

# WOODHALL SPA VILLAGE DESIGN &



# PARISH LANDSCAPE STATEMENT

Supplementary Planning Guidance

Adopted by Woodhall Spa Parish Council

2010

# 1 - Introduction

## 1.1. What is a Village Design Statement?

1.1.1. A Village Design Statement (VDS) is a description of a village (which is not necessarily the same area as a parish) at a point in time, highlighting the qualities that its residents value, and setting out the residents' wishes for the design of development in the village.

1.1.2. It is intended to help to manage the process of change, whether that change stems from large developments or small-scale additions and alterations. It is not to be used to determine whether development should take place; that is the purpose of the Local Development Framework (LDF) produced by the District Council. It sets out guidelines as to how planned development should be carried out and is designed to be complementary to the Local Development Framework.

## 1.2. Who is it for?

1.2.1. The Statement is designed to assist everyone concerned with the physical form within which the daily activity of the village takes place. For:

- Residents, it provides guidance for keeping any alterations and extensions in sympathy with the character of the village, the main part of which is designated as a conservation area.
- Developers, their architects, and designers, it explains what the village community would like to see in new and altered buildings, and in changes to the village's landscape setting.
- Local authorities, it sets out material considerations to be taken into account in arriving at judgements on planning.

## 1.3. What is 'Good Design' in the Woodhall Spa Context?

1.3.1. The Commission for Architecture and the Built Environment (CABE) publication 'Urban Design in the Planning System'<sup>1</sup> outlines principles of good design; principles which are as relevant to Woodhall Spa as they are to a city centre. Villagers, no doubt, can cite instances of relatively small developments which have changed the character of the area in which they live. Good design plays a vital role in ensuring that all development is socially, economically and environmentally sustainable<sup>2</sup>, and provides high-quality housing, which meets the requirements of a mixed community<sup>3</sup>. The document highlights the *"striking fact that many of the small developments which can cumulatively change a place dramatically are designed by people with little or no formal design training"*.

1.3.2. Woodhall Spa residents recognise that the appearance, quality and the character of the village<sup>4</sup> is influenced by a wide range of factors, and, if it is to develop in the way they wish, a clear set of design objectives is required that pay heed to the following<sup>5,6</sup>:

- **History.** Understanding the Spa's heritage is essential if future design is to fit
- **Landscape & Wildlife.** The local countryside, land use, trees, open space, views, drainage, wildlife
- **Focal Points, Landmarks & Vistas.** Focal points welcome people with an entrance Landmarks make it easy for people to find their way around Village locations that attract residents and visitors or guide
- **Built Environment.** Building use, materials and techniques. Appearance, scale, form and space between buildings. The pattern of development. A mix of compatible developments and uses that work together to create viable places that respond to local needs.
- **Gardens & Surrounds.** Gardens, Walls, fences, hedges, driveways and hardstandings

<sup>1</sup> CABE: *By Design: Urban Design in the Planning System: Towards Better Practice*: [www.cabe.org.uk/files/by-design-urban-design-in-the-planning-system.pdf](http://www.cabe.org.uk/files/by-design-urban-design-in-the-planning-system.pdf)

<sup>2</sup> DoT: *Manual for Streets*: [www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf](http://www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf)

<sup>3</sup> Planning Policy Statement 3: Housing (PPS3)

<sup>4</sup> ELDC: LDF Draft Core Strategy para 8.22

<sup>5</sup> CABE: *By Design: Urban Design in the Planning System: Towards Better Practice*:

