

CABINET

30 APRIL 2014

SOUTH WONSTON VILLAGE DESIGN STATEMENT - ADOPTION

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

[PHD524](#) – ‘Draft South Wonston Village Design Statement’ September 2013.

EXECUTIVE SUMMARY:

A draft Village Design Statement (VDS) for South Wonston was published for public consultation in October 2013.

In order for this document to carry weight in the planning decision-making process, it needs to be adopted by the City Council as a ‘Supplementary Planning Document’. The procedures for producing Supplementary Planning Documents require formal consultation on draft Village Design Statements. This report summarises the comments received following public consultation on the draft Village Design Statement, and recommends adoption of the ‘Design Guidance’ contained within the VDS, subject to a number of changes following the public consultation, as outlined in the schedule of comments and recommended responses at Appendix 1.

RECOMMENDATIONS:

- 1 That the ‘Design Guidance’ of the South Wonston Village Design Statement, as proposed to be amended, be adopted as a Supplementary Planning Document.
- 2 That the Village Design Statement Working Party be thanked for producing the Design Statement.

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DETAIL:

1 Introduction

- 1.1 The City Council encourages the production of Village and Neighbourhood Design Statements (VDSs/NDSs) by local communities so as to improve the quality of development in local areas and to promote 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 (SPDs).
- 1.2 The Town & Country Planning (Local Planning) (England) Regulations 2012 set out various requirements which must be followed when producing and adopting SPD, including in relation to public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Village Design Statement as SPD or lead to its validity being challenged.
- 1.3 There is not currently a VDS for South Wonston so this Design Statement is the first to be produced for the village. The draft VDS contained a statement of community involvement which will need to be updated to reflect consultation on the draft VDS in 2013.

2 PRODUCTION OF THE VDS

- 2.1 The decision to produce a VDS arose from work on a Village Plan and a Working Party was set up by the Parish Council in 2008 to lead the work. A first draft of the VDS was produced in 2011, when there was public consultation through the parish magazine. There was a public meeting on the draft VDS in October 2011.
- 2.2 Following the public consultation and comments from City Council officers, the Working Party undertook additional work and revisions to the draft VDS. The VDS was re-written, with advice from officers, so as to focus on design guidance which can supplement existing planning policies. It was published as a draft VDS for formal consultation during October and November 2013.
- 2.3 The VDS includes a series of General Design Guidelines, followed by Design Guidelines for particular settlement character areas. These generally accord with, and supplement, the policies of the statutory Winchester District Local Plan Part 1, the 'saved' policies of the Winchester District Local Plan Review

2006 and national planning policies as set out in the National Planning Policy Framework. It has a particular emphasis on identifying the special features of the Parish and maintaining or enhancing the character of the village. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community.

- 2.4 It accords with paragraph 153 of the National Planning Policy Framework in that it provides information that will help applicants make successful applications, containing guidance on what is sought within the VDS area in design terms. The VDS meets the various requirements for the preparation of Supplementary Planning Documents, for example through the involvement of the community. A Sustainability Appraisal has not been undertaken as the 2012 Regulations no longer include this as a requirement.
- 2.5 The Design Guidance within the South Wonston VDS satisfies the criteria for SPD, supplementing the WDLPR 2006. It further satisfies the 2012 Regulations in regard to its preparation process. Accordingly, it is recommended that Design Guidance of the South Wonston VDS is adopted as SPD.

3 SUMMARY OF REPRESENTATIONS AND CHANGES PROPOSED

- 3.1 The consultation period ran from 2 October to 1 November 2013 and 13 responses were received. These included comments from Natural England and the Defence Infrastructure Organisation, as well as various residents or landowners. The Village Design Statement Working Party has considered the representations received and have agreed recommended responses to them with City Council officers.
- 3.2 As a result of the consultation and subsequent updating, a small number of changes are proposed to the draft VDS. Appendix 1 contains a summary of the representations made, together with the VDS Working Party's response and – in the final column – the changes that are recommended as a result. The proposed changes are mainly to clarify various matters, particularly to meet the suggestions of the Defence Infrastructure Organisation.
- 3.3 Several of the responses make reference to the fact that South Wonston has only one place of worship and suggest a need or additional provision of community facilities, a burial ground, and access improvements. There is a suggestion that additional 4-5 bed dwellings are needed and one of the responses is critical of the public consultation process and suggests the VDS is too negative about the use of garden development. The Defence Infrastructure Organisation seeks clarification of various aspects of the VDS as it relates to the Worthy Down site.
- 3.4 The Village Design Statement is concerned with guiding the design of future development, rather than establishing what type of development is needed and where it should be. It is not the purpose of the VDS, therefore, for it to identify shortfalls in community facilities or promote particular sizes of housing development. Similarly, it is not the role of the VDS to promote specific

transport improvements or the provision of a burial ground. There are general policies in the Local Plan on community facilities, transport and dwelling sizes and more specific local needs can be identified through a Parish Plan.

