

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

10 NOVEMBER 2011

COMPTON & SHAWFORD VILLAGE DESIGN STATEMENT

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

[PHD354](#) – Draft Compton & Shawford Village Design Statement. July 2011

EXECUTIVE SUMMARY:

A draft Village Design Statement (VDS) for Compton & Shawford Parish was published for public consultation in July 2011. The procedures for producing Supplementary Planning Documents require formal consultation on draft Village Design Statements.

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'. This report summarises the comments received following public consultation on the draft Village Design Statement, and recommends adoption of the 'Design Guidelines' contained within the VDS, subject to a number of changes following the public consultation, as outlined in the schedule of comments at Appendix 1.

RECOMMENDATIONS:

- 1 That the 'Design Guidelines' of the Compton & Shawford Village Design Statement, as proposed to be amended, be adopted as a Supplementary Planning Document.
- 2 That the Village Design Statement Committee 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 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 and Country Planning (Local Development) (England) (Amendment) Regulations 2008 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/Neighbourhood Design Statement as SPD or lead to its validity being challenged.

1.3 The draft Village Design Statement (VDS) for Compton & Shawford was published for public consultation for a period of 6 weeks in July/August 2011. The VDS contains a statement of community involvement in order to satisfy the requirements for adoption of SPDs.

2 PRODUCTION OF THE VDS

2.1 The VDS was prepared by a Village Design Statement Committee, in consultation with residents and City Council officers. The VDS has been through several drafts and has been subject to informal consultation locally, including 2 open days. It was formally published as a draft VDS for consultation for a period of 6 weeks starting in July 2011, along with the necessary statutory notices.

2.2 The VDS includes a series of 'Design Guidelines' which generally accord with, and supplement, the policies of the statutory Winchester District Local Plan Review 2006. The VDS has a particular emphasis on conserving the character, distinctive features and landscape setting of Compton & Shawford Parish by ensuring that changes and development are sympathetic and that key views and features are identified and protected. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community. A Sustainability Appraisal has not been undertaken as the 2008 Regulations no longer include this as a requirement.

3 SUMMARY OF REPRESENTATIONS AND CHANGES PROPOSED TO REVISED NDS

- 3.1 The consultation period ran from 15 July – 26 August 2011 and 5 responses were received, from the Environment Agency, Hampshire County Council (Transport), Southern Water, South Downs National Park Authority and Natural England. The Village Design Statement Committee has considered the representations received and have agreed recommended responses to them with officers in the Strategic Planning Team.
- 3.2 As a result of the consultation and subsequent updating, several changes are proposed to the draft VDS. The Summary of Comments and Responses, attached at Appendix 1, contains a summary of the representations made, together with the response and – in the final column – the changes that are recommended as a result. The proposed changes are mainly to make various small additions to meet the suggestions made by the respondents, which are all statutory consultees.
- 3.3 The response by officers of the South Downs National Park Authority sought changes which would make the document a very much more detailed and technical design statement. Whilst a valid approach, this would be very different from the approach taken so far regarding design statements in Winchester District, where the aim has been to encourage local communities to produce design guidance to identify and protect the features and characteristics which are valued by the community. It is most unlikely that most communities would be able to produce the very technical type of document envisaged by the National Park officers, both in terms of the specialist knowledge, resources and time needed.
- 3.4 Accordingly, it has been concluded that the Compton & Shawford VDS should not be subject to major changes or further work to accommodate the National Park Authority's comments. In order to avoid the complication of the National Park Authority needing to adopt that part of the VDS covering the National Park, and possibly being unwilling to do so, the area covered by the VDS is proposed to be amended to exclude land within the National Park. For other VDSs, which are wholly or mainly within the National Park, the issue is more fundamental and the National Park Authority's approach to Village Design Statements will need to be clarified.
- 3.5 The main changes proposed are as follows:
- Minor amendments to references to access points and footways to reflect HCC comments;
 - Inclusion of amended/additional text relating to rain water harvesting, etc to reflect Southern Water's comments;
 - Amend the boundary of the area covered by the VDS to exclude the small parts of the Parish within the South Downs National Park;

- Changes to Design Guidelines B1 and B2 to refer to the National Park and clarify which open spaces are being referred to;
- Minor updating of the VDS to reflect its status as an adopted SPD and correct any minor errors.

3.6 The NDS has not yet been updated and reproduced to include the changes proposed in Appendix 1, as these are relatively minor and self-explanatory (the draft VDS document can be viewed as an appendix to [PHD354](#)).

4 CONCLUSION

4.1 It is recommended that the changes outlined in the schedule attached as Appendix 1 be agreed and that the 'Design Guidelines' in the Compton & Shawford VDS be adopted by the Council as SPD, inclusive of the alterations recommended in the schedule.

OTHER CONSIDERATIONS:

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

5.1 Although not specifically mentioned in the Community Strategy, the production of VDS/NDSs 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 None. It has been normal practice to offer a contribution towards printing costs of up to £1000 for each stage of Village/Neighbourhood Design Statement production. The budget for this is no longer available but the Council does have a small budget to support community-led planning which could potentially be used to assist VDS production if necessary. In this case the VDS Committee is satisfied that it can fund the production of the VDS without such assistance.

