

Sevenoaks District Council

Westerham Village Design Statement

Consultation Statement

Introduction

In accordance with the relevant Planning Regulations, before a Local Authority adopts a supplementary planning document;

“It must prepare a statement setting out the persons the local planning authority consulted when preparing the SPD, a summary of the main issues raised by those persons, and how these issues have been addressed in the SPD...”

This paper fulfils this requirement and sets out the public participation in the preparation of the document (Regulation 17 (1) (b)) and then the statutory public consultation undertaken on the draft Supplementary Planning Document (Regulation 18).

Once adopted, Westerham Village Design Statement SPD will form part of the Sevenoaks District Local Plan. It will not form part of the formal development plan for the area but will be a material consideration in the determination of planning applications.

Approach to consultation

Sevenoaks District Council considers that when preparing SPDs it is appropriate to inform, consult and seek the participation of organisations and/or individuals in order to ensure that the documents more closely reflect local needs and priorities.

The Council undertook a 10 week formal consultation on the Westerham Design Statement 2 between 20th April 2018 and 29th June 2018.

As part of this consultation, the Council:

- Published the draft Westerham Design Statement on the Sevenoaks District Council website and through the Council’s consultation system;
- Made the draft SPD available for inspection at the Council’s offices and libraries in the Council’s administrative area during normal office hours;
- Invited persons and organisations on the Council’s LDF mailing list and those registered on the Council’s consultation database, to make representations during the consultation period.

Public Participation in the Preparation of the VDS by the Parish Council

The Westerham VDS has been built on evidence gathered over several months from both the town of Westerham and the rural communities, including the village of Crockham Hill.

The VDS has been created by people who live and work in Westerham Parish. A task force of volunteers drawn from individuals, local organisations, schools and the National Trust carried out research, surveys and consultations to build an evidence base upon which the design guidelines proposed within this document are formulated.

Sustainability Appraisal

A Sustainability Appraisal for the Village Design Statement has not been undertaken as Sec.180 (5) (d) Planning Act 2008 removed the compulsory requirement for a Sustainability Appraisal for a Supplementary Planning Document.

Comments

Comments were received from:

Natural England (Amy Kitching)
Historic England (Robert Lloyd-Sweet)
Ten interested parties

Some comments received make reference to the proposed 'Which Way Westerham' development and do not apply to the Westerham VDS.

The responses broadly supported the document and suggested strengthening of reference to the AONB and SSSI.

Summary of Issues Raised and Responses

Name	Response Date	<ul style="list-style-type: none"> Summary 	Suggested Changes/ actions
Alison Carter	26 Apr 2018	<ul style="list-style-type: none"> Agrees with the statement 	None
Jenny Smith	30 Apr 2018	<ul style="list-style-type: none"> SC11 more robust approach needed for parking provision for new builds, more parking should be required than KCC guidance Parking standards does not account for car requirements for today's households Parking by residents in centre does not allow for short term parking for people using the shops Agree with reduction in signage LS1 suggest additional description; the meadow views as you approach on the A25 from the West and the Squerryes ridge on the South side of the town 	<ul style="list-style-type: none"> Potentially add further description of additional views
Simon McCarthy	21 May 2018	<ul style="list-style-type: none"> Ensure affordable housing Issues which need to be addressed include lack of schools, overwhelmed doctors and parking Too much expansion will lead to loss of character 	None

Appendix C

Jane Cramp	24 May 2018	<ul style="list-style-type: none"> • Pleased to see Design Statement • Too simplified in places • Appear to treat north east and north west areas as inferior • Supports that development to the north should have regard for air quality • Any relief road would block entry at Town Centre and have negative impact on Town Centre trade • Unclear why Squerryes Estates influences current and future development • Extend Conservation Area • Disagree for need for commercial sites; there is always empty office space • London Road is not suited to large vehicles relating to commercial premises • Given the existing car journeys large development is not a good idea 	None
Jane Sinclair	27 May 2018	<ul style="list-style-type: none"> • Inaccuracies in description of Westerham • Inset boundary should be defined • No mention of the important view from the North Downs towards Westerham • Would support an allotment campaign 	<ul style="list-style-type: none"> • Include in descriptions that Westerham is covered by AONB • Add a constraint map for Design Statement area which shows green belt boundary, AONB, conservation area, SSSI etc.
Jenny Cowan	30 May 2018	<ul style="list-style-type: none"> • Not enough emphasis on Green belt and AONB; map should be 	<ul style="list-style-type: none"> • Add a constraint map for Design Statement area which shows

