



Decision Maker Councillor Thompson, Leader
Date and Time Monday, 23rd March, 2020 at **11.00 am.**
Venue Walton Suite, Winchester Guildhall

AGENDA

PROCEDURAL ITEMS

1. **Disclosure of Interests**

To receive any disclosure of interests from Members and Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.

BUSINESS ITEMS

2. **Public Participation**

– to note the names of members of the public wishing to speak on items for decision

Note: members of the public wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day. Representations from the public will normally be taken during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and before representations from visiting councillors.

Members of the public and visiting councillors may speak at decision days on a specific item due for decision, provided they have registered to speak three working days in advance. Please contact Democratic Services by close of business **on 17 March 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.



3. **Visiting Councillors Representation**

To note any request from visiting councillors to make representations on an item for decision.

Note: Councillors wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day. Councillors will normally be invited to speak during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and any public participation).

4. **Winchester Excavations Committee - Request for Funding** (Pages 5 - 12)

For the following items, Councillor Thompson is acting in the absence of Councillor Porter (Cabinet Member for Built Environment & Wellbeing)

5. **Crawley Village Design Statement - Authorisation to Consultation Process (DD9)** (Pages 13 - 32)

6. **Micheldever Parish Village Design Statement - Authorisation to Consultation Process (DD10)** (Pages 33 - 62)

7. **St Giles Hill Neighbourhood Design Statement - Authorisation to Consultation Process (DD11)** (Pages 63 - 88)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

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Friday, 13 March 2020

Agenda Contact: Nancy Graham, Senior Democratic Services Officer
Tel: 01962 848 235 Email: ngraham@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the Council's Website www.winchester.gov.uk*

Public Participation and representations from visiting councillors

Members of the public and visiting councillors (ie any Winchester City Councillor other than the Cabinet Member making the decision) can speak at decision days on a specific item due for decision. Both members of the public and visiting councillors will be required to register to speak three working days in advance (NB working days excludes weekend and public holidays).

Representations from members of the public will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers per Cabinet Member Decision Day. No public speaking will be permitted on the same or similar topic within a period of six months.

Representations from visiting councillors will be limited to a maximum of 5 minutes each per decision item.

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DD13

DECISION TAKER: CLLR THOMPSON – LEADER & CABINET MEMBER FOR COMMUNICATIONS

REPORT TITLE: WINCHESTER EXCAVATIONS COMMITTEE REQUEST FOR FUNDING

23 MARCH 2020

Contact Officer: Susan Robbins Tel No: 01962 848 641 Email srobbins@winchester.gov.uk

WARD(S): ALL

PURPOSE

This report provides the information to support a one-off grant funding contribution to the Winchester Excavations Committee to support the continued publication of, and expanded public engagement in, the Winchester Studies.

RECOMMENDATIONS:

1. That an offer of a grant totalling £20,000 to the Winchester Excavations Committee (WEC) be approved, subject to the following terms:
 - a) A grant funding agreement is entered into between Winchester City Council and WEC. The Council's grant funding agreement will stipulate that there is repeat or additional funding during the grant agreement period from the City Council.
 - b) The funding is to be paid in four equal amounts of £5,000 p.a. each in the financial years 2020/21; 2021/22; 2022/23 and 2023/24.
 - c) Grant funding payment will be paid annually as above on receipt of an activity completion report outlining how the funding outcomes have been met.
 - d) This grant funding is subject to agreement on free or low cost online access and the finalisation of online access charging is delegated to the Corporate Head of Engagement in consultation with the Leader.
 - e) That the Service Lead – Legal be authorised to negotiate heads of terms and relevant documentation to enter into a grant funding agreement between Winchester Excavations Committee and the Council which provides the grant terms and conditions, inclusive of: project delivery milestones and timeframes, and clawback arrangements.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 The Council Plan 2020-2025 has identified as a priority the need for a vibrant local economy which will be achieved through (amongst others things) “Strengthening the Winchester brand and working in partnership to promote and develop our unique cultural, heritage and natural environment assets.”
- 1.2 The work of the Winchester Excavations Committee through the publication of the Winchester Studies aims to widen and deepen peoples understanding of the history of Winchester.

2 FINANCIAL IMPLICATIONS

- 2.1 The Council’s grant funding contribution of £20,000 for the Winchester Excavations Committee (WEC) will be funded from within existing approved budgets.
- 2.2 It is recommended that the funding be paid in four equal amounts of £5,000 p.a. in 2020/21; 2021/22; 2022/23 and 2023/24. Payment will be on receipt of an activity completion report outlining how the funding outcomes have been met.
- 2.3 There will be no expectation of future funding for Winchester Excavations Committee.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Section 1 of the Localism Act 2011 gives the Council a general power of competence, to enter into a grant agreement provided there is good reason to do so. DCLG guidance specifically comments on the option to grant fund housing providers. Authority to enter into the agreement is under the scheme of delegation to Service Lead – Legal in Part 3.4 of the Council Constitution
- 3.2 It is intended for the Council to enter into a grant agreement with the Winchester Excavations Committee. This grant agreement should include provision for delivery of the project, time scales, and robust monitoring requirements need to be in place, and contingency plans developed. Provision should be included in the agreement for clawback of a grant if the project is not delivered in accordance with the project timeframe and delivery objectives.
- 3.3 Winchester Excavations Committee (registered Charity 210455) will be required to enter into a grant agreement with the Council that provides the above grant terms and conditions.

4 CONSULTATION AND COMMUNICATION

- 4.1 This request for funding has been considered and reviewed by a number of Councillors including Cllr Thompson, Cllr Clear and Cllr Evans. The decision day notice has also been shared with the Winchester Excavation Committee to ensure they are aware of the details of the grant offer.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 The Council's Carbon Neutrality Action Plan sets out how it aims to be carbon neutral by 2024 and Winchester District by 2030. It is understood that the Winchester Studies will now be made available online which will reduce the need for printing and to enable access from any location reducing the need to travel. In the planning and delivery of events to widen the public awareness and understanding of the Winchester Studies consideration must be given to how carbon impacts will be limited. This will include reducing the need to travel by car by both participants and audiences; appropriate venues with energy efficiency measures; use of products and materials that are carbon neutral especially in print; exhibitions; event material and collateral; and minimising waste including packaging, plastics and food etc.

6 EQUALITIES ACT DUTY

- 6.1 The Council has a public sector duty of care under Equality Act 2010 to turn their mind to the applicability of the decision on vulnerable groups /persons at the point of the decision making.
- 6.2 The Winchester Excavation Committee are a charitable organisation undertaking research to better understand history within Winchester, and therefore to the benefit of the overall community. No Equalities Act areas arise in the making of this decision.

7 RISK MANAGEMENT

- 7.1 This grant contribution is low value and will be managed through a grant agreement between Winchester City Council and Winchester Excavations Committee.

Risk (Detail in this column specific risks, under each of these headings)	Mitigation	Opportunities
<i>Property</i>		
<i>Community Support</i> The desired outcome of greater and wider public engagement is not taken up by the community and there is limited public	A steering group has been set up that includes WEC, Hampshire Cultural Trust, Hampshire County Council and Winchester City Council and will review	

interest in the Winchester Studies.	activity to help with capacity.	
<i>Timescales</i> The publication of the Winchester Studies is delayed.	As above	
<i>Project capacity</i> WEC is not able to organise a programme of public awareness events each year.	The phased payment of the grant ensures that in later years funding is only awarded based on successful delivery and sustained activity.	
<i>Financial / VfM</i> WEC fails to secure funding to complete the work of publishing the Winchester Studies	This grant contribution is low value and will be managed through a grant agreement between Winchester City Council and Winchester Excavations Committee.	WEC have already raised over half of the funding required to complete its work and have established fund raising and sponsorship programmes in place.
<i>Legal</i> Grant funds are not used for the purposes for which they are intended.	The funding agreement between the Council and WEC will cover miss-use of funds with a claw back clause.	Through our funding agreement we will be able to evidence the outcomes that are achieved.
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

8 OTHER KEY ISSUES

8.1 None

9 SUPPORTING INFORMATION:

9.1 Winchester Excavations Committee undertook excavations in Winchester for ten years from 1962 to 1971 across four major sites and a number of smaller sites. The Winchester Research Unit was established in 1968 to take forward the work and publish the "Winchester Studies". To date twelve volumes have been published, four are in advanced preparation with a further four in preparation.

- 9.2 The funding request is made to enable WEC to continue the with the publication of volumes in preparation and to work with the Hampshire Cultural Trust and other local partners to develop a range of events that will bring to the public, both local and from further afield, the knowledge contained within the Winchester Study volumes. Both Winchester City Council and Hampshire County Council are represented on the steering group established following a grant from the County Council.
- 9.3 WEC envisage that in addition to existing initiatives the forward programme will include:
- a) digitisation of existing publications,
 - b) production of interactive and on-line resources,
 - c) special exhibitions, lectures in the Cathedral, schools and community centres across Hampshire
 - d) enriching curricula in schools and the University of Winchester.
- 9.4 It recommended that the Council offer a grant contribution of £20,000 to support this work.

10 OTHER OPTIONS CONSIDERED AND REJECTED

- 10.1 Three options were considered following the request for funding support from Winchester Excavations committee:
- a) Do not fund at all. The desire to widen public access and interest in this work, whilst important, is not the main remit of WEC which is to publish the Winchester Studies. Additional support is needed to develop this area of activity. Therefore this option was rejected.
 - b) Contribute a lower level of funding over a shorter period. Ad hoc and one off events and engagements do not help deepen interest in this work as they do not afford the ability to develop meaningful relationships and interactions with the public. This option was also rejected.
 - c) Provide a phased contribution of £20,000 over four years (£5Kp.a). This is the recommended option as it provides sustained backing needed for the Winchester Excavations Committee to continue publication of the volumes and increase the interest in the Winchester Studies. The one-off support does not create a sense of dependency on the Council to fund future publications, but does demonstrate the wish to support this important body of work.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

None

Other Background Documents:-

None

APPENDICES:

None

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DD9

DECISION TAKER: CLLR THOMPSON – LEADER AND CABINET MEMBER FOR COMMUNICATIONS

REPORT TITLE: CRAWLEY VILLAGE DESIGN STATEMENT – AUTHORISATION TO CONSULTATION PROCESS

23 MARCH 2020

Contact Officer: Lee Smith Tel No: 01962 848225 Email
lsmith2@winchester.gov.uk

WARD(S):WONSTON & MICHELDEVER

PURPOSE

The purpose of this report is to receive authorisation to undertake public consultation with a view to adopting the Crawley Village Design Statement as a Supplementary Planning Document (SPD).

