

CABINET (LOCAL PLAN COMMITTEE)

29 FEBRUARY 2016

ADOPTION BISHOPS WALTHAM VILLAGE DESIGN STATEMENT

ADOPTION DENMEAD VILLAGE DESIGN STATEMENT

ADOPTION SHEDFIELD VILLAGE DESIGN STATEMENT

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

Bishops Waltham - PHD 657

Denmead - PHD666

Shedfield – PH656

EXECUTIVE SUMMARY:

A draft version of the Bishops Waltham Village Design Statement Supplementary Planning Document (VDS) was published for public consultation on 4 November 2015 for 4 weeks. Denmead VDS was published for consultation from 16 December to midday on 29 January 2016 and the Shedfield VDS from 21 October 2015 to midday 20 November 2015.

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'. The procedures for producing Supplementary Planning Documents (SPD) require formal consultation. This report summarises the comments received following public consultation on the draft versions of the VDSs and recommends adoption of the documents, subject to a number of changes in response to comments received. These changes are outlined in the schedule of comments and recommended responses in the Appendices and illustrated in the post-consultation versions presented in the Appendices.

RECOMMENDATIONS:

- 1 That the Design Guidelines/Policies in the Village Design Statements for Bishops Waltham, Denmead and Shedfield, amended as set out in the Appendices to this report, be adopted as Supplementary Planning Documents.
- 2 That the 2007 Denmead VDS be revoked as SPD following the adoption of the 2016 SPD.
- 3 That the Head of Strategic Planning be given delegated authority to make minor factual changes and corrections, in consultation with the Portfolio Holder for Built Environment, prior to the publication of the documents.

CABINET (LOCAL PLAN) COMMITTEE29 FEBRUARY 2016ADOPTION BISHOPS WALTHAM VILLAGE DESIGN STATEMENT (VDS);
ADOPTION DENMEAD VDS AND REVOCATION OF 2007 DENMEAD VDS; AND
ADOPTION SHEDFIELD VDSREPORT OF HEAD OF STRATEGIC PLANNINGDETAIL:1 Introduction

- 1.1 Good design is considered a key aspect of sustainable development and the importance of setting policies to achieve high quality and inclusive design for all development is emphasised in the National Planning Policy Framework. This principle is carried forward into Winchester's local planning policies and put into practice locally in Village Design Statements (VDS) which define the characteristics which create the locally distinctive sense of place.
- 1.2 Earlier this year, the Council adopted the High Quality Places Supplementary Planning Document which provides further guidance on how the high level design principles set out in policy CP13 in Local Plan Part 1 (LPP1) should be applied and how the links between people and places can be successfully integrated into new development.
- 1.3 How these design principles can be applied to enhance the local sense of place is set out in VDSs which set out the characteristics of the area and provide local guidelines for new development to be able to respond to these local characteristics.
- 1.4 In order to carry weight in determining planning applications, the Design Guidelines/Policies in the VDS needs to be adopted by the City Council as a Supplementary Planning Document (SPD). As required by the Town & Country Planning (Local Planning) (England) Regulations 2012, public consultations have been held on the Draft VDSs. This report summarises the comments received and proposes modifications to the draft VDSs and recommends that the amended documents are adopted by the Council as SPDs.

BISHOPS WALTHAM VDS2 CONSULTATION

- 2.1 This is the first VDS produced for Bishops Waltham, although the Parish has been actively involved in planning policies through the Local Plan process.

- 3 The draft VDS has been produced by, and in consultation with, the local community. CMT, Ward Members and the Portfolio Holder for Built Environment have also been consulted through a Portfolio Holder Decision Notice (PHD 657).
- 3.1 The draft VDS was produced by a subgroup of the Bishops Waltham Parish Council and volunteer local residents. Preparation commenced in early 2015 and in the summer local exhibitions were held with an on-line survey to which 127 responses were received. Following the local consultation, the group finalised the draft VDS and submitted the document to Winchester City Council to start the formal process of adopting it as SPD.
- 3.2 Winchester City Council then held a consultation for a 4 week period between 4 November and midday on 3 December 2015. As required by the Regulations, the notice was published in the Hampshire Observer and statutory consultees were consulted. The consultation was also advertised in the Local Plan e-Newsletter and notified to the developers/agents of the proposed Local Plan Part 2 allocations around Bishops Waltham.
- 3.3 A Sustainability Appraisal was not carried out as the 2012 Regulations no longer include this as a requirement for SPD preparation.
- 3.4 Therefore, it is considered that the Bishops Waltham VDS complies with the relevant national policy requirements, and accords with the 2012 Regulations. Accordingly, it is recommended that the Design Policies in the Bishops Waltham VDS, amended as set out in Appendix 2 to this report, are adopted as SPD.

