

CABINET

15 September 2004

ST GILES HILL NEIGHBOURHOOD DESIGN STATEMENT

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The first 'Neighbourhood Design Statement' (NDS) in the District has been produced by local residents for the St Giles Hill area of Winchester. This is the equivalent of a Village Design Statement for part of the urban area of Winchester and has been produced by local residents. The City Council has been requested to adopt the NDS as Supplementary Planning Guidance. This report comments on the draft NDS and recommends its adoption.

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

RECOMMENDATIONS:

- 1 That Council be recommended to adopt the planning guidelines in the draft St Giles Hill Neighbourhood Design Statement as Supplementary Planning Guidance
- 2 That an offer of up to £1,000 be authorised as a contribution towards the costs of publication of the final document.
- 3 That the St Giles Hill NDS Steering Group be thanked for producing the Design Statement, notified of its adoption (following Council) and be informed about the City Council's environmental improvement grants scheme.

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ST GILES HILL NEIGHBOURHOOD DESIGN STATEMENT1 Introduction

1.1 Village Design Statements (VDS) are promoted by the Countryside Agency (previously the Countryside Commission) as a way of conserving local distinctiveness by developing local planning guidance for new development. VDSs are produced by the local community, rather than by the Planning Authority, but the aim is that Planning Authorities should adopt them as Supplementary Planning Guidance (SPG). The City Council has also promoted the preparation of 'Neighbourhood Design Statements' for parts of the built-up area of Winchester, to provide guidance on design matters in a similar way to VDSs. The draft St Giles Hill NDS is the first Neighbourhood Design Statement to be produced in the District.

1.2 15 VDS's have so far been adopted in Winchester District (West Meon, Micheldever, Curdridge & 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. This report summarises progress on the VDS/NDS's known to be in production and considers the draft St Giles Hill NDS. The NDS has been submitted to the City Council with a request that it is adopted as SPG and this report recommends that this be agreed.

2 Progress on Village Design Statements in the District

2.1 The table below summarises the situation regarding VDS/NDSs in the District. Currently, 15 have been adopted as SPG and another 7 are being prepared, including St Giles Hill. A further 5 villages/neighbourhoods are/have investigated the possibility.

<u>Village/Parish</u>	<u>Stage Reached With VDS</u>
Boarhunt	<b>Adopted 2002</b>
Bramdean	<b>Adopted 2000</b>
Compton & Shawford	Investigating possibility of doing a VDS.
Corhampton & Meonstoke	<b>Adopted 2002</b>
Crawley	<b>Adopted 2001</b>
Curdridge	<b>Adopted 2002</b>
Droxford	VDS drafted, officer comments March 2004.

Exton	<b>Adopted 2002</b>
Hambledon	VDS commenced Feb. 2002.
Itchen Abbas	<b>Adopted 2001</b>
Kings Worthy	VDS drafted, officer comments May 2004.
Littleton	<b>Adopted 2001</b>
Micheldever	<b>Adopted 2002</b>
Otterbourne	VDS commenced June 2002
Shedfield	Investigating possibility of doing a VDS.
Soberton	<b>Adopted 2002</b>
South Wonston	Investigating possibility of doing a VDS.
Sparsholt	<b>Adopted 1999</b>
Swanmore	<b>Adopted 2001</b>
Upham	<b>Adopted 1999</b>
Warnford	Investigating possibility of doing a VDS
West Meon	<b>Adopted 2002</b>
Wickham	<b>Adopted 2001</b>
Winchester – St Giles Hill	Subject of this report
Winchester – Sleepers Hill	Investigating possibility of doing a NDS
Winchester – Teg Down/Dean Lane	NDS commenced July 2003
Winchester – St Pauls	NDS commenced May 2004

- 2.2 Offers of up to £1000 towards printing costs have been made to all villages completing a VDS, on adoption of the VDS. These grants are funded from the Planning Grants Reserve. For 2004/05, a sum has been set aside from the Planning Delivery Grant for various design measures, following the series of seminars in 2003 on PPG3 issues. However, because of uncertainties about whether some of the Planning Delivery Grant may need to be repaid, it is recommended that in this instance a grant should be offered, but funded from the Planning Grants Reserve. Villages/neighbourhood groups are also able to submit bids for environmental improvement grants in the normal way, subject to any associated requirements for match-funding. Therefore, the

NDS Steering Group should be notified of the City Council's environmental improvement grants system.