Village Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry weight in the planning decision-making process they need to be adopted by the City Council as SPD's.

Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. A handful of communities have undertaken an update of their design statements and this is to be welcomed, as this will provide more up to date guidance when determining planning applications.

RECOMMENDATIONS:

1. That the public consultation process for the Crawley Village Design Statement be approved.
2. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Cabinet Member for Built Environment and Wellbeing, to finalise the Design Guidelines/Policies in the Crawley Village Design Statement, prior to consultation.

3. That the Strategic Planning Manager is granted delegated authority to undertake the consultation process on the Crawley Village Design Statement and report back to Cabinet.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME**

- 1.1 Village Design Statements (VDS) outline the local community's aspirations for good quality and locally responsive design within their areas. The Crawley VDS therefore supports the outcome of 'Living Well' and particularly the principle to 'The natural and built environment is protected, maintained, sustained and enhanced'.

2 FINANCIAL IMPLICATIONS

- 2.1 Work on the document to date has been undertaken using existing staff resources, funded from the operational budget.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The statutory procedures for the production, consultation on and adoption of a Supplementary Planning Document ("SPD") are set out in Regulations 11 to 16 of the Town and Country (Local Plan) (England) Regulations 2012 (as amended) ("2012 Planning Regulations").
- 3.2 A Supplementary Planning Document builds upon policies in the Local Plan to provide more detailed advice and guidance on and without introducing new policies. An SPD is a material planning consideration in decision making.
- 3.3 Initial consultation by Crawley Parish Council with input from officers from the City Council has been undertaken. Now the formal consultation process set out in the Regulations must be undertaken prior to adoption.

4 CONSULTATION AND COMMUNICATION

- 4.1 The VDS has been produced by, and in consultation with, the local community and officers from WCC. Crawley Parish Council carried out the initial consultation with local residents as part of the development of the draft VDS.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDS are concerned with the design and appearance of local areas and therefore impact on the quality of life and health and wellbeing of the local community as well as improving the quality of the built and natural environment, which form part of sustainable development as a whole.

6 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> N/A		

<i>Community Support</i> Risk that planning decisions are seen as not taking sufficient account the views of the local community	VDS allows for views of the local community on design of new development to be expressed and taken into account in planning decisions.	Ensure that VDS contains appropriate and realistic guidance
<i>Timescales</i> Risk that existing VDS does not reflect current planning policy	Adopt new up-to-date VDS	Adopting an up-to-date VDS will support policies in the adopted local plan
<i>Project capacity</i> N/A		
<i>Financial / VfM</i> N/A		
<i>Legal</i> Regulations require public consultation by the Local Planning Authority prior to adoption for a minimum of four weeks	Undertake public consultation on the Draft Crawley VDS.	An up-to-date adopted SPD will carry greater weight in planning decisions, including appeals
<i>Innovation</i> N/A		
<i>Reputation</i> Risk to reputation if planning decisions are perceived not to reflect the VDS	Ensure VDS is given appropriate consideration in planning decisions	Ensure VDS sets out realistic expectations for planning decisions and communicate this to the local community
<i>Other</i>		

7 OTHER KEY ISSUES

7.1 None

8 SUPPORTING INFORMATION:

Introduction

8.1 Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. Some communities have undertaken an update of their design statements and this is welcomed. The Council has recently produced guidance on the preparation and review of local design statements, which is available on the WCC website to assist communities in this process.

8.2 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 policies within Winchester's local plan. Having an up to date VDS will provide guidance in accordance with both national and adopted local planning policies and Crawley initiated the review of its VDS in 2017 as part of its annual parish assembly, seeking views on key design aspects in the community.

- 8.3 In 2015, the Council adopted the High Quality Places Supplementary Planning Document which provides more general guidance on how the high level design principles set out in policy CP13 in Local Plan Part 1 (LPP1) should be applied. Village Design Statements (VDS) however, identify the characteristics of the area and provide local guidelines for new development to be able to respond to these local characteristics. To be considered as a material consideration through the planning decision making process it is necessary for such community-led documents to be updated and subsequently adopted to complement policies within local plans.
- 8.4 The Town & Country Planning (Local Planning) (England) Regulations 2012, set out the process for the preparation and adoption of SPDs, which includes public consultation which is sought for approval in this report.

Background

- 8.5 With the adoption of Local Plan Parts 1 and 2, Crawley Parish Council was keen to update the existing VDS, which was originally adopted in 2001. Following consultation with local residents a draft revised VDS has been prepared for public consultation.
- 8.6 The new Crawley VDS refers to the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD.

Conclusion and Next Steps

- 8.7 It is recommended that authorisation for public consultation on the Draft Crawley VDS is undertaken.
- 8.8 It is therefore recommended that delegated authority be granted to the Strategic Planning Manager, in consultation with the Cabinet Member, to undertake any minor editing that may be required prior to consultation.

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The City Council encourages the production of Village Design Statements by local communities, so as to improve the quality of development in local area 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).

9.2 An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS. However, an informally adopted document would carry less weight in determining planning applications, as the formal adoption processes – including the public consultation - required of SPD would not have been followed and this approach is therefore not considered appropriate for Village Design Statements.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

Other Background Documents:-

[Adopted Crawley Village Design Statement 2001](#)

APPENDICES:

Appendix 1: Draft Crawley Village Design Statement for consultation

CRAWLEY VILLAGE DESIGN STATEMENT

1. Introduction

- 1.1 This Village Design Statement has been written by the village's Parish Council and its residents. The Statement describes the parish of Crawley as it has developed and as it is today and it highlights the qualities valued by its residents. The aims of the Statement are to ensure that any changes are based on a considered and informed understanding of the village's past and present, and to ensure that Crawley's special nature will be protected and enhanced. This document takes into account the previous Village Design Statement adopted in 2001.
- 1.2 Due to its established settlement pattern and characteristics and having regard to the restrictive planning/ settlement policies applying to the village as set out in the current Winchester District Local Plan (adopted 2015), the opportunity for significant change in the current arrangement of Crawley is limited. However, smaller day to day adjustments to homes, gardens, open spaces, and paths and hedges can alter the look and feel of the village and accordingly any proposed adjustment needs to be carefully controlled.
- 1.3 The Statement is addressed to:
- a) Statutory bodies and public authorities
 - b) Planners, developers, architects, designers, engineers, builders
 - c) Local community groups
 - d) Householders
 - e) Businesses
- 1.4 The Statement is intended to be a practical tool capable of influencing decisions and affecting design and development in the parish of Crawley. It has been adopted by Winchester City Council as Supplementary Planning Guidance and its recommendations will be considered when planning applications are assessed. In this way it will support the Winchester District Local Plan as it affects Crawley and it will assist the work of the Parish Council.
- 1.5 The Statement will be monitored and adapted as necessary to take account of future reviews of the District Local Plan and changes to planning/settlement policies specifically affecting the village.

2. Village Context

The Geographical and Historic Background

- 2.1 The extensive Downs of Central Hampshire are bounded on the west by the river Test and on the east by the river Itchen. There are numerous villages situated along the tributaries of these rivers, but few evolved in the Central Downs area due to lack of access to reliable water, Crawley being an exception.

Crawley's location appears to offer few other natural advantages apart from its sheltered position in the folds of the Downs. Nevertheless, there has been a community living here for at least 1,000 years. Evidence also exists of prehistoric occupation and there is written history dating from 643 AD. Crawley features in the Domesday Book.

- 2.2 The population according to records has remained around 350/500 which is still true today. Crawley was originally on Church land and since the Middle Ages it has supported the appointment of a rector. During the 18th and 19th centuries the down land of arable fields, grazing land, and wooded areas was tended by yeoman farmers and it was at this time that the broad framework for the present-day village settlement was established. This can be seen in the Ordnance Survey map of 1871. The village was largely contained within an area from St Mary's Church in the west to the pond in the east.
- 2.3 Crawley was not thought a beautiful village. A Hampshire Guide of 1900 refers to it as a dilapidated and unattractive village with an unpaved road, broken fences, and derelict barns and cottages.
- 2.4 At the start of the 20th century Crawley remained a small rural village largely inhabited by a long-established farming community, with properties ranging from simple farm buildings and cottages to grander residences of landowners and yeoman farmers. The layout of the village was linear, with all development being arranged either side of the gently curving main road which extended from St Mary's Church in the west to the pond in the east, a distance of less than half a mile.
- 2.5 It was at this time that Ernest Philippi, a successful businessman, purchased Crawley Court, then the principal residence of the village. By means of further acquisition and development, he instigated a major programme of reconstruction and improvement through the village which resulted in the diverse building styles which are seen today. This work was carried on by his son until the early 1930's when the main part of the village, including the Crawley Court Estate, then described as 'one of the most noted freehold residential and sporting estates in the Country', was sold bringing with it an influx of new residents. Fortunately, the sale included important restrictive covenants concerning future development which proved protective in the period immediately following World War II and assisted in preserving the distinct character of the village.
- 2.6 Since the 1930's, the settlement pattern of the village has changed little. The only developments of significance have been a small residential development to the south of the village hall, the construction of several dwellings in Hacks Lane, which were originally mostly provided for farm workers, a limited number of larger detached houses on the road to Littleton, and most recently a small number of large houses to the north of Crawley Court.
- 2.7 Since the 1960's, modernising farm techniques and mechanisation, together with the reduction of wooded areas and the creation of large arable fields, have dramatically reduced the number of people required to work on the land. As a consequence, almost all residents of working age in the village are now employed outside it. An increasing number of residents choose to work from home, either part time or full time. The proximity of the main line railway station in Winchester, some 4.5 miles distant, enables many residents to commute to London. Although over the last 10 years many young families have moved to the village there remains a significant proportion of residents who are retired.