7 RISK MANAGEMENT ISSUES

7.1 None

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1: Compton and Shawford Village Design Statement - Summary of Comments and Responses

Appendix 1**Compton and Shawford Village Design Statement
Summary of Comments and Responses**

Respondent	Respondent's comments	VDS Ref	VDS group response	Proposed change to draft VDS text
Environment Agency (Planning Liaison Officer)	<p>Pleased with general content</p> <p>Pleased to see reference has been made to the significance of the River Itchen within the <i>Geology and Landform</i> (page 5) and <i>Shawford Village</i> (page 9) sections as it is an internationally important chalk river which is home to rare wildlife and is protected under European law.</p> <p>We also support the proposal to protect and conserve the water meadows associated with the River Itchen and Navigation set out in page 11.</p> <p>We strongly support the proposal for farmers to manage natural habitats on their land set out in the <i>Conservation and Biodiversity</i> section (page 11). We are also pleased with the reference to Water Catchment Sensitive Area and Nitrogen Vulnerable Zone within this section.</p> <p>We support the inclusion of the following Design Guidelines in Appendix 1 (page 18):</p> <ul style="list-style-type: none"> - B. 3 - B. 4 - C. 6 - D.1 - <p>Appendix 4 – Bushfield site Bushfield Camp incorporates a</p>	All	Welcomed and Noted	None.

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	Site of Important Nature Conservation (SINC). We believe the existing biodiversity resource at Bushfield Camp and the existing informal green infrastructure services it provides are important to the people and wildlife of Compton and Shawford and indeed Winchester. Inappropriate development on this site could result in a significant loss of the ecological interests and deterioration of the ecological function the area provides.			
HCC Transport	Just two (extremely minor) suggestions to the document. 1. There are a number of references in the document to sight lines (for example Page 15, columns 1 and 2). It might be worth noting that Manual for Streets and Manual for Streets 2 has updated advice on sightlines and this will be important when assessing safety for any new development and/or highway proposals in these locations.	Page 15	The Compton Down accesses have been demonstrated to be inadequate but the others have not been formally assessed and the wording of the VDS is to be changed to reflect that.	p15 'The two exits from Compton Down onto the Otterbourne Road have been shown to have substandard sight lines and additionally several other road junctions within the Parish opening onto the main Otterbourne Road (insert 'appear to') have substandard (change substandard to inadequate) sight-lines for side roads'
	2. Should the reference to 'walkway' (top page 16) be amended to 'footway'?	Page 16	Change wording	p16, Change walkway to footway
Southern Water	We note that rainwater collection and grey water recycling are promoted in the Design Statement (Environmental Issues, page 17) under the auspices of LP policy DP.1 (section F of Appendix 1,	p17 and 19	Accept comments and proposed changes to text	Section F of Appendix 1 (page 19) changed as follows (new text underlined, deleted text struck through): 1. <i>The use of</i>

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	<p>page 19). Southern Water supports rainwater collection and recognises that this can make an important contribution to managing demand for water during periods of normal rainfall, but recognises that during droughts the volume of rainwater that can be harvested is limited due to low rainfall.</p> <p>We have concerns with regards to grey water recycling. Grey water recycling systems require disinfection to control bacterial growth and to maintain appropriate standards of hygiene. Occupants of properties that use grey water recycling will need to operate and maintain such systems appropriately. If the planning authority intends to promote grey water recycling, it should also put measures in place to ensure that such systems will be safely maintained for future occupants in perpetuity. The reference to LP policy DP.1 in Appendix 1 in relation to water measures is inappropriate, as there is no reference to water efficiency in this policy. Section F of Appendix 1 (page 19) should be changed as follows (new text underlined, deleted text struck through):</p> <ol style="list-style-type: none"> 1. <i>The use of renewable energy resources, e.g. solar panels, photovoltaics, high efficient boilers, ground source heat pumps and rain water harvesting & grey water recycling is encouraged. LP policy DP.1.</i> 			<p>renewable energy resources, e.g. solar panels, photovoltaics, high efficient boilers, ground source heat pumps and rain water harvesting & grey water recycling is encouraged.</p> <p>South East Plan policy NRM.1.</p> <ol style="list-style-type: none"> 2. <u>Rain water harvesting & grey water recycling is also encouraged. Safe operation and maintenance of grey water recycling systems will need to be secured.</u> <p>Page 17 changed as follows (new text underlined): Recycling is now globally recognized as a positive contribution to sustainability. For example, appropriate arrangements should be made when planning new buildings, which should include rainwater collection, storage and reuse. New buildings should consider the</p>

