

CABINET

26 July 2006

SPRINGVALE ROAD LOCAL AREA DESIGN STATEMENT

REPORT OF CHIEF EXECUTIVE

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RECENT REFERENCES:

CAB967 – Production of Design Guidance – Appointment of Consultants Nov 2004
PHD 36 – Draft Springvale Road Local Area Design Statement Feb 2006

EXECUTIVE SUMMARY:

A draft Local Area Design Statement (LADS) for Springvale Road, Kings Worthy was produced by consultants on behalf of the Council and published for public consultation in February 2006. This report summarises the nature of responses made to the consultation on the Springvale Road Local Area Design Statement, and highlights the changes made to the LADS in response. Cabinet is asked to adopt the LADS as recommended to be revised, as a 'Supplementary Planning Document'.

The comments made were generally supportive of the principles of the draft LADS, with detailed comments highlighting very specific aspects of the planning guidelines proposed. In general the comments wished to strengthen the guidelines in relation to their protection of the existing character of Springvale Road. In view of the small number of comments received and their generally supportive nature, relatively few changes are proposed to the document. The opportunity has been taken to update the document, particularly to reflect the policies within the Local Plan Review which was adopted on 7th July 2006.

RECOMMENDATIONS:

- 1 That the Springvale Road Local Area Design Statement, as revised following public consultation (paragraph 4 of the report refers), be adopted as a Supplementary Planning Document to the Winchester District Local Plan Review.
- 2 That the Chief Executive be authorised to undertake the necessary procedural/regulatory requirements to enable the adoption of the LADS as a Supplementary Planning Document.
- 3 That the Chief Executive, in consultation with the Portfolio Holder for Planning and Transport, be authorised to undertake any minor editing and up-dating changes that may be necessary before publication.

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1. Background

- 1.1 The Council undertook a review of the way in which it implements the advice in PPG3 'Housing' in relation to densities during 2003. The Local Plan Review Policy H7 seeks to achieve net densities that comply with the density guidelines of PPG3. Government Guidance PPS1 and PPG3 also seek to achieve an improvement in the quality of developments. Review Plan Policies DP1 and DP3 reflect this emphasis. Within this context, several areas of the District were identified as having particular pressures for development. These areas consisted of low density housing in large plots, where there was the potential for increased development. There was a concern that such areas were under threat of being developed in a piecemeal way due to lack of guidelines from the Council and also in a way that threatened the existing character of the area. Consequently, Cabinet agreed in November 2004 to the appointment of consultants, Matrix Partnership, to develop guidelines for future development in these areas, which would comply with PPG3 guidelines, whilst still maintaining the essential qualities of these areas.
- 1.2 Four areas were identified as being suitable for this approach termed Local Area Design Statement (LADS), one of these being Springvale Road, Headbourne Worthy/Kings Worthy. The aim of the LADS is to provide a comprehensive planning framework and guidance for future development in the relevant areas. The first LADS was prepared for the Chilbolton Avenue area of Winchester and was adopted as SPD in January 2006.
- 1.3 It is intended that the Springvale Road LADS will be a Supplementary Planning Document (SPD) as this will give it the maximum possible 'weight' in planning decisions. It must, therefore, supplement the statutory development plan and accord with Government guidance. This means that it will supplement the statutory Winchester District Local Plan Review which was adopted on 7 July 2006. The LADS will complement other design guidance where it exists, such as the emerging Kings Worthy and Abbots Worthy Village Design Statement (VDS) which was published in draft form in March 2006

2. Consultation Process

- 2.1 Government guidelines set out statutory procedures for the adoption of SPD. There should be public involvement at the beginning of the process in the development of the SPD, in addition to the formal consultation period after the SPD has been prepared. Therefore, a public workshop was held in August 2005 to which residents and interested parties in the Springvale Road area were invited. It was attended by about 75 people, mainly local residents. Matrix presented their work and workshops were held so that the public could identify and prioritise the issues/concerns facing the area and look at how future development might respond to these. Matrix took account of the workshops when drafting the LADS. A review of the public

involvement and a summary of the comments made at the event form Appendix 1 of the LADS itself.