- 2.8 Except for Hacks Lane and the Littleton road where residential Frontage Development conditions apply, the whole of the remaining village street was designated a conservation area in April 1972 with the associated planning controls applying. Several properties in the village are listed as being of architectural merit and a schedule of these is included in **Appendix 1**.

The Village Today

- 3.1 The linear layout of the village, extending as it does from St Mary's Church in the west to the pond in the east, remains in place, although many of the original buildings have either been replaced or extensively remodelled and others added, providing a pleasing variety of architectural styles. This remains the nucleus of the village, being the most densely settled area and with a feeling of enclosure and shelter which virtually prohibits any appreciable views to the countryside beyond.
- 3.2 At the western end of the village and to the east of the church lies Hacks Lane. Sharing a junction with the original access to the manor house, Crawley Court, this is where post-World War II development has occurred, built originally to provide accommodation for agricultural workers. At the head of the lane, the houses in Cricket Close shield views of the recreation ground beyond. Development is then confined to the west side of the lane allowing extensive views over open countryside including Crawley Forest, the Ox Drove to the north and Warren Wood and Crawley Down to the east. At the end of the road an extensive network of footpaths and bridleways extend to the north of the village.
- 3.3 Along the original manor house driveway and off a second access to the west of Crawley Court, various outbuildings including cottages, stables, barns etc., all originally associated with the manor house, have been skilfully converted to form large individual residences. There are also several properties, more recently built, in these locations.
- 3.4 Situated off the approach road to the western edge of the village on the 13-hectare site of Crawley Court, lies a commercial development built in the early 1970's initially for the Independent Broadcasting Authority, then NTL, and now occupied by Arqiva, a leading UK communications infrastructure company. Arqiva employ over 1,000 people and the site comprises a substantial office block together with restaurant for the staff and flood lit car parks as well as an extensive array of satellite communication dishes. Arqiva are good neighbours. They do not allow their traffic to go through the village requiring all vehicles exiting the complex to turn right away from the village. The original planning approval imposed conditions strictly controlling the movement of traffic through the village, increasing the width and construction of the approach road, and improving the Stockbridge Road junction.
- 3.5 Typically, as with most other small villages, social and commercial changes have, in relatively recent times, resulted in the closure of the village post office, shop, estate office and school. The remaining commercial activity in the centre of the village is 'The Fox' gastropub, which was closed for more than three years but has now reopened after being renovated and enlarged.

3.6 **The Wider Parish**

The Parish boundaries extend further to properties along the roads leading from the village together with other small outlying hamlets and farms. New Barn lies to the north east of the village and is a hamlet with a farmhouse, cottages and barns, some converted to residential and commercial use. Long Park is another outlying hamlet, to the south of the village, with a small group of houses and a farmyard in a discrete location. Northwood Park is predominantly the remaining parkland of a country house which is now demolished. It now comprises a converted stable block and three dwellings.

3.7 There are currently 152 houses in the main village with a further 22 in the outlying parks and hamlets.

3.8 There are commercial undertakings at Beeches Industrial Estate on the Littleton road, Folly Farm on Stockbridge Road, and at New Barn Farm, and there are three locations in the parish where IGAS Energy plc are undertaking the exploration and extraction of oil.

3.9 Due to the rural nature of the village, its limited infrastructure and its lack of mains drainage, further commercial development is likely to be limited. However, social changes and the advancement of technology have strengthened the trend towards home working and in consequence the daytime attendant population of the village is increasingly creating a livelier and more sustainable environment.

Guidance

Because of the compact nature of the village and its firmly established character and layout, the opportunity for residential Frontage Development, as defined in the District Local Plan, is limited. It is acknowledged, however, that continuing demand to develop upon greenfield sites also leads to urbanisation through infilling or redevelopment of existing properties. In this respect existing controls will need to be reconsidered in any future review of the District Local Plan and greater controls exercised if required. (MTRA3)

VC1

Changes are most likely to be confined to minor adjustments to existing houses, gardens, open spaces, paths and hedges which, whilst they may individually be small, can collectively lead to changes in the village's environment, either to its benefit or detriment. In these instances, existing controls within the District Local Plan will need to be properly exercised and Conservation Area Assessments undertaken as appropriate. DM15, DM27

VC2

4. The Landscape Setting

4.1 Crawley is set in a fold of the central Hampshire Downs with its lowest point at approximately 75m above sea level occurring at the pond, a level which is maintained to the B3049 eventually reaching Kings Somborne and the Test Valley. From the pond the land rises gently to St Mary's Church some half a mile west; towards the village of Littleton in the east and New Barn Farm towards the north, reaching its high point of 123m at Crawley Down.

4.2 A highly valued feature of the village is its setting in the landscape. Views from the approach roads and surrounding footpaths and trackways show a contained settlement within borders which are clearly

defined by established tree planting, mainly of native broadleaf variety. Within this framework, there are only a limited number of buildings which are noticeable, their heights appearing to fit comfortably into their landscape setting. No individual structure dominates or interferes with the established and satisfactory appearance of the whole.

- 4.3 The four main approach roads to the village all converge at the pond. These roads have grass verges of varying width and are lined with hedgerows of native species shrubs such as hawthorn, blackthorn, bramble, briars etc. interspersed with mainly broadleaf variety trees. Each of these approaches allows wide views of the settlement borders which appear as thickly wooded areas with only the occasional glimpse of village buildings. The presence of village entrance gateways, road signs and the appearance of cultivated hedges and verges, together with a limited number of properties on the Littleton road, signal the first indications of the approaching village. The road through the village itself gradually rises from the level of the pond and is gently curved, limiting the views and thus creating a greater sense of enclosure, interest and shelter.
- 4.4 Generally, the landscape surrounding the village is of wide views and undulating open areas of cultivated agricultural down land, punctuated by the occasional farm building particularly those of New Barn, Warren, Folly, and Mornsfield farms. The areas of woodland which occur are mainly for game cover but are generally coppiced and managed by the Forestry Commission.
- 4.5 Due to its small size, views within the village as well as outward views from within the village across the surrounding countryside are few in number. However, these views all add value to its character and need to be protected.
- 4.6 **Wildlife**
The village's rural setting, together with its gardens, hedges and trees, provides a home for a variety of birds and butterflies. Many of the trees are large and mature offering good shade and shelter.
- 4.7 The village pond provides refuge for a collection of wild fowl and provides a home for pond dwelling fauna. The perimeter is colonised with a variety of marginal water loving plants. The pond is a focal point of the village, being an extremely picturesque location and a popular stopping off point for residents and visitors alike.
- 4.8 **Open Spaces**
Although the main village and the hamlets and farms which form the parish cover an area which encompasses large areas of countryside, the number of public open spaces within the main village itself is limited. These comprise an area of open grassland immediately behind the village hall under the auspices of the Crawley Village Hall Trust, and the adjacent small enclosure of the war memorial. The grass banks of the pond prove a popular resting place for those visiting the village whether by bicycle, car, or on foot. Off Hacks Lane there is the recreation ground on which there is a cricket pavilion and square, a secure children's playground and car park standing.
- 4.9 A public footpath running between the Old School House and Greenways in the centre of the village provides access across adjacent fields forming part of Mornsfield Farm to the southern exit road from the village.

4.10 The Winchester District Local Plan identifies three Scheduled Ancient Monuments in the Parish as follows:

Monument No	Title	Grid Ref
148	Crawley Clump round barrows, Crawley Down	SU 443 363
149	Round barrows 280m west of Crawley Clump	SU 443 362
518	Settlement site at Brockley Warren	SU 443 365

4.11 Several properties in the village have paddocks or similar enclosed fields at their rear which may be subject to restrictive covenants as to their use. These covenants are not enforceable by public authorities. However, any material change of use of such areas would require planning consent, which would bring into play the Local Plan planning policies and the guidance contained in this Village Design Statement.

Guidance

LS1	New properties and extensions or changes to existing properties should conserve or enhance the character and appearance of the village when viewed from the open countryside.	DM15, DM16, DM17 and DM23
LS2	The predominant characteristic of frontage development should be maintained, with backfilling, closes, cul-de-sacs and back land development being considered inappropriate	DM15, DM16, DM17
LS3	Development on greenfield areas outside the present limits of the village would undermine the existing character of the village and should be avoided unless in exceptional circumstances in accordance with the Local Plan.	MTRA3
LS4	Development or redevelopment should conserve the historical pattern of the village setting and reflect the curtilage sizes and character of the locality with individual properties varying in size and design to avoid the appearance of repetitive units.	DM15
LS5	The existing indigenous tree cover and hedgerows are of considerable importance to the setting of the village as a whole and should be protected and maintained.	DM15 and DM24
LS6	Existing hedges, banks and ditches, are important to the character of the area, should be conserved and new entrances arranged to avoid damage to them, or replacement ones provided.	DM15 and DM24
LS7	New or replacement trees should be planted wherever appropriate to provide screening or renewal of existing cover. Native broadleaf species should be used in preference to foreign varieties.	DM15, DM16 and DM24
LS8	The views both within the village and from within the village across the surrounding countryside should be protected.	DM15

The open spaces within the village are of considerable importance to its overall character and their management requires sensitive handling in relation to materials, details and maintenance. The areas concerned are as follows:

- i. The pond
- LS9 ii. The churchyard DM15
- iii. The war memorial
- iv. The village hall and green
- v. The recreation ground
- vi. The public footpaths

Local Character

- 5.1 Due to the wooded nature of the settlement borders, the buildings of Crawley mostly become apparent upon reaching the pond in the east or Crawley Court in the west. Both locations offer a sense of space before entering the more enclosed main street itself created by the walls, hedges, fences and banks of individual buildings, together with the properties themselves. In this respect there exists a great variety of properties which differ in their size, position and architectural style but which, appear complete and unified. The oldest building in the village is the Church which was erected in the 14th century on an earlier foundation with alterations and additions since. The Church is set well back from the road within a churchyard and together with the Dower House, formerly the Old Rectory, forms the focal point at this end of the village. The main street contains 19th century farmsteads, particularly The White House, Little Court and Crawley Manor, and several earlier thatched farm cottages.
- 5.2 Major changes occurred to the village at the beginning of the 20th century when many of the derelict barns and cottages were demolished and a major programme of reconstruction and modernisation was undertaken. This included the remodelling of what was then the 'Fox & Hounds' public house and the construction of the village hall, together with various other new and replacement houses and alterations and improvements to others. Also, certain buildings were erected and others extensively modified which now contribute by their individuality to its character, for example the mock 'Tudor' style of the pub and Oak Cottages, the 'Bavarian' influence for Orchard Cottage and the water tower of the Dower House. Since the conclusion of this work, other infill has occurred which contributes further to the successful appearance and variety of the whole.
- 5.3 The properties in Hacks Lane and on the Littleton road were mostly constructed during the 20th century and present a different character to those in the conservation area. The houses in Hacks Lane have a consistency of line, design and material although occasionally broken by the inclusion of a detached or single storey unit with modern extension. The properties on the Littleton road, built on higher ground, are larger detached houses set in larger grounds. They comprise a variety of designs and layouts and adopt a wide range of different materials and styles.
- 5.4 The properties to the north of Crawley Court likewise display a range of styles and character, some having been skilfully converted from the original buildings of the old manor house whilst others feature more modern materials.