### 3 St Giles Hill Neighbourhood Design Statement

3.1 St Giles Hill's draft NDS covers the neighbourhood of St Giles Hill, which is a roughly triangular area bounded by Alesford Road to the north, Petersfield Road to the south, and Chesil Street to the west. The NDS was initiated in Spring 2003, when a NDS Steering Group was set up consisting of residents from various parts of the community. Every household in the area and its surroundings (about 500) was informed of the preparation of the NDS through leaflet drops in Autumn 2003 and press articles. The Steering Group set up teams to investigate different topics and aspects of the area's character. Three workshops were held during the preparation of the NDS, which were widely publicised and well attended. Information about the work on the NDS and the evolving text was displayed and material from the topic groups was presented.

3.2 Comments were incorporated as appropriate into the VDS. The draft NDS was subject to consultation at the St Giles Hill Residents' Association AGM and a series of open events for residents, developers and businesses in Spring 2004. Planning officers have commented on the draft NDS and these comments have been taken into account and changes made where necessary.

3.3 The final draft of the VDS is reproduced at Appendix 1 and the City Council is being asked to adopt it. It takes on officer comments and suggestions. The draft VDS promotes a series of 15 Planning Guidelines, which are set out in numbered boxes in the appropriate sections of the NDS. The NDS also includes several 'suggestions for environmental improvements', which are not proposed to be Supplementary Planning Guidance, but which the NDS seeks to highlight and have taken forward by the relevant organisations.

3.4 The planning guidance proposed generally accords with the policies of the adopted District Local Plan (1998) and more up to date Government guidance. It is, therefore, a NDS that officers recommend is appropriate for adoption as Supplementary Planning Guidance. Some of the policies proposed relate to matters that do not come within the scope of planning control. However, the NDS recognises this and 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.

### 4 Adoption Procedures

4.1 Following the enactment of the Planning and Compulsory Purchase Act 2004, a revised planning system is being introduced. This does not include Supplementary Planning Guidance (SPG) but does enable Supplementary Planning Documents (SPD) to be produced. However the provisions for the production of SPDs have not yet been brought into effect and include various requirements which would prevent it being adopted at present, and which the St Giles Hill NDS preceded.

4.2 Therefore, it is being recommended that the NDS be adopted as SPG, although it is likely that any future VDS/NDSs will need to be produced under the new system. Although SPG will carry less weight under the new system

than SPD, it will still be a material consideration in planning decisions. The NDS and officers agree that, given the timing of the St Giles Hill NDS and the progress already made, it is better to proceed to adoption as SPG than to await the new planning system and potentially have to repeat aspects of the process that has now been completed. Also, the 1998 District Plan, which the NDS supplements, will only remain in force until it is replaced by the Local Plan Review on adoption in 2006. Existing/forthcoming VDS/NDSs will, therefore, need a degree of updating anyway and this will provide an opportunity to undertake any work necessary to 'upgrade' them to SPD.

## 5 Conclusions

- 5.1 The St Giles Hill VDS requires approval by Cabinet and Council if it is to be adopted by the City Council as Supplementary Planning Guidance. It is in general accordance with the current District Local Plan (1998) and suitable for adoption as Supplementary Planning Guidance. Cabinet is asked to recommend adoption of the VDS by Council and, in accordance with recent practice for other approved VDS/NDSs, it is recommended that the NDS Steering Group be thanked for its work in producing the NDS and informed that the Council will offer up to £1000 to assist with printing costs.
- 5.2 There are currently 15 adopted VDSs in the District and others in various stages of preparation. Others are under consideration. Although development proposals have generally been limited in most of the villages that now have adopted VDSs, the documents are proving increasingly useful 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 supported 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 be offered. Funding exists within the Planning Grants Reserve for such an offer.

BACKGROUND DOCUMENTS: None.

## APPENDICES:

1. St Giles Hill Neighbourhood Design Statement