'active' implementation, going back to the point made above. Also, looking at ways to engage more with those who have a stake in the principle shopping area, to ignite interest in the potential benefits that re-development might bring about.	These comments are noted. A more active approach to implementation, particularly relating to the redevelopment of the Parade, could usefully be added to the VDF. The proposals set out in the VDF are not considered suitable for a PFI bid. PFI contracts are generally a trading contract for the provision of services in exchange for an annual payment, the 'unitary charge'. The types of development envisaged by the VDF is unlikely to be suitable for a PFI.	Text will be added to Section 5 referring to exploring ways of facilitating redevelopment, particularly of the Parade.
Edward Dawson Yateley Resident	Highlight the problem of absentee Landlords. Visual and physical improvements require incentives for local Landlords. Implementation needs to be more active. Redevelopment of the Parade area should be done with SEEDA and using a PFI style initiative. A new Residents Association should be formed to seek a funding package. Greater efforts are needed to engage with the business community, and for them to take the lead. Implementation would be less gradual if a major developer moved in.	Rather than creating a new association, given the strength of the existing local groups, it is considered that these are appropriate organisations to take the lead on implementing proposals.	
Mr and Mrs Merrick Yateley Residents	All the suggested changes will be very costly, how will they be funded?	Section 5 sets out way in which the VDF will be implemented. The VDF provides a framework to guide development over the short, medium and long term to ensure that development opportunities make the best possible contribution to centre as they arise. Funding for improvements for the public realm could be from a range of sources including through planning obligations and other sources.	No change to VDF.
Owner of 8 Bannister Gardens	Most land is in private ownership, change will be slow and some may not wish to redevelop.		
Edward Dawson Yateley Resident	Wider sustainable development approach is needed, that isn't just planning based.	This comment is noted and agreed. Hampshire County Council, Hart District Council and Yateley Town Council, as well as a number of other agencies, implement a wide range of policies and programmes aimed at improving the sustainability of Yateley including transport, waste management and nature conservation activities.	No change to VDF.
Other			
Owner of 8 Bannister Gardens	What is proposed for the old Post Office? This should be retained.	The old Post Office lies within an area designated for redevelopment by Policy Y8 of the adopted Local Plan. There are currently no planning applications.	No change to VDF.
Edward Dawson Yateley Resident	Conservation areas should not be set in stone, and be more open to changes.	Conservation Area policy is set out in Local Plan Policies CON13 and CON14 which seek to conserve and enhance the character and appearance of Conservation Areas. Criteria are provided to guide development, and further detail is provided in Conservation Area statements.	No change to VDF.
Edward Dawson Yateley Resident	Public safety in Yateley is important. Pathways and alleys create pathways for minor crime.	Designing out crime in new development and creating a high quality, well overlooked public realm with active frontages is an important aim of the VDF. The need to ensure that pathways and pedestrian/cycle linkages are safe (well lit, well maintained, over looked or visually open where possible) could usefully be added to paragraph 4.9. In the Local Plan Policy Gen 12 Design against crime provides further information on this matter.	Add text to paragraph 4.9 referring to measures to minimise crime in new and existing pedestrian and cycle linkages.