5.5 **Relationships**

Crawley has developed from a collection of farm related structures and properties arranged haphazardly along the main street frontage. Some were placed literally on the edge of the road with others set well back but virtually all facing the street. Despite this irregularity, the lateral density gives a built-up character with a closed and uniform frontage. In some cases where the house is set back, walls, hedges, fences or banks generally enclose the front garden to maintain the alignment, Oak Cottages and Greenways being the exceptions. Apart from the church tower and water tower of the Dower House which provide variety to the skyline owing to their height, buildings in the village are generally two storey.

5.6 Overall, the wide variety of styles combined with sympathetic scale, height, mass and alignment, contribute to the village's diversity which is a characteristic deliberately exploited by Philippi. This lends legitimacy to the adoption of modern materials when used in an imaginative and sensitive way.

5.7 **Materials**

Buildings in Crawley have been constructed from a gradually evolving range of materials. The earliest surviving buildings are 17th and 18th century timber-framed houses, built from local timber and thatched with reed or straw. Walls were originally of wattle and daub, often cased in lath and plaster. Most surviving timber framed houses were later cased or rebuilt, usually in red brick and flint. Roofs were repeatedly destroyed by fire so that thatch began to be replaced by tiles. During the 19th and early 20th centuries pantiles were introduced for less important buildings and for outbuilding roofs. Welsh roofing slates were brought to the area in the 1850's and these have been used extensively in the village. Roofs generally are steeply pitched with prominent chimneys.

5.8 Walls to properties are predominantly red brick or red brick and flint. Others are cement rendered and painted, such as The White House, Pond House and Orchard Cottage or brickwork painted.

5.9 After the 1950's standardised mass-produced components were introduced. These are in evidence in properties in Hacks Lane and to a lesser extent in the Littleton road and to the north of Crawley Court.

5.10 Boundaries to the street front are generally marked with walls of flint or flint and red brick built with tops sloping to follow ground levels rather than being stepped. Boundaries between plots are usually of hedges and fences interspersed with mature trees.

Guidance

LC1	Extensions to existing homes should be in sympathy and visually subservient to the existing property and its neighbours and be compatible with the shape, scale and character of the main house.	DM15 DM16
LC2	Buildings in the conservation area should be maintained using original or sympathetic materials and details. The style and materials used for replacement doors and windows should match those of the original property and size should be of the correct proportions to the façade. Smaller details such as door furniture,	DM27 DM29

	<p>barge boards, brick coursing and mortar details etc. are of equal importance.</p> <p>Any new design should reflect the character of that part of the village in which it is located. New buildings should be of a mass and form appropriate to the size of the plot and neighbouring buildings. In the conservation area there is a variety of set-backs from street-edge to 30 or so metres, in an irregular pattern in the street. Any new buildings in the conservation area should maintain this variety. They should not overshadow or impose on neighbouring properties.</p>	DM15 DM16
LC3	<p>New buildings outside the conservation area should be set well back from the road behind hedgerows. There is more variety in design in these areas and there are opportunities for further variation, subject to the use of locally typical materials, set down below.</p>	DM15 DM16
LC4	<p>High quality design is to be encouraged and concepts which keep to the materials and proportions of typical village buildings (see list below) can enhance the distinctive character of Crawley.</p>	DM15 DM16
LC5	<p>Building materials should follow those of existing properties. Village buildings predominantly have walls of red to red-brown brick, brick and flint, stucco, and exposed timber frame with brick infill. (There are some timber-clad buildings and tile-hung walls but these are the exception) Roofs are predominantly clay tile, slate and thatch. (There are some clay pantile roofs but these are the exception). The colour palette of buildings should reflect that of the village.</p>	DM15 DM16
LC6	<p>On new buildings, windows should be of vertical proportions. Replacement windows should be of the same materials, format and size as existing. Plastic or metal windows should be avoided.</p>	DM15 DM16
LC7	<p>Street boundaries are predominantly brick and flint walls and hedgerows (sometimes combined). There are also some stucco walls, walls with good quality cast-iron railings and picket fences. This mix should be maintained and applied to any new buildings with an emphasis on the predominant materials.</p>	DM15 DM16
LC8	<p>New boundaries between properties should be created by hedges planted with indigenous species or open picket or palisade fencing. Panelled or close boarded fencing should only be used selectively and avoided adjacent to roads or footpaths.</p>	DM15 DM16
LC9	<p>New Barn, Long Park and Northwood Park are small groups of buildings in rural locations contained in their surrounding landscape and their discrete character should be maintained.</p>	DM23
LC10		

6. Roads and Traffic

- 6.1 The four approach roads to the village are Country Class roads without footpaths or kerbs but enclosed on both sides by hedges and trees with varying width of grass verge. Traffic studies were undertaken by the village in 2017 and whilst Crawley lies within a minor road network, the approaches all carry relatively heavy traffic serving Arqiva in the west of the village, as well as being used as commuter routes into and away from Winchester. The road leading from the north into the village is designated as unsuitable for heavy goods vehicles. However, planning permission has recently been granted for the

construction of a bio digester at Sparsholt College, and this road has been designated for delivery of grass silage to that site.

- 6.2 Volumes, speeds and sizes of vehicles using the approach roads are matters of increasing concern for residents of the village.
- 6.3 The main village street is narrow and winding and has a kerbed macadamed footpath to one side. The street forms the central spine of the village and provides a marked visual impact as important to the whole as the individual houses and landmark features such as the pond and church. By sensitive traffic management and limiting access for through traffic, particularly commercial vehicles, these special features can be enhanced to offer increased amenity and safety for pedestrians. The parking of vehicles on the road helps to reduce the speed of through traffic but it also creates a single lane situation which can cause congestion, particularly where large vehicles such as buses and public utility vehicles are concerned. This problem is most pronounced in the vicinity of the 'Fox'.
- 6.4 Parking in the village is very limited, being confined to an area adjacent to the church at its junction with Hacks Lane and to the side of the village hall. The road serving Hacks Lane has wide grass verges providing both a footpath and a location for parking residents' cars.
- 6.5 The village is currently served by very limited bus services covering Winchester, Andover and immediate locations.
- 6.6 **Street Furniture and Utilities**
- There is no street lighting. The village is mostly devoid of street furniture other than the signpost at the pond (which is both functional and decorative), bus shelters outside the village hall and Arqiva, and other bus stops. There are essential road markings and speed limit repeater signs.
- 6.7 Most of the properties in the village are served by overhead electrical and telephone cables and these have generally been discreetly located. Whilst the common unsightly conglomeration of posts and cables is not in evidence, it is desirable that every effort is made to remove and place underground all overhead services, including any new broadband installations.

Guidance

RT1	Street signs and other street furniture should be discreetly placed and kept to a minimum, as with road markings.	DM15
RT2	Urbanisation in the form of pavements, inappropriate kerbs and road markings should be avoided except in the interests of safety.	DM15
RT3	Security lights should be restrained as to colour, wattage and position and should not be directed towards other properties or triggered by passing pedestrians or vehicular traffic on the highway.	DM15 DM19

7. The Consultation Process

7.1 The Village Design Statement adopted in 2001 was initially revised by Crawley Parish Councillors and their draft was submitted to Winchester City Council in []. On the advice of the Council the following further steps were taken:

- At the 2019 Annual Parish Meeting Cllr Carole Phillips outlined the importance of the Village Design Statement and asked for volunteers to join the group
- A Village Design Group was formed consisting of
Carole Phillips, Crawley Parish Councillor
Robert Adams, Parishioner and Architect
Trevor Mahood, Parishioner and recently retired Business Analyst
Tony Coleman, Parishioner and retired Barrister
Amanda Bayford, Parishioner
Robin Bayford, Parishioner and retired Chartered Accountant
- This group met regularly to review and update the revised Village Design Statement in compliance with Winchester City Council's guidance document "Local Design Statements – A guide to producing and reviewing Local Design Statements" dated May 2019
- Parishioners were regularly updated of progress by the bimonthly newsletter
- A consultation in the Village Hall.....