- 3.5 With regard to the criticism of the consultation process, the draft VDS contains a Consultation Statement setting out the consultation that has taken place. The publication of the draft VDS for a consultation period of at least 4 weeks meets the requirements of the relevant regulations and is the proper means of inviting formal representations. The VDS is not overly restrictive of garden development, which will be allowed where it is in accordance with Local Plan policies and acceptable in planning terms.
- 3.6 The Defence Infrastructure Organisation has made comments in relation to Worthy Down on behalf of the Ministry of Defence. These generally seek clarification over the area covered by the VDS, the importance of certain historical features and the recent proposal for redevelopment of part of the site (since approved). Changes are proposed to accommodate most of these points, with only one small change relating to the Design Guidance itself.
- 3.7 The changes proposed are as follows:
- Amendments to the Introduction to clarify the area covered by the VDS;
 - Amendment to clarify the condition of a 'Pickett Hamilton' fort at Worthy Down;
 - Replace the subjective term 'unsightly' and update to refer to proposals for redevelopment of Worthy Down.
- 3.8 The VDS has not yet been updated and reproduced to include the changes proposed in the Appendix, as these are relatively modest and self-explanatory (the draft VDS document can be viewed as an appendix to [PHD524](#)).

4 CONCLUSION

- 4.1 It is recommended that the changes outlined in Appendix 1 be agreed and that the 'Design Guidance' in the South Wonston VDS be adopted by the Council as SPD, inclusive of the alterations recommended in Appendix 1.

OTHER CONSIDERATIONS:

5 COMMUNITY STRATEGY AND PORTFOLIO HOLDER PLANS (RELEVANCE TO):

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

6 RESOURCE IMPLICATIONS:

- 6.1 Village and Neighbourhood Design Statements are eligible for funding from the Community Planning Budget. The South Wonston VDS has already received the £500 available from this fund in 2012. This represents the limit of the Community Planning Budget and therefore there are no further resource implications for the City Council.

7 RISK MANAGEMENT ISSUES

- 7.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1: South Wonston Village Design Statement Responses

SOUTH WONSTON VILLAGE DESIGN STATEMENT RESPONSES

RESPONDANT No. / NAME	RESPONDANTS COMMENTS	VDS WORKING PARTY COMMENTS	AMENDMENTS
<p>1. Mr Seth Cowie</p> <p>2. Mr Arran Labett</p> <p>3. Mrs Estelle Labett</p> <p>4. Mr Ben Guest</p> <p>5. Mr Cam Holmes</p> <p>6. Mrs E. Holmes</p> <p>7. Mr & Mrs Penprase</p> <p>8. Mr Nathan Fowler</p> <p>9. Mr Garth Holmes</p>	<p>Several respondents make one or more of the following points:</p> <p>South Wonston is a thriving growing community that needs a greater provision for community space and better, safer access for all in the community.</p> <p>The Alresford Drove needs improving and is very difficult for equestrian access. Traffic calming and other measures could enable safer access to the village via the Alresford Drove.</p> <p>It is stated that St Margaret's Church is the 'sole place of worship'. As the community has grown and continues to there isn't enough provision for worship locally to support other faiths and religions.</p> <p>It is noted on page 15 of the VDS that there currently is no burial ground in South Wonston. This is an essential facility for any village and could maybe be part of a new community project involving alternative buildings / amenities in keeping with the surroundings.</p>	<p>The concern about there being only one place of worship in South Wonston is noted. Faith groups may undertake these projects via the planning process in compliance with local and national planning policies. The VDS provides design guidelines for these and other developments but it is not the role of the VDS to identify shortfalls in community facilities or promote particular developments.</p> <p>Similarly, it is not the role of the VDS to promote specific road or safety improvements, although the protection of vulnerable users of the Alresford Drove is part of the reason for Surrounding Countryside Area DG1.</p> <p>The concern for provision of a burial ground on the outskirts of the village is shared by the Parish Council. Such a project would be covered by Surrounding Countryside Area DG2.</p> <p>Interest in the provision of adequate parking for future developments is dealt with by GDG7.</p>	<p>No recommended changes.</p>
<p>4. Mr Ben Guest</p>	<p>There should be provision for a limited number of larger, say 4-5 bedroom dwellings, of which there is currently a lack within the village.</p>	<p>The development of two to three bed family homes within the policy boundary is acceptable in principle because this type of housing is needed for older and younger people and families. This is consistent with the Local Plan Part 1 which says that two to three bed houses are particularly required (p68). There has been no special demand for larger family houses previously during the consultation process.</p>	<p>No recommended changes</p>

