

THE LINK: SPRING 2020 ISSUE

Datchet Neighbourhood Plan copy

A DESIGN GUIDE FOR DATCHET

Datchet's Neighbourhood Plan team has been working with urban, landscape and heritage planners to create a set of design principles for Datchet. Don't miss your opportunity to evaluate and comment on this draft Datchet Design Guide. The consultation period ends on 7 April 2020

Over the past year, Datchet's Neighbourhood Plan (DNP) group has been talking to residents and pounding the pavements with a team of planners, helping to identify the design quality which makes our village a distinctive and attractive place.

In collaboration with the Royal Borough of Windsor and Maidenhead (RBWM), a specialist urban design, planning and development consultancy has now distilled this information into a Datchet Design Guide (DDG). Its purpose is to help home owners, developers and planners to maintain and improve Datchet in ways which are in keeping with the character of our village. The intention is that any new development, big or small, extension or loft conversion, should reinforce this character, using cues from the local area to create a design which is sympathetic to its surroundings while providing a contemporary interpretation.

This is particularly relevant for Datchet as the most recent revision of RBWM's Borough Local Plan includes a proposal for 80 new homes on a site known as AL39 (formerly HA42) between London Road and the motorway. If the proposal goes ahead, having a Design Guide will help to ensure that any new development is visually attractive and sympathetic to local character and history, and maintains a strong sense of place. A Design Guide can also help to resolve some of the issues highlighted by residents on the DNP character assessment walks, at the drop-in sessions and other events, and in the village-wide survey.

How will it work?

The DDG will sit alongside the Borough-wide Design Guide (BDG) and Borough Local Plan, adding a layer of specific local detail. While the BDG covers key principles which apply to modern suburbs and new estates as well as historic towns and villages across the entire Borough, Datchet's Design Guide will cover the finer detail, the locally-specific design elements which have evolved over time to give our village its unique character, making it distinct from its neighbours. If a subject is already well covered in the Borough's Guide, it has not been duplicated in the DDG.

As a Supplementary Planning Document, the DDG will form part of the Local Development Framework, offering guidance for householders, for commercial properties and large-scale new developments. Anyone planning any form of new development in Datchet will be expected to take the DDG policies into account.

Do we need a design guide?

Government policy states that planning permission should be refused for poorly-designed development which does not take advantage of opportunities available for improving the character and quality of an area and the way it functions. To this end, local authorities are working with local communities to develop design policies. The current public consultation gives us all an opportunity to evaluate and comment on the proposals, and have a say in the way our village develops.

Where can I find out more?

Come along to a Drop-in Session. The main Drop-in Session will be held on **Wednesday 11 March, from 3pm-8pm** at The Village Hall, 3 Allen Way, Datchet SL3 9HR where a planning officer will be available to answer any questions.

The Datchet Neighbourhood Plan team will be holding two additional sessions on **Saturday 21 March, from 11am-1pm** at Datchet Library, 8 Horton Road, Datchet SL3 9ER, and **from 1.30pm-3pm**, at The Bridge, 24 The Green, Datchet SL3 9JH.

The Datchet Design Guide can also be viewed:

- At Datchet Library, 8 Horton Road. The library is usually open Tue 2-7pm, Wed 10am-1pm and 2pm-5pm, Thu 10am-1pm, Fri 10am-1pm and 2pm-5pm, Sat 10am to 1pm, and Sun 11am-2pm.
- At Datchet Parish Council Offices, 1 Allen Way. The office is normally staffed on Mon, Wed, Fri, 9am-1pm.
- At The Bridge Cafe, 24 The Green. The Bridge is open Mon-Fri from 9am-3pm and Sat 9.30am-3pm.
- At all RBWM local libraries and Parish Council Offices
- Online at <http://consult.rbwm.gov.uk/portal> and www.datchetneighbourhoodplan.org

How do I comment?

The six-week consultation period started on **Tuesday 25 February** and runs until **6pm Tuesday 7 April 2020**. During this time, comments can be made online via RBWM's consultation portal, <http://consult.rbwm.gov.uk/portal>, or in writing by completing a representation form. These forms can be obtained at The Library, The Bridge or Datchet Parish Council Office. Representation forms should be sent by email to planning.policy@rbwm.gov.uk, or by post to Planning Policy, The Royal Borough of Windsor and Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF.

This consultation will also be advertised in the local paper and posters will be displayed around the village. If you have any further enquiries, please contact RBWM's Planning Policy Department by email, planning.policy@rbwm.gov.uk or by telephone (01628) 796357. **Comments must be received no later than 6pm on Tuesday 7 April 2020.**

What happens after the consultation?

After the public consultation, all your comments will be reviewed and an amended final version of the Datchet Design Guide will go before RBWM's full council. The councillors will vote on whether to adopt it. If adopted, it will become a Supplementary Planning Document, helping to promote high-quality design in any new development throughout the village.

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