

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

7 February 2007

DENMEAD VILLAGE DESIGN STATEMENT & ST BARNABAS (WEST)
NEIGHBOURHOOD DESIGN STATEMENT – RECOMMENDED ADOPTION

REPORT OF CHIEF EXECUTIVE

Contact Officer: Steve Opacic Tel No: 01962 848101

RECENT REFERENCES:

PHD52 – 'Draft Denmead Village Design Statement and St Barnabas (West) Neighbourhood Design Statement' August 2006.

EXECUTIVE SUMMARY:

A draft Village Design Statement (VDS) for Denmead and a draft Neighbourhood Design Statement (NDS) for St Barnabas West (Teg Down), Winchester were published for public consultation in September 2006. The procedures for adoption require formal consultation on draft Village/Neighbourhood Design Statements and this was undertaken in autumn 2006. The draft VDS/NDS have been produced with some assistance from consultants (Atkins), appointed by the City Council and funded from Planning Delivery Grant, to assist local groups in producing VDSs.

In order for these documents to carry weight in the planning decision-making process they need to be adopted by the City Council as 'Supplementary Planning Documents'. This report summarises the comments received following public consultation on the draft VDS/NDS (Appendices 1 and 2) and recommends that Cabinet adopts the VDS/NDS as Supplementary Planning Documents, subject to a number of changes (see Appendices 1 and 2).

The opportunity is also taken to update Members on progress with other Village/Neighbourhood Design Statements.

RECOMMENDATIONS:

- 1 That the 'Guidelines' of the Denmead Village Design Statement and 'Design Guidelines' of the St Barnabas (West) Neighbourhood Design Statement, as proposed to be amended, be adopted as Supplementary Planning Documents.

- 2 That authority be delegated to the Chief Executive, in consultation with the Portfolio Holder for Planning and Transport, to agree the detailed wording of any minor changes that are needed to update the VDS/NDSs.
- 3 That an offer of up to £1,000 for each Design Statement be authorised as a contribution towards the costs of publication of the final documents.
- 4 That the relevant design statement groups be thanked for producing the Design Statements.

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1 Introduction

1.1 The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities so as to improve the quality of development in local areas and public involvement in the planning process. In order to carry weight in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPD). The Town and Country Planning (Local Development) (England) Regulations 2004 set out various requirements which must be followed when producing and adopting SPD, including public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Village/Neighbourhood Design Statements as SPDs, or lead to their validity being challenged.

1.2 The Denmead VDS and St Barnabas (West) NDS have been produced over a number of years by VDS/NDS Groups consisting of local residents. Both VDS/NDSs have had advice from consultants (Atkins), appointed by the City Council to assist villages/neighbourhoods in producing VDS/NDSs, and funded from earlier Planning Delivery Grant. These are amongst the first Village/Neighbourhood Design Statements to be presented to the Council for adoption as a 'Supplementary Planning Documents': most previous VDSs and NDSs have been adopted under the previous planning policy system as 'Supplementary Planning Guidance'.

1.3 16 VDS's have so far been adopted in Winchester District (Kings Worthy, West Meon, Micheldever, Curdrige & Curbridge, Soberton & Newtown, Boarhunt, Corhampton & Meonstoke, Crawley, Exton, Wickham, Itchen Abbas, Bramdean, Littleton, Swanmore, Upham and Sparsholt) and there are a number of others in preparation. In addition, one Neighbourhood Design Statement has so far been adopted (St Giles Hill, Winchester). This report summarises progress on the VDS/NDSs known to be in production and considers the Denmead VDS and St Barnabas (West) NDS. These VDS/NDSs has been submitted to the City Council with a request that they are adopted as SPD, and this report recommends that this be agreed.

2 Progress on Village/Neighbourhood Design Statements in the District

2.1 The table below summarises the situation regarding VDS/NDSs in the District. Currently, 16 VDSs and 1 NDS have been adopted as SPG and another 6 are being prepared, including Denmead and St Barnabas. Some villages/neighbourhoods are/have investigated the possibility but decided not to progress a VDS/NDS at this stage.