- 2.2 Once draft SPD has been prepared, there should be a formal period of wider public consultation on the draft document. Therefore, following the completion of the draft Springvale Road LADS, the document was approved for public consultation by the Portfolio holder for Planning in February 2006, and was subsequently published for a formal 6 week consultation period between 30th March and 11 May 2006.
- 2.3 In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, statutory notices regarding the consultation were placed in the local press and copies of the LADS were made available at Avalon House reception and an electronic copy of the LADS was placed on the Council's website. Residents within the Springvale Road study area were contacted directly by letter to advise them that the LADS was being published and what the consultation period was. Letters were also sent to community groups and other 'stakeholders' within Winchester. Known development interests with specific interest in Springvale Road, approximately 6 in number, were also directly notified in writing that the consultation on the LADS was commencing.
- 2.4 Copies of the LADS were sent to the Environment Agency, Hampshire County Council, Hampshire Constabulary and SEERA. Winchester City and Hampshire County Councillors for the areas affected and Mark Oaten MP were also advised of the consultation.

3. Summary of Responses

- 3.1 The Council received 8 written responses to the consultation. Responses were received from the Environment Agency and Headbourne Worthy Parish Council. The other responses were all from residents living within the Springvale Road LADS area.
- 3.2 Feedback from the meeting and the formal written responses received indicates a general agreement with the aims and objectives of the LADS to balance the need for additional development with the existing character of the area. The main issues raised by the formal responses were as follows:
 - Concern that guidelines are not strong enough to prevent inappropriate development.
 - New developments should respect the existing building forms and materials
 - Desire to maintain trees and vegetation and the semi-rural character of the area
 - Concern over pressure on social and physical infrastructure
 - Desire to protect the character of the cul-de-sacs, particularly – but not exclusively – Mount Pleasant
- 3.3 A detailed breakdown of all the comments and the officers' recommended response to these is at Appendix 1 to this report. However, this report highlights the principal changes proposed to the LADS arising from the consultation. Appendix 2 sets out the revised text of the LADS, which it is recommended should be adopted.

4. Recommended Changes to the LADS following consultation

Changes to the LADS

4.1 2.21 - Remove reference to 'estate'

D5 – Chief Executive to agree in consultation with the Portfolio-Holder the re-wording of D5 regarding the references to 'estate' and 'blocks of flats'. The principle of development of flats cannot be ruled out.

D6 - Add secured by design

D8 – *Reword the last sentence of the first paragraph of the comment to read –*

“The excessive repetition of standard house types and design features should be avoided.”

Changes to the Sustainability Appraisal

4.2 Chief Executive to agree in consultation with the Portfolio-Holder the text of new paragraph on how to deal with any negative effect identified.

Other Changes:

4.3 Updating of text to reflect status of Local Plan. Deletion of text relating to 1998 Local Plan and Revised Deposit Plan 2003. Addition of text relating to policies in the Adopted Review Plan 2006. Addition of a new section to clarify the status of the LADS as a Supplementary Planning Document.

4.4 Minor editing and word changes to tighten up the wording of the document. All changes to the text that are not included in this report or its Appendices, will need to be agreed by the Chief Executive in consultation with the Portfolio-Holder for Planning and Transport under delegated powers.

5. Conclusion

5.1 The Local Area Design Statement for Springvale Road has been produced with extensive public involvement (at the pre-publication stage) and consultation (following publication of the draft LADS). Several changes are proposed in response to the representations made at the formal consultation stage (see Appendix 1), although these were on balance supportive. It is recommended that Cabinet agrees the revised text of the LADS for formal adoption as a Supplementary Planning Document and that officers be given authority to publish the necessary statutory notices and undertake any other procedures necessary to achieve formal adoption.

6. OTHER CONSIDERATIONS:

6.1 CORPORATE STRATEGY (RELEVANCE TO):

The Council's priorities include 'to provide affordable homes in safe and pleasant environments for all sections of our community'.

7 RESOURCE IMPLICATIONS:

- 7.1 The Council set aside funding from the 2004/05 Planning Delivery Grant for various types of design statements. This included £28,000 for LADS plus £10,000 from the Town Forum, which has enabled the production of 4 LADS. Matrix Partnership were appointed to undertake this work and one LADS (Chilbolton Avenue) has already been adopted and published. The consultants' input to the LADS is now complete and the budget has been used.

BACKGROUND DOCUMENTS:

Consultation Draft of the Springvale Road LADS

APPENDICES:

Appendix 1 – Schedule of consultation comments and recommended Council response

Appendix 2 – List of Respondents (to follow)