Appendix One - Listed Buildings

Property and Description	List Entry Number	Grade
Pern Cottage	1095909	II
Barn 5 Metres East of the Old Thatch	1095914	II
Pitter Cottage	1303360	II
Pond Cottage	1095911	II
Paige Cottage	1303302	II
Yew Tree Cottage	1155373	II
Glenbuck Cottage	1095908	II
Yeomans	1350459	II
Corner Cottage	1155336	II
The White House	1155354	II
Little Thatch and Amberley Cottage (formerly Thackery Cottage)	1350456	II
Pond House	1303371	II
Ash Tree Cottage and Becky's	1095910	II
The Homestead	1303362	II
Pear Tree Cottage	1350457	II
Greenways	1095912	II
Chimney Cottage Tudor Cottage Longwood House and Oak Cottage	1095913	II
The Fox Public House	1350458	II
Church of St Mary	1350455	II*
Little Court	1155421	II
The Dower House	1155397	II*
The Old Thatch	1155473	II
East Barn at New Barn Farm	1061374	II

Appendix Two – Local Plan References

AB	Layout: arrangement of buildings and creation of spaces Ref High Quality Places – Supplementary Planning Document Adopted March 2015
CP	Core Policies Ref Winchester District Local Plan Part 1 Adopted March 2013
DM	Development Management Ref Winchester District Local Plan Part 2 Adopted April 2017
GP	General Principles of Urban Design Ref High Quality Places – Supplementary Planning Document Adopted March 2015
HQB	High Quality Buildings Ref High Quality Places – Supplementary Planning Document Adopted March 2015
HQS	High Quality Spaces Ref High Quality Places – Supplementary Planning Document Adopted March 2015
MD	Materials and Detailing Ref High Quality Places – Supplementary Planning Document Adopted March 2015
MTRA	Market Towns and Rural Areas Ref Winchester District Local Plan Part 2 Adopted April 2017

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DD10

DECISION TAKER: CLLR THOMPSON – LEADER AND CABINET MEMBER FOR COMMUNICATIONS

REPORT TITLE: MICHELDEVER PARISH VILLAGE DESIGN STATEMENT – AUTHORISATION TO CONSULTATION PROCESS

23 MARCH 2020

Contact Officer: Lee Smith Tel No: 01962 848225 Email
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WARD(S):WONSTON & MICHELDEVER

PURPOSE

The purpose of this report is to receive authorisation to undertake public consultation with a view to adopting the Micheldever Village Design Statement as a Supplementary Planning Document (SPD).

Village Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry weight in the planning decision-making process they need to be adopted by the City Council as SPD's.

Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. A handful of communities have undertaken an update of their design statements and this is to be welcomed, as this will provide more up to date guidance when determining planning applications.

RECOMMENDATIONS:

1. That the public consultation process be approved for the Micheldever Village Design Statement.
2. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Cabinet Member for Built Environment and Wellbeing, to finalise the Design Guidelines/Policies in the Micheldever Village Design Statement, prior to consultation.

3. That the Strategic Planning Manager is granted delegated authority to undertake the consultation process on the Micheldever Village Design Statement and report back to Cabinet.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME**

- 1.1 Village Design Statements (VDS) outline the local community's aspirations for good quality and locally responsive design within their areas. The Micheldever VDS therefore supports the outcome of 'Living Well' and particularly the principle to 'The natural and built environment is protected, maintained, sustained and enhanced'.

2 FINANCIAL IMPLICATIONS

- 2.1 Work on the document to date has been undertaken using existing staff resources, funded from the operational budget.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The statutory procedures for the production, consultation on and adoption of a Supplementary Planning Document ("SPD") are set out in Regulations 11 to 16 of the Town and Country (Local Plan) (England) Regulations 2012 (as amended) ("2012 Planning Regulations").
- 3.2 A Supplementary Planning Document builds upon policies in the Local Plan to provide more detailed advice and guidance on and without introducing new policies. An SPD is a material planning consideration in decision making.
- 3.3 Initial consultation by Micheldever Parish Council with input from officers from the City Council has been undertaken. Now the formal consultation process set out in the Regulations must be undertaken prior to adoption.

4 CONSULTATION AND COMMUNICATION

- 4.1 The VDS has been produced by, and in consultation with, the local community and officers from WCC. Micheldever Parish Council carried out the initial consultation with local residents as part of the development of the draft VDS.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDS are concerned with the design and appearance of local areas and therefore impact on the quality of life and health and wellbeing of the local community as well as improving the quality of the built and natural environment, which form part of sustainable development as a whole.

6 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> N/A		

<i>Community Support</i> Risk that planning decisions are seen as not taking sufficient account the views of the local community	VDS allows for views of the local community on design of new development to be expressed and taken into account in planning decisions.	Ensure that VDS contains appropriate and realistic guidance
<i>Timescales</i> Risk that existing VDS does not reflect current planning policy	Adopt new up-to-date VDS	Adopting an up-to-date VDS will support policies in the adopted local plan
<i>Project capacity</i> N/A		
<i>Financial / VfM</i> N/A		
<i>Legal</i> Regulations require public consultation by the Local Planning Authority prior to adoption for a minimum of four weeks	Undertake public consultation on the Draft Micheldever VDS.	An up-to-date adopted SPD will carry greater weight in planning decisions, including appeals
<i>Innovation</i> N/A		
<i>Reputation</i> Risk to reputation if planning decisions are perceived not to reflect the VDS	Ensure VDS is given appropriate consideration in planning decisions	Ensure VDS sets out realistic expectations for planning decisions and communicate this to the local community
<i>Other</i>		

7 OTHER KEY ISSUES

7.1 None

8 SUPPORTING INFORMATION:

Introduction

8.1 Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. Some communities have undertaken an update of their design statements and this is welcomed. The Council has recently produced guidance on the preparation and review of local design statements, which is available on the WCC website to assist communities in this process.

8.2 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 policies within Winchester's local plan. Having an up to date VDS will provide guidance in accordance with both national and adopted local planning policies and Micheldever initiated the review of its VDS in 2018 as part of its annual parish assembly, seeking views on key design aspects in the community.

- 8.3 In 2015, the Council adopted the High Quality Places Supplementary Planning Document which provides more general guidance on how the high level design principles set out in policy CP13 in Local Plan Part 1 (LPP1) should be applied. Village Design Statements (VDS) however, identify the characteristics of the area and provide local guidelines for new development to be able to respond to these local characteristics. To be considered as a material consideration through the planning decision making process it is necessary for such community-led documents to be updated and subsequently adopted to complement policies within local plans.
- 8.4 The Town & Country Planning (Local Planning) (England) Regulations 2012, set out the process for the preparation and adoption of SPDs, which includes public consultation which is sought for approval in this report.

Background

- 8.5 With the adoption of Local Plan Parts 1 and 2, Micheldever Parish Council was keen to update the existing VDS, which was originally adopted in 2002. Following consultation with local residents a draft revised VDS has been prepared for public consultation.
- 8.6 The new Micheldever VDS refers to the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD.

Conclusion and Next Steps

- 8.7 It is recommended that authorisation for public consultation on the Draft Micheldever VDS is undertaken.
- 8.8 It is therefore recommended that delegated authority be granted to the Strategic Planning Manager, in consultation with the Cabinet Member, to undertake any minor editing that may be required prior to consultation.

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The City Council encourages the production of Village Design Statements by local communities, so as to improve the quality of development in local area 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).

- 9.2 An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS. However, an informally adopted document would carry less weight in determining planning applications, as the formal adoption processes – including the public consultation - required of SPD would not have been followed and this approach is therefore not considered appropriate for Village Design Statements.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

Other Background Documents:-

[Adopted Micheldever Village Design Statement 2002](#)

APPENDICES:

Appendix 1: Draft Micheldever Village Design Statement for consultation

Micheldever Parish Village Design Statement 2019

1 What is a Village Design Statement?

Village Design Statements (VDS) provide guidance for development and changes to buildings in a village and, in association with the parish council and district council, to influence the way the planning system works locally. This VDS adds local detail to the adopted policies in the local plan and is a material consideration in decision making. The policies in the local plan which provide the framework for this VDS are contained in the appendices for information and to show that this VDS conforms with the local plan. The VDS is a means of ensuring that any new developments are designed and located in a way that reflects both the local characteristics and the qualities that local residents value in their village and its surroundings. Currently, residents and the parish council may only hear about proposals for development when the design is finished. This means that they often do not have the opportunity to offer any positive input on planning applications, particularly on the design details, or "how it will look". A VDS helps to overcome this problem and will ensure that future development is compatible with local historical and architectural features.

The villages as they are today are described in the VDS and the architectural or landscape qualities most valued by residents are highlighted. The text and photographs seek to identify the character of the buildings, the open areas and the landscape settings. Residents, property owners, builders, architects, planners, and others involved in the inevitable and necessary process of change should find this helpful when formulating building designs that will ensure the retention of a distinctive local architectural character. It is acknowledged that residents are merely the current stewards of Micheldever Parishes wonderful architectural heritage and that they have a responsibility, collectively and individually, to conserve, protect and develop appropriately.

If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission, both for new housing and for alterations and improvements to existing houses. The VDS is also intended to encompass building and landscape issues that might otherwise fall outside the criteria for residents to seek formal planning permission. In these cases, property owners are asked to ensure the special character of the village in which the house is located is given due recognition by following the relevant Guidance Notes in any subsequent building or landscape work.

Whenever owners alter, improve or develop properties it is important that the characteristics, which have helped to create the architecture of the parish, are retained. The VDS seeks to encourage design that will reflect the best of the building traditions, form, proportions, materials and details, which are present in the villages.

The long-term aim of the VDS is for it to become a practical tool, capable of influencing decisions affecting future building design and development in all the villages and hamlets. It will assist Micheldever Parish Council and Winchester City Council when they are considering planning applications. Following its adoption as Supplementary

Planning Guidance, Winchester City Council will know what is acceptable to the local community, both in architectural and landscape terms.

On 17th April 2002 Winchester City Council confirmed its adoption of the previous Village Design Statement as Supplementary Planning Guidance under the Winchester District Local Plan. This document updates and replaces the current VDS in light of any changes that have occurred since its adoption in 2002.

Micheldever is situated in an entirely rural location that has been in continuous occupation as agricultural settlements since pre-historic times. Farms, forests and woodland continue to dominate the landscape, and account for more than 90% of the parish territory. There are the remains of a Roman villa in Micheldever Woods and of an Anglo-Saxon cemetery at Weston Farm, Weston Colley. Micheldever was a personal land holding of King Alfred the Great in 899. It is thought that William the Conqueror accepted the surrender of the city of Winchester while encamped at Micheldever in 1066, and the parish was subsequently recorded in the Domesday Book. It is stated in the "History of Micheldever" (by Rev. A B Milner, 1924) that the parish has the honour of having been the home of two Lord Chancellors of England - Hamulton, Chancellor to Edward I in 1285 and Wriothesley, Chancellor to Henry VIII in 1540.