4 SUMMARY OF REPRESENTATIONS AND CHANGES PROPOSED

- 4.1 Eight responses were received in the public consultation period. These included comments from Natural England, Historic England, Environment Agency, South Downs National Park, WCC departments, local residents and one developer. Bishops Waltham Parish Council has considered in detail the representations received in consultation with WCC officers and has prepared recommended responses set out in Appendix 1.
- 4.2 As a result of the consultation process and consideration of the comments made, a number of changes are proposed to the draft VDS. Appendix 1 contains a summary of the representations made, together with the officer / Parish Council response and the changes that are now recommended. Appendix 2 sets out an amended version of the VDS, with the proposed changes shown in yellow and underlined.
- 4.3 With regard to representations from the statutory agencies, the Environment Agency had no comment, whilst both Natural England and Historic England suggested that the VDS should reflect recognised designations and cross-refer to published documents where further details could be found. Natural England suggested the VDS could include more references to green infrastructure and biodiversity assets and should refer to landscape character

assessments. Historic England's comments follow a similar theme, in that they request more references to the historic environment and in particular the character of the conservation area. In response to these comments the VDS has been amended to include referencing to other documentation, and where it is felt necessary the text has been expanded to provide a more comprehensive context for the design policies.

4.4 The South Downs National Park has made specific comments in relation to the references to cul de sacs, materials and chimneys. Changes have been made to clarify the intention of the design guidance. The Council's Open Space Officer has suggested that the VDS includes a section on open spaces. The VDS includes a number of references to open spaces and their contribution to the layout and ambience of the locality. Bishops Waltham Parish Council is keen to ensure open spaces are an integral part of the layout and design of new development and considered at the outset of site design. Therefore, whilst the VDS has been amended to refer to the most recent Open Space Strategy, it does not include a separate section on open spaces, as references are included where necessary throughout the document.

4.5 Developers promoting one of the development sites allocated in Local Plan Part 2 have made some detailed constructive comments and the VDS has been amended where possible. However, the Parish Council feel strongly about leaving in the reference to 'buildings should be no higher than 2 ½ storeys', the guidance refers to 'should', to provide some flexibility, so that in certain circumstances taking into account site context and setting it may be appropriate for more than this.

4.6 Comments were also received from two members of the public, one raising concerns about new development and on-street car parking and the other providing detailed comments and observations on the whole document. The VDS has been amended to clarify the intentions of the policies expressed; to provide flexibility of application and to cross refer to other detailed guidance where it is appropriate to do so.

5 CONCLUSION

5.1 The draft SPD was subject to wide consultation during its preparation and has much support from the local community. The comments received to the pre-adoption consultation have been considered and a number of changes have been made in response. It is recommended that the changes outlined in Appendix 1 be agreed and that the amended Design Policies in the Bishops Waltham Village Design Statement be adopted by the Council as SPD.

DENMEAD VDS

6 CONSULTATION

- 6.1 Denmead VDS was originally adopted as SPD in February 2007. Following adoption of the Neighbourhood Plan, Denmead Parish Council has produced an updated VDS.
- 6.2 The VDS coincides with the boundary covered by its adopted Neighbourhood Plan, namely excluding that part of the parish within the South Downs National Park and the area that falls under the West of Waterlooville major development area.
- 6.3 Denmead Parish Council carried out local consultation on the draft VDS from 3 August to 11 September 2015. They publicised the consultation by placing a notice on the Parish Council's website; notices on parish notice boards around the village and in All Saints Church. The notice promoting publication of the draft VDS was also announced through social media. A total of eight replies were received and the design statement was amended to reflect the representations.
- 6.4 The draft VDS was then submitted to Winchester City Council to start the formal process of adopting it as SPD and a consultation was held for 6 weeks (to allow for the Christmas holidays) between 16 December and midday on 29 January 2016. As required by the Regulations, the notice was published in the Hampshire Observer and statutory consultees were consulted. The consultation was also advertised in the Local Plan e-Newsletter.
- 6.5 A Sustainability Appraisal was not carried out as the 2012 Regulations no longer include this as a requirement for SPD preparation.
- 6.6 Therefore, it is considered that the Denmead VDS complies with the relevant national policy requirements, and accords with the 2012 Regulations. Accordingly, it is recommended that the Design Guidelines within the Denmead VDS, amended as set out in Appendix 4 to this report, are adopted as SPD.