		<p>included to show their extents</p> <ul style="list-style-type: none"> • Support measures to retain character and historic nature of the town if sites are allocated in Westerham • Issues on traffic congestion is not accurately covered • Air quality problem is overstated but agree that development to the north should have regard to air quality regulations • No mention of SSSI and Ancient Woodland at Westerham Wood • Agree with LS1 to LS8 with exception of LS4 • LS4 too willing to concede that open space amenities might simply be replaced with other equivalents • King George Playing Fields are a key feature • SC10 Support emphasis on low densities • SC9 1m between properties is too narrow • Does not identify 'right place' for commercial development • frequency of the M25 overspill problem is overstated • Broadly agree with the specifications SC1 to SC8, and SC10 to SC12 • More opportunity of photos of different architecture and materials to guide larger developments • Comments on WWW masterplan • Broadly support BM1 to 	<p>green belt boundary, AONB, conservation area, SSSI etc (as above)</p>
--	--	---	--

		BM15	
Randall	30 May 2018	<ul style="list-style-type: none"> • Generally agree with principles and values • Relationship between Westerham and the Green belt and AONB is not clear • No mention of SSSI and Ancient Woodland at Westerham Wood • Traffic on A25 when M25 is closed is not a frequent occurrence; when it does happen effect is not just in Westerham • Lack of supportive evidence for current poor air quality 	<ul style="list-style-type: none"> • Add a constraint map for Design Statement area which shows green belt boundary, AONB, conservation area, SSSI etc (as above).
Neil Proudfoot	1 June 2018	<ul style="list-style-type: none"> • Statement does not read well • Omission of references to biodiversity and sustainability • Other local government decisions contradict parking guidance in the statement • Traffic congestion issues are not addressed • Parameters surrounding this consultation bounded as they are by previous SDC decisions and planning practice are too tightly drawn for the process to be meaningful 	
Richard Howard	1 June 2018	<ul style="list-style-type: none"> • Comments on Croft Road development • Comments on future development and increase in population • Need for employment 	None

		land is driven by release of land for residential building	
Sandra Johnson	1 June 2018	<ul style="list-style-type: none"> • M25 overspill situation is overstated; all road are affected only for a few hours and is infrequent • 1m between properties is too narrow • Comment on WWW masterplan • Importance of Green Belt, AONB and SSSI Westerham Wood should be highlighted more 	<ul style="list-style-type: none"> • Add a constraint map for Design Statement area which shows green belt boundary, AONB, conservation area, SSSI etc. (as above)
Plan Cons Area Team	27 June 2018	<ul style="list-style-type: none"> • Recommend that the VDS and design guidelines align with, and make clear reference to, the AONB Management Plan • we refer to the following sentences (p.35): 'Green Belt and AONB policies apply throughout the village to new development. Notwithstanding these policies this VDS identifies the important characteristics and provides guidelines for new development'. We would recommend removal of the second sentence, to avoid any contradictions between the VDS and overarching Local Plan documents • Design Guidelines within the VDS may complement and support existing policies (such as those within 	<ul style="list-style-type: none"> • Make reference to AONB Management Plan (https://www.kentdowns.org.uk/landscape-management/management-plan/) • Remove/ alter sentence 'Notwithstanding these policies this VDS identifies the important characteristics and provides guidelines for new development.' on pg 35

		the AONB management plan) but should not be intended to replace existing (overarching) policies	
Historic England (Robert Lloyd-Sweet) (Robert Lloyd-Sweet)	29 June 2018	<ul style="list-style-type: none"> • Well researched and take a pragmatic approach given the different scale and complexity of the areas addressed • May be helpful to include a list of existing policies in Local Plan • Highlight document should not introduce policies but are supplementary to policies 	None