Since medieval times the agricultural estates have had many owners. The Victoria County History of Hampshire records that Alfred the Great held Micheldever and granted it to the monks of Hyde Abbey on his death in 899. It subsequently passed through the hands of various influential families until Lord Northbrook sold most of the estate in the 1920's. At present the land is under the stewardship of four principal landowners. One owns the farmland to the south-west; another owns the farmland to the east. Forest Enterprise owns and manages most of the forest and woodland in the south, east and north; and the Sutton Scotney Estate, owned by the Magnier family, manages the farmland lying in the western and north-western segment around Micheldever, Micheldever Station, Weston Colley and West Stratton.

Micheldever village has an impressive architectural heritage. It contains houses built in every century from the fifteenth to the twenty first. The older dwellings are mainly clustered within the Conservation Area at the core of the village around Church Street and Duke Street, and this area has a wealth of Grade II Listed buildings as well as many other buildings of great visual merit. St Mary's church was rebuilt during the reign of Henry VIII in about 1532, but with 13th century elements, and on the site of an earlier Saxon church. Further major structural changes were made to the chancel in 1880 (by Coulsen) and to the nave in 1908 (by Dance). The original two medieval hall houses at The Crease date from the 15th century - tree ring dating carried out in 1988 by Nottingham University indicated that Shillingbury Cottage dates to the latter part of the 15th century, between 1463 and 1496. The construction of the railway line and its embankment, in the middle of the 19th century, physically separated Weston Colley from Micheldever and removed what must have been a wonderful view from Micheldever down the Dever valley to Stoke Charity and Hunton. Arable farmland surrounds the village.

Micheldever Station did not exist as a settlement until the railway station was built in the 1840's. Before 1840 the only dwellings in the locality were at Warren Farm. Warren Farm House underwent major structural changes in 1775 with a new front elevation, but the farmhouse and two cottages are believed to date from the 17th century or earlier. The architecture of the housing at Micheldever Station is varied. The most notable buildings are the railway station and the original Western Road Hotel, now known as The Dove Inn. Sir William Tite designed the station building, and it is described in "Southern Main Line - Woking to Southampton" by Vic Mitchell and Keith Smith as "unquestionably the most appealing architecture on the London-Southampton route". The yellow brick quoins are important architectural features, as is its all-round veranda. The Old Post House is also indicative of the Victorian origins of this hamlet and the sorting room is integral to the building. Terraces of 8 red brick cottages were constructed by the railway company for their staff. 'The Old Stores' and 1 & 2 Victoria Cottages were designed by Sir Edwin Lutyens in 1896 for Lord Northbrook. Arable farmland and woodland surround the village.

East Stratton is the finest example of a rural "estate" village in Hampshire. Its unique state of preservation is due to the village being in the ownership of just three eminent families in the last 400 years. These three families, Writhorsley, Russell and Baring built low density housing for their estate workers during 17th, 18th and 19th centuries. At the northern end of the village thatched cottages dating from the 17th and 18th centuries border Old School Lane that leads to the entrance to Stratton Park. Stratton Park itself is an important country estate and deer park, first established by the Writhorsley family in the 17th century and has been in the ownership of the Baring family for the last two centuries. Clustered around Church Bank Corner are more 17th and 18th thatched cottages, the War Memorial and 19th century agricultural buildings now converted into dwellings. West along Church Bank Road lies the 19th century Church of All Saints and the Village Hall rebuilt in 2009. South along Stratton Lane, are East Stratton Farm House, and yet more 17th and 18th thatched cottages. Further south is the Baring families "new model village" consisting of five pairs of estate cottages, the Northbrook Arms public house, former bakery and shop, all of which were built in the early 19th century. In the middle of the 20th century the Rural District Council built 6 houses to meet the need for post war housing and the Forestry Commission built 7 houses for forestry workers. The whole village is surrounded by parkland, pasture, arable farmland and woodland some of which extends into the heart of village enhancing the rural setting of the village. In 1986 Winchester City Council considered East Stratton to be of special architectural and historic interest and designated the whole village a Conservation Area.

Weston Colley, West Stratton and Woodmancott are three smaller settlements containing no more than a couple of dozen dwellings in each. Each hamlet grew around the farm with which it is associated, presumably with the original housing being erected for the farming families and their workers. Virtually all the homes are now privately owned although the farms continue as working agricultural units. The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century. The existing building may be the oldest dwelling in the parish, dating from the 15th century or earlier. At West Stratton most

housing is clustered in West Stratton Lane, but Park Hill Farm has now been developed and forms part of the settlement. In Woodmancott, which incorporates the small settlements at Bradley Farm and Innersdown, St James' church is at its heart, providing a focus for fundraising and community events. Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott. 'Carousel Park', a site which gained planning permission on the understanding that it would be used solely for occupation by 'travelling show people' is situated within the locality.

All settlements nestle in undulating Hampshire downland and throughout the locality there are outstanding long views incorporating mature trees, open ditches, banks and hedgerows, and extensive areas of woodland.

Most of the settlements in Micheldever parish grew in their diverse ways to suit the needs of the agricultural population of times past, but Micheldever Station only came into existence to serve the railway station following its construction in 1840. The countryside in which the villages sit, together with the narrow meandering hedge-lined lanes connecting the settlements, are possibly the only common feature. All the settlements lie in their own shallow valleys or between ridgelines, and are visually hidden from each other, and from passing traffic.

Micheldever village, including Northbrook, is constructed in a winding linear format. Four short culs-de-sac have been built off Church Street, Duke Street and Winchester Road. The core of the village is a Conservation Area, There are few paved footways. Most plot sizes are generous, and properties are usually bordered with hedges or rustic fencing. There are five entrance roads to the village, with four of these being narrow and hedge-lined. The fifth enters through an area of common land that is an impressive avenue with wide grass verges. Footpaths and bridleways circle the village. The Lord Rank playing field is a large open spaces for sporting activities. Villagers enjoy the benefits of a church, primary school, village hall and public house.

Micheldever Station is also established around two principal roads (Andover Road and Overton Road). Within the settlement Mill Place, Brunel Close & Ellis Drive form three discrete areas of residential development. Other housing generally lies on one side only of the principal roads from one of which, Overton Road, there are particularly impressive views to the ancient woodland of Black Wood. There is a main-line (London to Portsmouth Harbour/Southampton) railway station with a disused marshalling yard and fuel depot facility, a public house, a sports ground and a recently redeveloped community centre. A substantial proportion of the commercial activity of the parish is undertaken at Micheldever Station.

East Stratton's settlement pattern is a north/south linear format with houses either side of a wide village road. At the south end of the village are a close of 6 houses and cul-de-sac of 7 houses both leading off the main village road. What sets East Stratton apart from similar settlements is that the settlement pattern has evolved in 3 phases, spanning 400 years, as the settlement progressed steadily south. Each phase of development, 17th and 18th century, 19th century and finally 20th century have not impinged on the previous phase and are therefore clearly defined. The majority of housing is low density former estate worker cottages, with generous plots which have

not been subjected to infill, and most properties have views over adjoining countryside. There are few paved footways, and properties are usually bordered with hedges or rustic fencing. Hedges and trees line the three roads into the village with footpaths and bridleways radiating out. To the south lies Micheldever Forest and to the north is Stratton Park. East Stratton has a church, a public house with green open space opposite, and a village hall with an adjacent green open space, all supported by the local community. The entire village is designated a Conservation Area.

West Stratton is an agricultural hamlet of about twenty houses grouped in West Stratton Lane and around Park Hill Farm, which is separated from East Stratton by the A33 and the M3. It is about one mile north-east of Micheldever on the northern bank of the River Dever, and is surrounded by arable farmland and pasture.

Weston Colley is another hamlet of about twenty houses, located to the west of Micheldever and separated from it by the railway embankment. The hamlet runs east/west along the northern bank of the River Dever in a linear format. From the settlement there are fine open views across rolling arable countryside to the north and south, and also to the west, along the Dever Valley.

Woodmancott village centre has only fifteen houses, a church and a small commercial/industrial complex, plus a farm grain store and weighbridge. A further fifteen houses border the A33 at Innersdown and Bradley Farm, separated from the village by the M3 and A33. The village is within a mixed arable farming landscape.

DESIGN GUIDANCE NOTES

SP1 the linear format of the villages and existing village boundaries should be maintained

SP2 the gaps between settlements should be maintained

SP3 the lanes connecting settlements should be conserved with their existing rural character and should not be provided with inappropriate urban-style kerbing and street lighting

SP4 the relative proportions of buildings and green space within the villages should be maintained

SP5 walls, hedges, woodlands and mature trees, should be conserved (if lost naturally or by development of adjoining land they should be replaced)

SP6 existing verges, bridleways and footpaths should be retained in any new development

SP7 paved footways, if installed, should be edged with "countryside" kerbing

SP8 street furniture, fingerpost direction signs and road/lane hard landscaping should be consistent throughout the villages and be designed for their rural context, not standardised solutions used in urban areas

SP9 new development should not result in roads being widened or straightened

SP10 commercial or light industrial development should take account of the character of the residential community within which it will be set

Within this VDS "open spaces" are sporting and recreational areas, while "open areas" are defined as the large tracts of forest and farmland with associated hedgerows and tree lines. Both are important because they provide memorable views as well as a sense of peace and tranquility. Micheldever is richly endowed with such landscape

features, both within the villages and hamlets and between settlements. They are a vital feature of the rural environment that serves to create this special identity.

(o) In Micheldever the open space includes an impressive approach to the village along Cowdown with its wide grass verges and avenue of beech trees. The allotments and the former cricket field are an important part of the open space pattern and the Lord Rank playing field in Duke Street is an important and very well used open space which has been protected for future generations through a Deed of Dedication with Fields in Trust. The play area was refurbished in 2008.

(o) At Micheldever Station the Warren Playing Field, which has also been protected through a Fields in Trust dedication, provides about a hectare of recreational open space, and there is a recreational grassed area in the centre of the Brunel Close development. A new Warren Field children's play area and adult fitness equipment was built by the Parish Council in 2019. Well-used allotments back onto the row of houses in New Road and serve as open space for those residents and a safe play area for the children.

(o) In East Stratton recreational open space is limited. The "green" opposite the pub, is a valued area of community space and is used for the village fete. The small grass area behind the village hall is also important for community use.

