

ANNEX C

HADLOW CHARACTER AREA APPRAISAL SPD – RESPONSE TO CONSULTATION

Respondent	Representation	Response
<p>Martin Ingham High Street</p>	<p>Chapter 9 – Design Guidelines - What are we to do to meet today's energy challenge? Where can we put solar collectors or meet renewable energy requirements. Could we, for example, over-clad exiting buildings to improve insulation?</p>	<p>Chapter 9 adequately recognises and supports the need for sustainably designed homes to help reduce their energy requirements and therefore lower their carbon footprint (see para. 3). Providing the principles of sustainable, energy-efficient design - as required by Policy CC1 in the Council's Managing Development and the Environment DPD - are addressed at the conception stage there is no reason why new build can not positively contribute to the character of the area.</p> <p>Many technologies have evolved to the extent that their integration on new and existing buildings can take place in a way that is subtle and respectful of the overall character of the property, eg photovoltaic roof slates can replace existing slates as opposed to a bolt-on array of cells. In future, these and other technologies will become more sophisticated and, as a result, their visual impact will increasingly be lessened.</p> <p>Certainly, one of the best ways of meeting today's energy challenge is to use less energy in the first instance and then to use what we have more</p>

Respondent	Representation	Response
		<p>efficiently. Most of the options that can be implemented to achieve these objectives will have little impact on the appearance and character of the property, and certainly not in a harmful way. Loft insulation, cavity wall insulation, high efficiency gas condensing boilers, thermostatically controlled central heating and energy efficient white goods and lighting can result in lowering the energy consumption of homes and have no impact on the external appearance and therefore character of the property. For new build, in addition to the previously listed measures, integrating building materials with low U-Values, will also reduce the likely energy demand of the property.</p> <p>If this approach is adopted, then the need for extensive renewable technologies will be reduced significantly and any impact minimised.</p>
	<p>What is the pallet of materials that is acceptable?</p>	<p>The pallet of materials which is likely to be acceptable are those drawn from the materials present in the character area. The SPD advises:</p> <p><i>‘Many of the character areas possess a strong unified palette of materials. For example, the red brick, brown tiles and white/ cream painted render of the 1920s and 30’s housing. The choice and combination of materials is crucial to the success of a scheme. In</i></p>

Respondent	Representation	Response
		<p><i>creating a locally distinctive environment, the number of different materials used should generally be kept to a minimum. New buildings, or extensions, should be constructed of materials which respect those used in the character area within which they are proposed.'</i></p> <p>NO CHANGE</p>
	<p>How does the village grow/adapt to modern challenges and remain sustainable. Is there any growth or development allowed? No sites are identified.</p>	<p>It is not the purpose of the Character Area Appraisals SPD to address such matters. Development needs are dealt with in the Core Strategy and the Development Land Allocations DPD. Hadlow is located in the Green Belt and is therefore subject to restraint policies.</p>
<p>Stephanie Ingham High Street</p>	<p>Chapter 9 – Design Guidelines – (p86, para 2) Greater guidance is needed on what is acceptable to retrofit Listed Buildings, eg external cladding and windows to improve thermal efficiency before any renewables are introduced.</p>	<p>Guidance on retrofitting renewable energy technologies on heritage assets is provided in Policy HE1 in Planning Policy Statement 5: 'Planning for the Historic Environment' (March 2010). Further advice is provided by English Heritage in their guidance on microgeneration in the historic environment. Locally, it will be the case of assessing each proposal on its merits, in light of these policies and guidance.</p> <p>It is important to appreciate that microgeneration proposals do not enjoy permitted development rights on Listed Buildings and/or in Conservation Areas. Their installation will therefore be controlled to</p>

Respondent	Representation	Response
		<p>prevent harm to the significance of the heritage asset and its setting.</p> <p>On the matter of reducing heat loss, it will very much depend on the individual property. However, for non-historic assets, installing loft insulation and cavity wall insulation and double/triple glazing would be encouraged prior to external cladding as a more cost-effective method of improving the thermal performance of a home. This method would have the added benefit of having minimal impact on the character and appearance of the building.</p>
<p>Miriam Radishaw Cemetery Lane</p>	<p>Chapter 9 – Design Guidelines (11) Noise – whilst accepting that the SPD cannot address this issue, it can not be so easily dismissed. A new road surface with appropriate noise reduction treatment could help considerably. An effective method of speed reduction could also significantly reduce noise.</p>	<p>It is made clear that these are not matters for the SPD or the Borough Council other than through its development control role. Road surfacing, traffic calming and traffic speeds are matters for the County Council as Highway Authority.</p>
<p>Anne Hughes Hadlow Historical Society</p>	<p>Expresses concerned about the impact of infilling and developments at higher than pre-existing density</p>	<p>Whilst each proposal has to be considered on its merits, the existing character of the area is an important consideration and this is what the SPD is intended to define.</p>

Respondent	Representation	Response
<p>Jeremy Burges The Freeholders Association</p>	<p>Fully supports the assessment of the area. I and many residents took an active part in the character area assessment of the whole village. Thought the whole process was both an excellent exercise in reaffirming the current conservation area and identifying new areas for consideration and sent a clear message to the residents of the entire village that this is of importance to the Borough Council as well as residents themselves. Concur that the character areas and character area types are correctly defined and that the detailed appraisals are fair and accurate. Fully supports the Design Guidelines. The letter was co-signed by 27 residents of the Freehold.</p>	<p>Noted</p>