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	<p>2. <u>Rain water harvesting & grey water recycling is also encouraged. Safe operation and maintenance of grey water recycling systems will need to be secured.</u></p> <p>We also propose an additional sentence under Environmental Issues on page 17 (new text underlined):</p> <p><u>Recycling is now globally recognized as a positive contribution to sustainability. For example, appropriate arrangements should be made when planning new buildings, which should include rainwater collection, storage and reuse. New buildings should consider the collection of used domestic water and recycle the grey water for use in toilet systems. Safe operation and maintenance of such systems will need to be secured.</u></p>			<p>collection of used domestic water and recycle the grey water for use in toilet systems. <u>Safe operation and maintenance of such systems will need to be secured.</u></p>
South Downs National Park	<p>Various comments requesting a major rewrite regarding design parameters being specified For both existing and proposed new development.</p>	All	<p>Only a small part of the Parish east of the railway line falls in the South Downs national Park (see map page 2) There is no major build in this section of the Parish as it consists of mainly of the Itchen Canal and water meadows</p>	<p>No change to text proposed. The current VDS guidelines for the Parish to apply to all areas outside the National Park boundary (see section below)</p>
Natural England	<p>Natural England generally welcomes the design guidelines</p> <p>Whilst reference is made to many characteristic landscape features and the need for new</p>	All	<p>Agree</p> <p>The Winchester District Landscape</p>	<p>None</p> <p>Page 5 add after 'The settlement guidelines are set</p>

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	<p>development to both reflect and respect the character of the local area, it does not refer to the Landscape Character Assessment (LCA) document which underpins the Design Statement.</p> <p>It is acknowledged that the red line boundary of the Compton and Shawford draft Village Design Statement (VDS) runs both through and along the eastern boundary of the South Downs National Park, little reference and guidance is made to the need for new development within the parish boundary to consider its visual impact to the setting of the National Park. As a nationally important landscape Natural England considers that it should be a stated aim of the VDS to conserve and enhance the special qualities of the South Downs National Park and its setting.</p> <p>Natural England welcomes the consultation document references to the use of traditional materials or types of building design which are key elements of landscape character and quality, which the City Council may wish to encourage. Natural England further note and welcome the clear emphasis on the use of energy efficient building design or renewable energy options (Environment Issues Design Guidelines – F), where these can compatibly be accommodated with conservation of the natural environment, which are important elements of our response to climate change.</p>		<p>Assessment takes these points into consideration.</p> <p>The very small area of the Parish in the National Park has been excluded from this VDS</p> <p>Agree</p>	<p>out as "A. Settlement Pattern Design Guidelines" on page 18.'</p> <p><u>"Guidance takes into consideration the Winchester District Landscape Assessment and Local Plan."</u></p> <p>Page 2 add: <u>"This VDS does not include the two small areas of land on the east edge of the Parish now in the South Downs National Park, where additional policies apply (see map inside front cover)."</u></p> <p>Amend map on centre pages to exclude land within the National park from the area covered by the VDS and update 'The Extent of Coverage' section on page 2.</p> <p>None</p>

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	<p>Green infrastructure should be a major contributor to quality of life and biodiversity enhancement.</p> <p>Whilst the Design Statement refers to many landscape features that are fundamental components of green infrastructure, Natural England would wish to see continuous and multi-functional strategic green networks put in place, both for within the Design Statement area and linking to the wider countryside, to inform the location of development, protect and enhance existing landscape features and to deliver community social benefits. We are aware that Winchester City Council is developing a green infrastructure strategy across the District and this should be cross-referred to in the Design Statement.</p>		<p>Agree. This is covered in the WCC Green Infrastructure Study document and we understand that policies on this exist in the South East Plan and will be incorporated into the Winchester LDF.</p>	<p>None</p>
<p>Additional changes to the VDS Consultation document</p>	<p>Amendments to add missing cross references to Local Plan Review and South East Plan policies, and updating.</p>			<p>Add correct/updated cross references to relevant Local Plan and SE Plan policies in text under Design Guidelines</p>
	<p>Minor amendments to clarify and improve legibility of various Design Guidelines.</p>			<p>Design Guidelines. B1 – Change - New development should not impair the valued open vistas within or into the Parish as shown on the final pages. LP policy DP.4. to: <u>'New development should not impair the impact of the views from the National Park nor the valued open vistas within or into</u></p>

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				<p><u>the Parish, as indicated on the map on page 6 and pictures shown on the final pages. LP policy DP.4.'</u></p> <p>B2 – Change - The highly valued open spaces that can be seen in the map on page 6 should maintain public access on footpaths and bridleways etc and should not be encroached upon by buildings. LP policyDP.4. to: <u>'The highly valued open spaces i.e. the Memorial Playing Fields, Shawford Down, Compton Street Play Area, should maintain public access and should not be encroached upon by buildings, see the map on page 6. LP policy DP.4.'</u></p>
				<p>Appendix 2 – Change title to 'Statement of Consultation'</p> <p>Update wording of para headed Public Consultation Summer 2011 to reflect the outcome of the formal consultation.</p>

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				General minor updating of the Introduction to reflect the adopted status of the VDS and a number of minor word corrections Spell check and layout changes to accommodate added text, etc.