<u>Village/Neighbourhood</u>	<u>Stage Reached With VDS / NDS</u>
Bishops Sutton	Investigating VDS
Boarhunt	Adopted 2002
Bramdean	Adopted 2000
Compton & Shawford	Undertaking VDS as part of Parish Plan
Corhampton & Meonstoke	Adopted 2002
Crawley	Adopted 2001
Curdrige	Adopted 2002
<i>Denmead</i>	<i>Draft VDS published Sept 2006</i>
Droxford	VDS drafted 2004, not taken forward
Durley	Investigating VDS
Exton	Adopted 2002
Hambledon	VDS started 2002, not taken forward
Itchen Abbas	Adopted 2001
Kilmeston	VDS drafted but not submitted for adoption
Kings Worthy	Adopted 2006
Littleton	Adopted 2001
Micheldever	Adopted 2002
New Alresford	TDS approved for consultation Jan 2007
Olivers Battery	VDS work progressing
Otterbourne	VDS started 2002, delayed for Parish Plan
Shedfield	Investigated VDS, not progressing?
Soberton	Adopted 2002
South Wonston	Investigated VDS, not progressing?
Sparsholt	Adopted 1999
Swanmore	Adopted 2001
Upham	Adopted 1999
Warnford	Investigated VDS, not progressing?
West Meon	Adopted 2002
Wickham	Adopted 2001
Winchester – St Giles Hill	Adopted 2004
Winchester – Sleepers Hill	Investigated NDS, now subject of a LADS
<i>Winchester – St Barnabas W.</i>	<i>Draft NDS published Sept 2006</i>
Winchester – West Fulflood	NDS drafted for officer comment 2006

- 2.2 Offers of up to £1,000 towards printing costs have previously been made to all villages/neighbourhoods completing a VDS/NDS, on adoption of the Statement. These grants were funded from the Planning Grants Reserve, but this funding is no longer available, following Cabinet's decision in 2005 that it would not be able to fund new VDS/NDSs. However, the Statements already in preparation for Denmead, Oliver's Battery, New Alresford, West Fulflood and St Barnabas West were treated as commitments and funding to assist their publication has been set aside.

3 Denmead Village Design Statement

- 3.1 Denmead's draft VDS covers the Parish of Denmead. The draft VDS has been drafted by the 'Denmead Future' group, which is also progressing other initiatives, such as a town Health Check. The VDS has been produced in

consultation with the Parish Council, local groups and residents. The group have had assistance from the Council's consultants, Atkins, Planning Aid South and City Council officers. A more detailed summary of the early stages of public involvement was included in Appendix 2 of the draft VDS. The draft VDS was published for a 6-week public consultation stage in September 2006.

3.2 Appendix 1 of this report summarises the comments received at the public consultation stage. Although only 11 people/groups commented (including a letter signed by 35 residents) on the draft VDS, they raised a number of useful points. These have been considered by the Denmead Future group and City Council officers and Appendix 1 recommends a response to the comments made. This includes a number of recommended changes to the VDS, as follows:

- Correction of typographical errors and updating of map;
- updating to reflect the status of the document when adopted and additions to the summary of public consultation;
- changes to refer to 'Secure by Design', as requested by Hampshire Constabulary;
- various detailed changes to add/correct the descriptions of the area;
- a new sub-section quoting comments by the Local Plan Inspector and from PPS3 relating to density and local area character, with amendments to relevant Guidelines;
- detailed wording changes to improve the content of various Guidelines;
- a new section and new Guideline on biodiversity issues;
- replacement Guideline 37 on hedgerows;
- an expanded Sustainability Appraisal (Appendix 1 of the VDS), reproduced as Appendix 1a to this report.