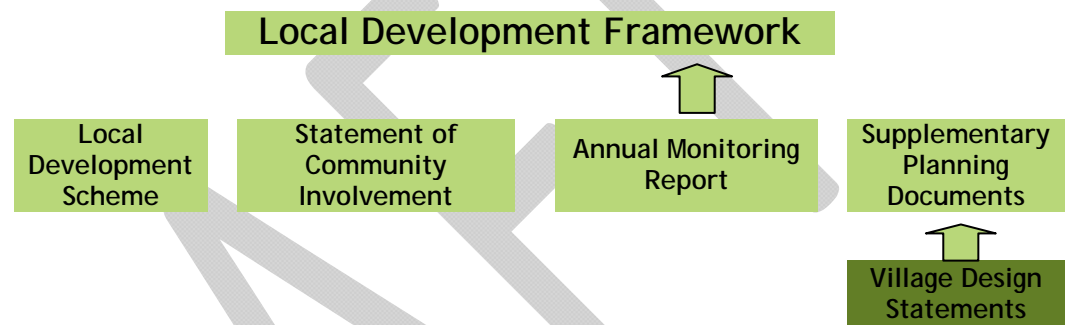
<sup>6</sup> ELDC: *Raising the Quality of House Design in East Lindsey*

- **Street Furniture.** The quantity, location, size and appearance of signage and lighting etc can have a marked effect on the village.
- **Highways & Byways.** Links with nearby communities. Design that puts people before traffic; employing good footpaths, cycleways and public transport routes.
- **Economy.** Supports local business and employment, through development that can respond to changing social, technological and economic conditions.
- **Community Life.** A place with its own distinctive culture.

## 1.4. How will Woodhall Spa's Design Statement work?

1.4.1. The VDS is a direct outcome of the Woodhall Spa Parish Plan; produced by a team of volunteers and published in 2005. Once adopted by East Lindsey District Council (ELDC), it will become "Supplementary Planning Guidance" (SPG) to the ELDC Local Development Framework (LDF)<sup>7</sup>.

1.4.2. The LDF differs from its predecessor (ELDC Local Plan) in that it adopts a 'spatial' rather than 'land-use' approach to planning. The LDF looks at the roles of, and interaction between, places and spaces and the communities that use them. It highlights opportunities for ELDC and other organisations to promote and manage change throughout the District in a co-ordinated way and takes account of community aspirations for places expressed in documents such as Parish Plans and Village Design Statements<sup>8</sup>.



1.4.3. The Woodhall Spa VDS will adopt the good design objectives outlined in the previous paragraph and build on the success of the Parish Plan. To this end, the VDS sets out to describe how the village has developed, principally over the past two centuries, and what is important in terms of its character and ambience. The village remains, in the words of its original planner Richard Adolphus Came, "an elegant and spacious community in a woodland setting". It then outlines how all future development can preserve, enhance and complement this character and ambience, if designs are carefully considered and take into account the unique nature of the landscape, vistas, wildlife, trees, open spaces and its architecture.

1.4.4. When viewed in conjunction with the LDF, the VDS will provide the level of detail required by ELDC and Woodhall Spa Parish Council (WSPC) planners to make informed decisions about the future development of our village. It will also be a point of reference for developers, which includes not just commercial developers from outside the village but you the villagers yourselves. In this context, "development" has a very wide meaning and includes anything for which you need planning consent. You may want to extend or restore your property, or build on your land. In all instances you will need to have close regard to both the LDF and the guidance contained in the Woodhall Spa VDS. So, whether you are a potential developer or a resident who is concerned that Woodhall Spa retains its village character and ambience, the VDS is important; enabling change, but guiding it in ways that are compatible with public and local policies.

The following two paragraphs are to be removed before document adopted

1.4.5. *The document you are about to view has yet to be approved by WSPC and adopted by ELDC. At the moment it is only an early draft, designed primarily to invite critical comment. WSPC wants you to be involved in its development, so all constructive comments are welcome. The format, text, maps and photographs can all be changed, so do not hold back, make your views known!*

1.4.6. *At this stage we would particularly like to know whether the draft accurately reflects Woodhall Spa's character. All comments should be forwarded to Councillor Neil Storey, [webmaster@woodhallspa.org](mailto:webmaster@woodhallspa.org) by 30 Jun 2010. The Parish Council VDS Steering Group will evaluate these comments and consider how the VDS should be developed in the light of them. The aim is to have the VDS completed and approved by ELDC as SPG by 30 Sep 2010.*

<sup>7</sup> The ELDC Local Development Framework is due publication 20\*\*

<sup>8</sup> ELDC: LDF Draft Core Strategy

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