7 SUMMARY OF REPRESENTATIONS AND CHANGES PROPOSED

- 7.1 Three responses were received in the public consultation period. These included comments from Historic England, Natural England, and Hampshire County Council. Denmead Parish Council has considered in detail the representations received in consultation with WCC officers and has prepared recommended responses set out in Appendix 3.
- 7.2 As a result of the consultation process and consideration of the comments made, a number of changes are proposed to the draft VDS. Appendix 3 contains a summary of the representations made, together with the officer/Parish Council response and the changes that are now recommended.

Appendix 4 sets out an amended version of the VDS with the proposed changes shown in red and underlined.

- 7.3 With regard to representations from the statutory agencies, Historic England advise that the layout of the VDS is improved to make it clearer and easier to use and include a contents page and maps of the character areas and amendments are proposed in response to this. They also advise that the VDS should distinguish between guidance suitable for the VDS and statements which identify suitable locations for businesses which are more suited to Neighbourhood Plans.
- 8 Natural England suggest that the VDS should consider the impact of the design statement on landscape designations such as the National Park and cross refer to published documents such the Landscape Character Assessments, National Park Management Plans and Natural England's National Character Area profiles. Natural England also suggest the VDS could include more references to incorporating green infrastructure features into design to contribute to green infrastructure networks and seek to enhance biodiversity assets which should be reflected in guidelines. This is standard advice and is already covered in the VDS; therefore no further amendments are proposed in response to Natural England's comments.
- 9 Hampshire County Council (HCC) as Highway Authority and lead Local Flooding Authority recommends that paragraph 154 (which suggests that storm drains may be inadequate) is removed as it is inappropriate and an amendment is proposed in Appendix 3 to address their concerns. HCC advise that the drainage may be designed appropriately but there may be maintenance or other issues and that there is a process for raising and reporting issues of this type to the Highway Authority via the Local Area Office.
- 10 CONCLUSION
- 10.1 The draft SPD was subject to wide consultation during its preparation and has much support from the local community. The comments received to the draft VDS consultation have been considered and a number of changes have been made in response. It is recommended that the changes outlined in Appendix 3 be agreed and that the Design Guidelines in the amended Denmead Village Design Statement be adopted by the Council as SPD, and that the earlier VDS (2007) be revoked as SPD.

SHEDFIELD

- 11 CONSULTATION
- 11.1 In 2011 Shedfield Parish Council began the production of a combined Village Design Statement and Parish Plan. The draft VDS 'Design Guidelines' need to be consistent with the 'parent' planning policies in the Local Plan (and NPPF) and be approved for adoption as a SPD; however, the non-planning elements of the Parish Plan do not need approval.

- 11.2 Public meetings were organised by the Parish Council during August and September 2011 from which an independent Parish Plans Steering Group was formed, to develop both a Parish Plan and a Village Design Statement. The Steering Group comprised a cross-section of the Parish, with representatives from each of the three villages that comprise Shedfield Parish – Waltham Chase, Shedfield and Shirrell Heath. A questionnaire was distributed to every household in the Parish during June 2012 and there was a separate distribution to local businesses and industrial premises. Steering Group members attended the annual Parish Assembly, various local events and organised drop-in sessions. There was a good response, with 17% of households returning questionnaires, enabling a good profile of the Parish to be developed.
- 11.3 The draft VDS was then submitted to Winchester City Council to start the formal process of adopting it as SPD and a consultation was held for 4 weeks between 21 October 2015 and midday 20 November 2015. As required by the Regulations, the notice was published in the Hampshire Observer and statutory consultees were consulted. The consultation was also advertised in the Local Plan e-Newsletter.
- 11.4 A Sustainability Appraisal was not carried out as the 2012 Regulations no longer include this as a requirement for SPD preparation.
- 11.5 Therefore, it is considered that the Shedfield VDS complies with the relevant national policy requirements, and accords with the 2012 Regulations. Accordingly, it is recommended that the Design Guidelines in the Shedfield VDS, amended as set out in Appendix 6 to this report, are adopted as SPD.