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		However, if larger homes are needed by individual families, permission to build or extend may be sought through the usual planning process, subject to the appropriate guidelines in the VDS.	
10. Mr Chris Smith	<p>The draft VDS purports to represent the Community's views but are the views of a very limited number of people. Community involvement has been minimal with large interested groups, e.g. employers, youth, school etc. overlooked. Publicity aimed at engaging support has been ineffective and the Community has had no opportunity to input into the draft VDS. The first the notice of this consultation was when the draft was put to consultation by Winchester City Council. There should have been effective community involvement and in my opinion this did not happen. For a VDS to be credible it needs to have involvement Any data used is at least 2 years old.</p> <p>Much is made of the open views in South Wonston, which are outside of the settlement boundary where there is no presumption of development and are unavailable to the majority of the village. The draft seeks to restrict garden development, but planning requirements including impact on neighbours and national policy are sufficient in this respect. Restrictive references should be removed and substituted with indications of what is acceptable. It must be better to use land within the development boundary than the surrounding countryside.</p>	<p>The VDS includes a Statement of Consultation in which the process of creating the document is outlined. The modest size of response to the questionnaire and attendance at the public meeting, which was well advertised as was the subsequent progress of the VDS, indicates that the level of interest was low. However, those who did participate exhibited strong, lively and informed opinions which contributed greatly to the evolution of the VDS. The proposed public meeting for the 3rd June, 2013 was postponed because responsibility for formal consultation had passed to WCC. The document was available for comment on both City and Parish websites and advertised as such, with a final reminder posted at the respondent's request.</p> <p>While the open views may not be visible from every house, users of public roads and rights of way may benefit. The wording of design guidelines relating to development in large mature gardens is consistent with local and national planning policies. The criteria described are reasonable, desirable and achievable with good design. The policy boundary allows for land within it to be developed, in accordance with Local Plan Part 1, Policy MTRA 3. However, South Wonston is not a village that has a target for</p>	No recommended changes

SOUTH WONSTON VILLAGE DESIGN STATEMENT RESPONSES

		housing provision (under LPP1 policy MTRA2) so there is no requirement for housing, simply an allowance for it to take place subject to guidance which will ensure a good outcome for both applicant and community.	
11. Mr Rob Sanderson, Defence Infrastructure Organisation	<p>The consideration of development and design issues extends beyond the boundaries of the village. The title of the document might be amended to reflect that.</p> <p>The document states (on page 4) that the Pickett Hamilton fort might be restorable. Not aware of the condition of the fort, nor whether it could be restored, but would not wish to see expectation raised unnecessarily.</p> <p>The document would benefit from being more focused on design issues specific to South Wonston, rather than simply duplicating either national or Council Planning policies.</p>	<p>Agree that the Village Design Statement is here being applied to a Civil Parish, which includes a larger area than the main Settlement, but the title appropriately reflects the widely used term 'Village' Design Statement. The Civil Parish boundary is shown in the Map section.</p> <p>The Pickett Hamilton Fort at SU468 / 3512 is described in WCC Monuments Report as being in good condition. The structure is Grade II listed and photographs from 2010 (Pill Box Study Forum) show a flooded but sound interior.</p> <p>Note that General Design Guidelines 4, 6, 7 and 9 are felt to duplicate local and national planning policies, but they are included because suitable business schemes, promotion of alternative transport (especially buses) and issues of parking, road safety and built-in sustainability are all relevant to South Wonston's future and supported through consultation. The format is largely due to the requirement for compatibility with higher-level planning policies.</p>	<p>Amend Introduction, page 2, final paragraph: "The South Wonston Village Design Statement applies to the Civil Parish of South Wonston, which comprises the built settlement and its surrounding countryside, whose boundaries are shown on Maps.1, 1a, 5. 6. 7." Please note that.....</p> <p>Amend page 4, final paragraph: "Of particular note is the Pickett Hamilton Fort which is in good condition."</p> <p>No recommended changes</p>

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The word “unsightly” used in the final Design Guideline is subjective. The residential element of the Worthy Down Camp redevelopment should be referred in the document to provide a full picture of the level of development likely to take place in the area.

Agree that the word “unsightly” used in GDG 4 (Surrounding Countryside Area) is subjective and that updating the text with a reference to new service family accommodation proposed for the S Wonston part of Worthy Down Defence Establishment is necessary.

Amend DG4, page 34:
“should not be spoiled by inappropriate developments.”

Amendment to Future Development, page 16:
After paragraph 2 (“In the countryside”), new paragraph.
“A special category of countryside development involves major commercial and educational establishments which contribute to the local economy. The proposed redevelopment of Worthy Down Defence Establishment, is under consideration and includes up to ninety family dwellings close to the original service accommodation in the Civil Parish of South Wonston.”
All new developments.....

12. Natural England

We have no comments to make at this time.

Thank Natural England for their interest in the VDS and note their response.

No Recommended Changes.

13. Mr Peter Tuffin

I would be grateful to be notified of said statement.

Note the request to be notified about the adoption of the VDS and will advise when appropriate.

No Recommended Changes.