Open areas. The farmland and woodland surrounding Micheldever is rich in flora and fauna. Most of the area is chalk downland supporting a vast array of wild flowers with their attendant insects, butterflies and birds. The uncultivated borders of tracks are particularly noteworthy for their cowslips, primrose, scabious, knapweed, agrimony, lady's bedstraw, campion, marjoram, and many other wild flowers and herbs. During the past 25 years local farmers have undertaken small-scale planting of deciduous trees, some of which, in the winter, provide berries for wildlife. In spring many woodlands sport an extensive carpet of bluebells, following the glorious display of snowdrops and cowslips that are a feature of the three local churchyards and many roadside verges. Farm hedges, consisting mainly of hawthorn, field maple, blackthorn, spindle and hazel, are generally well maintained. Bird life includes lapwing, red-legged partridge, pheasant, yellowhammer, red kites, sparrow hawk, buzzard and skylark. It is thought that some of these may be diminishing in numbers, possibly due to more intensive farming practices. Every encouragement should be given to encourage the rare stone curlew, which used to breed in selected areas of the parish until recently, to return to its previous nesting grounds. Small mammals are also widespread, with foxes, badgers and deer present in different locations throughout the parish.

The extensive open farmland and natural woodland that is evident throughout the parish contains numerous bridleways and footpaths, some of which follow ancient drove roads, linking and surrounding the villages. Some paths are long and straight, such as Coffin Walk linking East Stratton to Micheldever, and these give a tunnelling effect when bounded by hedges or woods. The Rights of Way Volunteers cherish and maintain these tranquil off-road paths. Many paths traverse down land and give stunning unobstructed views to the distant horizons. From the higher ground around Micheldever Station, for example, Cheesefoot Head and the hilly ridge to the south of Winchester can be seen, while from Weston Clump on the northern boundary of the parish the downs on the Isle of Wight can be seen on a clear day. Looking north from

Micheldever, Coxford Down forms the horizon three miles away, and from rising ground above Northbrook there is an outstanding view north-east to Black Wood and east towards the Strattons. The view to the west from Borough Arch, along the Dever Valley to Stoke Charity and Hunton is also worthy of mention.

The River Dever, with its natural wildlife ponds, runs from West Stratton through Micheldever and Weston Colley to join the River Test at Wherwell. It supports a variety of water fowl and other birds, including swan, geese, kingfisher and heron, all of which are seen in places along the river from West Stratton to Weston Colley. Trout, sometimes 10" or more in length, are also commonly seen.

The Stratton Woodlands comprise extensive tracts of forest. Micheldever Forest (359 hectares) and Black Wood (276 hectares) are ancient semi-natural woodlands (ASNWs) that have been in existence since before 1600. Embley Wood (30 hectares) and Rownest Wood (23 hectares) are also part of the Woodlands that are owned and managed by Forest Enterprise, who recognise the social and environmental issues associated with their management. A large part of this area, particularly within Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Monument. Winchester City Council and Hampshire County Council, working in partnership with Forest Enterprise, have created an archaeological trail (that contains the site of a Roman settlement) in Micheldever Forest. Over a period of time the restoration of the woodlands as ancient semi-natural woodlands and PAWS (plantation on an ancient woodland site) is part of the management strategy. Black Wood, which is also now the site for a Forest Holidays development, consists of mixed deciduous and coniferous trees providing ample tracks and rides for recreation. It is flanked on the west by an old drover's track providing a fascinating walk with woodland on one side and wide-open areas on the other, with long views northwards and westwards. The creation of an additional footpath from Micheldever Station to Black Wood would also be of significant benefit. In addition to the forestry plantations, many copses and trees are dotted around the landscape, while the well-wooded railway embankment is an impressive sight at various points on its route through the parish.

Character studies for the Dever River Valley and the Stratton Woodlands, which give greater detail about these important landscape features can be found in the Winchester District Landscape Character Assessment. This was adopted as Supplementary Planning Guidance and published in March 2004. It is available on the Winchester City Council website on www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/

DESIGN GUIDANCE NOTES

OA1 footpaths and bridleways should be kept open to the public and maintained in good repair

OA2 proposals to provide additional footpaths and bridleways should be encouraged

OA3 planting of native tree species should be undertaken to create windbreaks and wildlife habitats

OA4 conservation strips around the perimeter of fields and open spaces should be created and maintained

OA5 the open areas that exist within, and surround, the settlements should be maintained for the enjoyment of future generations

OA6 the River Dever valley should be conserved as a wetland habitat and maintained as part of the strolling route around the villages

OA7 the recreational open spaces that exist are invaluable to the settlements and should be maintained and enhanced to provide additional sporting and recreational activities

OA8 the conservation of the open landscape character to the west of the ancient drover's track that borders the edge of Black Wood is important. Large areas of tree planting or the placing of buildings or structures in this open land should be avoided

The villages and hamlets that comprise Micheldever parish have evolved as diverse agricultural communities over many centuries, and consequently a great variety of buildings, building materials and architectural details are present in the housing stock.

Micheldever. There are many thatched properties, some dating from the 15th and 16th centuries. Virtually all are "individual" in design. Thatched dwellings are usually timber framed and in-filled with brick or flint. Often the exterior walls are painted white, but there are examples of other light pastel colours being used. Some weatherboarding, usually painted black, has been used in buildings dating from the 16th century onwards. Other properties, some large and impressive, date from the 17th, 18th and 19th centuries. Many have been extended, to meet the demands of their owners, using 20th century materials to incorporate increased accommodation or additional modern facilities.

A little more than half the village houses were built in the 20th century, often replacing more ancient dwellings that were not considered worthy of renovating and improving. While individual in style, many modern properties contain features compatible with the older housing stock. They tend to be set back from the road, usually screened by walls or hedges. Plot sizes are generous. Most buildings are single or double storied, with very few of three stories.

There are no large modern estates. Local authority housing, constructed in stages at Southbrook Cottages, some built of brick and others of timber, was designed to integrate well with other village homes. Hawthorn Close is a small development of ten modern "executive" homes tucked away off Winchester Road. A development of about 20 low-cost affordable houses, built in 1990/1 at Dever Close, is recognised as a good example of how to integrate affordable housing into a rural setting. The Parish Council has promoted the development of additional much needed affordable housing, most recently with the first phase of Barron Close which, it is hoped, will be further developed shortly.

Micheldever Station has a variety of housing styles and materials. Buildings of interest include the railway station, the inn, and the Old Post House. The 'Old Stores' and adjoining cottages built in 1896 and designed by Edwin Lutyens for Lord Northbrook and 17th century Warren Farm House, the latter lying within and retaining its traditional farmyard atmosphere with walled garden, stables, barn (now converted) smithy, and farm labourers' cottages. In addition, The Tower House, Northbrook Farm

House and Bridge Cottages are noteworthy. They were constructed in Queen Victoria's diamond jubilee year in 1897 and were entered in a National Farm Building Competition in that year. A significant modern housing scheme occurred in 1990/1991 at Brunel Close consisting of about 40 houses. The style of these modern houses, set into a discrete cul-de-sac, is in keeping with the rest of the parish architecture and residents believe this is also a sympathetic and well-integrated development. New mixed housing developments have been built at Mill Place, Beech End and most recently at Ellis Drive, providing quality housing and incorporating some affordable properties.

East Stratton housing consists mainly of vernacular former estate workers cottages, most of which were built in the 16th, 17th, 18th and 19th centuries. The roofing material is predominately thatch, which is typically either Hampshire long-straw or combed wheat-straw, and some properties have roofs of clay tile or slate. Elevations are in brick, sourced from the estate's own brickworks, with some timber framing. Vernacular brick and flint panel construction can be seen in boundary walls and the elevations of former farm buildings. Windows and doors are mainly of vernacular wood construction with some cottages retaining their original wrought iron casement windows and leaded lights. In the middle of the 20th century the Rural District Council and the Forestry Commission erected a dozen well-constructed semidetached houses, with brick elevations and tiled roofs. Most of the older buildings in East Stratton are considered to be of special architectural or historic interest, the majority of them with a Grade II listing. The village is an important Conservation Area, and an architectural gem, to be zealously guarded and conserved.

Conversion of agricultural and other structures into private residences.

In recent years some redundant farm buildings have been converted into residences. The conversion of the redundant barns at Manor Farm, Micheldever into three large private homes in 1992, is a fine example of the way that such work should be undertaken. As impressive is the conversion of the redundant barns and farm buildings at Church Barns, East Stratton into half a dozen dwellings, completed in 1999/2000. Two barns have been converted into cottages in West Stratton. The former school at Micheldever Station, and the Forge at The Crease, Micheldever, have also been converted to private residences.

Commercial and light industrial buildings.

Commercial and light industrial buildings are generally nondescript with little architectural merit. Exceptions are the conversion into offices of a single-storey redundant farm building at Cowdown Farm, Micheldever; a conversion of farm buildings at Burcot Farm, East Stratton; and the construction of light industrial units at the Calvert Centre, Woodmancott, on the site of a former piggery. Also of note is The Barn, Warren Lane, Micheldever Station which was moved in the 1980s, timber by timber, from Borough Farm, Micheldever, was reconstructed and incorporated into offices. These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.

In the following pages attention is drawn to specific features of the vernacular architecture of the parish, with Guidance Notes that suggest how new buildings or developments might be designed to incorporate these.

Roofs. There are many properties with thatched roofs in Micheldever. Other roofs generally use natural slate, small hand-made clay tiles or other forms of plain or interlocking tiles. The use of solar panels should be introduced to the existing street scene with sensitivity. There is a variety of gables, half gables, hips and half-hips, the pitches varying with the materials used. Many eaves are open with exposed rafter ends, while others are enclosed with soffits and fascias. There are few examples of decorative bargeboards, but where these appear they create a distinctive feature, such as at Old School House, East Stratton, and at Bridge Cottage, Micheldever Station.

Walls. The walls of timber-framed houses usually comprise infill elevations of flint, facing brick or painted brickwork, and some are rendered and painted. Walls of many other houses are also rendered and painted, usually white. A small amount of weatherboarding, frequently painted black, can be found on 16th century through to 20th century dwellings. Facing bricks are generally multi-coloured red/brown. Tile-hanging to the upper storey is featured on some dwellings, employing both rectangular and decoratively shaped plain tiles.