12 SUMMARY OF REPRESENTATIONS AND CHANGES PROPOSED

- 12.1 Eight responses were received through the public consultation of which, 3 were from statutory consultees (Environment Agency, Historic England, Natural England), and further comments were gathered at the public exhibition. These are summarised in Appendix 5 to this report.
- 12.2 As a result of the consultation process and consideration of the comments made, a number of changes are proposed to the draft VDS. Appendix 5 contains a summary of the representations made, together with the officer/Steering Group response and the changes that are now recommended. Appendix 6 sets out an amended version of the VDS with the proposed changes underlined.
- 12.3 The Environment Agency had no comments to make. Historic England suggested that maps of the character areas should be included, and the formatting of the “Settlement Pattern and Character of Buildings” section amended to make the document easier to use and its meaning clearer. Comments on the clarity of the document and suggestions to improving the format were also made by a member of the public. Modifications are proposed to improve the layout of the “Settlement Pattern and Character of Buildings” section and improve the maps.

- 12.4 Natural England provided a standard response, similar to the other two VDSs being considered. They suggest that the VDS should consider the impact of the design statement on landscape designations such as the National Park and cross refer to published documents such as the Landscape Character Assessments, National Park Management Plans and Natural England's National Character Area profiles. Natural England also suggest the VDS could include more references to incorporating green infrastructure features into design to contribute to green infrastructure networks and seek to enhance biodiversity assets which should be reflected in guidelines. It is considered that these elements have already been incorporated into the VDS and no modifications in response to Natural England's comments are proposed.
- 12.5 Other comments highlight important hedgerows that were not identified in the VDS and the impacts of proposed development in the Local Plan; a modification is subsequently proposed to include these hedgerows (following consultation with the Landscape Team) within the relevant map. Similarly omissions of locally important groups of trees is highlighted and a modification is proposed to amend the map to include these features. Factual amendments were also suggested by a number of respondents and these are incorporated into the proposed modifications. Some issues were raised which relate to planning applications.
- 12.6 Concern was raised about public transport, the management of border-strips/hedgerows along new developments and the good management of verges, and suggested that this be addressed in the Parish Actions. Some of the issues raised are beyond the scope of this document, as they are relevant to the planning application process, or have already been addressed in the development of the Parish Actions. This is set out in Appendix 5.
- 12.7 Two of the respondents were City Councillors, supporting the work that has been carried out on the document.
- 12.8 A number of comments were noted at the public exhibition. One related to ditch management to identify where these are blocked after heavy rain – this is covered to some extent by Parish Action 9. A factual error was also spotted which will be rectified in the final document.

13 CONCLUSION

- 13.1 The draft SPD was subject to wide consultation during its preparation and has much support from the local community. The comments received to the draft VDS consultation have been considered and a number of changes have been made in response. It is recommended that the changes outlined in Appendix 5 be agreed and that the Design Guidelines in the amended Shedfield Village Design Statement are adopted by the Council as SPD.

OTHER CONSIDERATIONS:

14 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

- 14.1 The production of these VDS will contribute to the 'High Quality Environment' aims of the Council, particularly with regard to protecting local distinctiveness and promoting the public realm.

15 RESOURCE IMPLICATIONS:

- 15.1 Village and Neighbourhood Design Statements are eligible for funding from the Community Planning Budget. Bishops Waltham Parish Council has received £500 from this fund, to contribute towards final printing costs, which represents the limit of the Community Planning Budget. Shedfield Parish Council has also already received £500 for the VDS, which represents the limit of the Community Planning Budget. Therefore there are no further resource implications for the City Council for these two Parishes.

- 15.2 To date, Denmead Parish Council has not applied for this but are aware that this funding exists which could be used to assist with publication of the final version of the VDS. It would therefore be open to the Parish Council to apply for £500 from the Community Planning budget.

16 RISK MANAGEMENT ISSUES

- 16.1 None

BACKGROUND DOCUMENTS:

Representations submitted on the consultation draft VDS, which are available on the Council's web site via the following link: <http://www.winchester.gov.uk/planning-policy/village-design-statements/bishops-waltham-vds/>

APPENDICES:

Appendix 1: Summary of Responses Received to the Bishops Waltham draft VDS Consultation

Appendix 2: Amended version of the Bishops Waltham VDS Document showing changes made in response to the public consultation (proposed amendments shown in yellow)

Appendix 3: Summary of Responses Received to the Denmead draft VDS Consultation

Appendix 4: Amended version of the Denmead VDS Document showing changes made in response to the public consultation

Appendix 5: Summary of Responses Received to the Shedfield draft VDS Consultation

Appendix 6: Amended version of the Shedfield VDS Document showing changes made in response to the public consultation