3.3 Appendix 1 sets out the detailed wording of most of the changes that are recommended. Some of the recommended changes relate to updating which will be undertaken by the VDS group and delegated authority is requested for the Chief Executive and Planning Portfolio Holder to approve the detailed wording of these changes. The VDS promotes a total of 37 'Guidelines' and 10 'Goals'. It is only the Guidelines which supplement Local Plan policies and set out design guidance, so it is only these which should be adopted as part of the Supplementary Planning Document. The 'Goals' are community aspirations that emerging during the VDS process, which are useful and important, but which will be pursued outside the planning process and should not form part of the SPD.

4 St Barnabas (West) Neighbourhood Design Statement

4.1 The St Barnabas (West) draft NDS covers part of the built up area of Winchester, generally to the south of Stockbridge Road, and west of Chilbolton Avenue. The draft NDS has been produced by a group of local people, in consultation with residents, officers and Councillors. The group has also has some assistance from the Council's consultants, Atkins, Planning Aid South and City Council officers. A more detailed summary of the early stages of public involvement was included in Appendix 1 of the draft NDS. The draft NDS was published for a 6-week public consultation stage in September 2006, at the same time as the Denmead VDS.

4.2 Appendix 2 of this report summarises the comments received at the public consultation stage. Although only 7 people/groups commented on the draft NDS, they raised a number of useful points. These have been considered by the NDS group and City Council officers and Appendix 2 recommends a response to the comments made. This includes a number of recommended changes to the NDS, as follows:

- changes, including a new Design Guideline, relating to 'Secure by Design', as requested by Hampshire Constabulary;
- detailed wording changes to improve the content of various Design Guidelines;
- clarification/expansion of the Biodiversity Survey (Appendix 4 of the NDS).
- various additions to the Sustainability Appraisal (Appendix 5 of the NDS).

4.3 Appendix 2 sets out the detailed wording of most of the changes that are recommended. Some further minor changes will be needed to update the NDS, particularly in relation to its status and the description of public consultation carried out. Delegated authority is requested for the Chief Executive and Planning Portfolio Holder to approve the detailed wording of these changes.

5 Conclusions

5.1 The Guidance proposed by both VDS/NDSs generally accords with the policies of the adopted District Local Plan (2006) and Government guidance. The Statements also meet other requirements for adoption as a SPD, having been subject to appropriate consultation and sustainability appraisal. These are, therefore, VDS/NDSs that officers recommend are appropriate for adoption as a Supplementary Planning Documents. Some of the guidance proposed in each VDS/NDS relates to matters that do not come within the scope of planning control. However, it is appropriate and normal for such matters to be included, as the aim is to influence all changes and development, not just those needing planning permission.

5.2 The Committee is asked to adopt the VDS/NDSs, excluding the 'Goals' set out in the Denmead VDS, which should not form part of the SPD. In accordance with recent practice for other approved VDS/NDSs, it is recommended that the VDS/NDS groups be thanked for their work in producing the VDS/NDSs and informed that the Council will offer up to £1000 to assist with printing costs for each of the adopted documents.

5.3 VDS/NDSs are proving valuable in dealing with applications and are having an influence on the design of development proposals. It is, therefore, considered important that the interest and enthusiasm for undertaking VDS/NDSs within the District continues to be encouraged by the City Council.

OTHER CONSIDERATIONS:

6 CORPORATE STRATEGY (RELEVANCE TO):

6.1 Although not specifically mentioned in the Corporate Strategy, the production of VDS/NDSs will contribute to the 'homes and environment' and 'green agenda' aims of the Council.

7 RESOURCE IMPLICATIONS:

- 7.1 It is proposed that a contribution towards printing costs of up to £1000 for each VDS/NDS be offered. Funding exists within the Strategic Planning Division's budget for such an offer.

BACKGROUND DOCUMENTS: None.

APPENDICES:

1. Denmead Village Design Statement – Analysis of Comments on Draft VDS
 - 1a. Denmead Village Design Statement – recommended new Appendix 1, Sustainability Appraisal.
2. St Barnabas Neighbourhood Design Statement – Analysis of Comments on Draft NDS