Windows. "Georgian" casement, usually painted white, is the predominant window type. Some properties retain leaded lights featuring either small rectangular or diamond panes. There are some flat dormer windows but gabled dormers are more common and are considered more suitable. Only a small number of properties feature sash windows.

DESIGN GUIDANCE NOTES

Roofs

SB1 thatching should, wherever possible, be undertaken in the Hampshire tradition, preferably using long straw. Combed wheat reed is an acceptable alternative

SB2 thatched ridges are not traditional, but are now commonplace, feature on many properties and are acceptable

SB3 clay tiles or natural slate should be utilised, if thatch is not appropriate

SB4 concrete tiles should be avoided

DESIGN GUIDANCE NOTES

Walls

SB5 red/brown bricks with traditional flint elevations should be utilised whenever possible

SB6 associated tile-hanging to the elevations of a building should be compatible in style, size and colour

SB7 in some locations timber weatherboarding may be used to clad walls, garages and outbuildings as an alternative to the materials mentioned above, where this is characteristic of the locality

DESIGN GUIDANCE NOTES

Windows

SB8 should match the existing type on the same or neighbouring buildings

SB9 if dormer windows are included in a design they should be sympathetic to the style of the existing property and avoid overlooking neighbours, in which case a 'velux' type window may be considered more appropriate.

Doors. There are many different door types throughout the parish reflecting the changing construction techniques over the centuries, with a particularly wide variety on modern houses. Those built during the latter half of the 20th century have doors ranging from fully glazed to solid flush, with many designs imitating to a greater or lesser extent the traditional forms. Earlier properties usually feature planked, braced and battened doors.

Porches & Conservatories. Porches on older buildings vary in character both in materials and formality, reflecting the design of the buildings they serve. Thatched, tiled and slated porches exist, usually with a pitch that compliments the roof pitch. Flat roofed porches are uncommon, unless they are leaded. Conservatories tend to be modern, and the use of UPVC is almost universal.

Chimneys. All the older properties and many of the 20th century houses have chimneys with pots in a wide variety of styles. There is no traditional "Micheldever" chimney pot. The resulting diversity of styles and sizes adds to the village scene, and the retention of chimneys and their pots is to be encouraged. The absence of a mains gas supply means that many householders continue to use wood and coal to heat their homes, so that chimneys are an essential architectural feature.

DESIGN GUIDANCE NOTES

Doors

SB10 planked, braced and battened doors should be used in new and renovated buildings

SB11 the inclusion of small glazed panels within the door, at head height, is suitable for existing housing stock and new buildings and should be included if possible

SB12 fanlights, if used, should be above the door head, not integral in the door

DESIGN GUIDANCE NOTES

Porches and Conservatories

SB13 porches should be constructed to give the appearance of being part of the original structure

SB14 conservatories should be visually unobtrusive, built behind the building line

SB15 glazing should complement the building's glazing pattern

SB16 should have a similar roof pitch falling in the same direction as the building's roof

DESIGN GUIDANCE NOTES

Chimneys

SB17 whenever possible new dwellings should include chimney stacks and pots

SB18 whenever possible the removal of existing chimney stacks and pots should be avoided

Domestic garages. Garages are, of course, a modern feature and a wide variety of types ranging from timber to concrete to brick exist in the villages. Most have been built on or behind the building line of the property to which they belong, and this is to be encouraged. Those that have been built in front of the building line tend to be more intrusive on the street scene. Some have been built with storage rooms or small "home offices" in the roof space. Generally these have been sympathetically designed. Recently a number of garages have been built that are similar in structure to farm buildings or small barns, and these make a pleasing addition to the street scene in the villages.

Driveways. These vary in construction from flint to shingle, from tarmacadam to block paving. Materials are generally appropriate to the local scene and to the building that the driveway serves. Many are now adopting the use of permeable hard-standing which greatly enhances the drainage opportunities and is strongly encouraged.

Plot Boundaries. Low boundary walls in brick and flint (or plain brick) often with pointed or "half round" capping, are common within the parish. Short traditional picket fences front many properties. Hedges are frequently used to mark plot boundaries, and when kept short they enhance the rural nature of our settlements. These varied plot boundary treatments contribute significantly to the local character. While high hedges do front some properties, they can cause great sight-line difficulties and arouse fears of traffic accident for pedestrians, children and horse riders.

DESIGN GUIDANCE NOTES

Domestic garages

SB19 garages should usually be sited on or behind the building line

SB20 materials used should harmonise with and reflect the style of the property served

DESIGN GUIDANCE NOTES

Driveways

SB21 should be constructed to prevent the materials used from migrating on to the public highway

SB22 should be constructed from permeable materials to encourage drainage and reduce local flood risk

DESIGN GUIDANCE NOTES

Plot boundaries

SB23 low boundaries of natural features (brick, flint, picket fences, hedging) should relate to the boundary materials of neighbouring plots

SB24 walls, hedges and picket fences are preferred to close-boarded timber fencing in defining boundaries that are visible from highways and footpaths

SB25 hedging should be planted using indigenous plants, with the hedges set back from the road to give adequate sight-lines for vehicles exiting from properties, and for pedestrians in the road

Alterations to existing properties - general comments. When designing alterations to existing houses, the owners, designers and developers need to be sensitive to the existing local environment. They should ensure proposals are in harmony with the local

context, protect local character, and visually improve areas where local character might have previously been eroded. Innovation is generally welcomed, particularly when it acts to reflect the building traditions of Micheldever and can be recognised as relevant to the locality. Each proposal to alter or improve a property should be considered on its merits. It is important that good quality materials are used and measures to reduce energy use are encouraged. Sufficient details should be included in the design to ensure, while maintaining individuality and style, that any alteration results in the dwelling integrating well with the original structure and its surroundings.

DESIGN GUIDANCE NOTES

Proposals to alter, extend, convert or subdivide existing properties should:

SB26 use materials and components that match or enhance the existing building

SB27 aim to conform with existing proportions of window to wall, and the design of the roof, especially where they impact on the existing "street-scene"

SB28 reflect the character of adjacent frontages, where properties form part of a group

SB29 ensure existing walls, boundary hedges and trees are retained where possible, or replaced

SB30 conserve the existing open areas and views from the property to be altered

SB31 not increase on-street parking requirements

SB32 ensure that large dwellings, even when converted, retain the existing curtilages

SB33 where appropriate, increase energy efficiency of dwellings and reduce their carbon footprint

New housing. In submitting proposals for new houses or a new development, architects and designers should take account of the scale and characteristics of adjoining buildings and those in the vicinity. The "palette" of materials, colours and components, such as doors and windows, should be used sparingly while reflecting existing styles. Sites should be laid out to permit a reasonable level of tree and shrub planting. The meandering linear form of the villages should be retained. In-filling should be sympathetic to existing buildings and the surrounding areas. New housing should be built to the highest environmental standards.

DESIGN GUIDANCE NOTES New housing proposals should:

FD1 be small in scale and proportionate to the size of the village

FD2 sit well within the recognised policy boundaries, or development frontages

FD3 be designed to be compatible with the characteristics of adjoining buildings

FD4 incorporate architectural features that reflect existing styles

FD5 recognise and make provision for the absence within the parish of utility services such as mains gas, mains drainage and surface water drainage and ensure there is sufficient sewerage provision.

FD6 incorporate tree and shrub planting proposals as appropriate and ensure the retention of those that exist where they make an important contribution to the environment

FD7 avoid disturbing or obscuring landscape views that have existed for generations

FD8 be designed to ensure safe pedestrian and vehicular access

FD9 ensure that roads do not need to be widened or straightened

FD10 be built to the highest environmental standards

Low cost affordable housing. The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing. A number of small developments, most notably at Barron Close in Micheldever have since been developed. Together with mixed housing sites in Mill Place, Beech End and Ellis Drive all at Micheldever Station. If sites can be found for low cost housing they should be on small plots in closely related units, with a design and layout sympathetic to its immediate surroundings. The objective should be to ensure the development will be readily assimilated into its village or hamlet.

Commercial premises. It is anticipated that any proposals to develop business premises will be small-scale. The re-use of redundant agricultural buildings for light industrial use (such as those at Park Hill Farm, West Stratton) is an option in a rural parish and it is anticipated this will be the only form of commercial development that will be undertaken in the foreseeable future. The conversion or re-use of such buildings should be in a manner reflecting the rural characteristics of their surroundings. Wherever possible, any new proposals should encourage rural employment opportunities. Neither residential nor commercial properties should contribute to light pollution within the parish.

DESIGN GUIDANCE NOTES

Low cost affordable housing proposals should:

FD11 ensure properties are designed to prevent extension at a later date on a scale that could result in the loss of the original purpose

FD12 be located on small plots in closely related units

FD13 be designed in a style that is sympathetic to its immediate surroundings

DESIGN GUIDANCE NOTES

Commercial premises proposals should:

FD14 conform with the character of existing buildings and the local environment

FD15 ensure the siting of power, telephone and similar services is underground

FD16 ensure light, air and noise pollution is minimised

OTHER DESIGN GUIDANCE NOTES

Traffic signs and road nameplates should:

FD17 be used sparingly to prevent visual clutter, particularly in the conservation areas

FD18 be supplied in a "traditional" rural style, particularly in the conservation areas

Overhead power and telephone lines should:

FD19 whenever possible be sited (or re-sited) underground, particularly within the conservation areas of Micheldever and East Stratton and in areas with outstanding landscape views

FD20 electricity and telephone companies should be encouraged to share their poles

FD21 visually intrusive gantries on the railway line and railway embankment should be avoided or sympathetically sited within the tree lines

**New mobile phone masts, where possible, should:
FD22 be shared between phone providers
FD23 be made unobtrusive by siting within tree lines**

Light pollution

FD24 external lighting of properties should be limited to the minimum required for security and working purposes. Lighting should not cause additional light pollution, particularly given the rural nature of the parish.

Noise pollution should:

FD25 be an important consideration, including when the surfacing/re-surfacing of major roads is planned close to the villages, and a noise inhibiting material should be used

This Village Design Statement has set out the landscape characteristics of the area. It also confirms that any large-scale development on the agricultural land surrounding the villages would impact adversely on the character of the parish and its natural landscape. The residents of Micheldever Parish remain strongly opposed to any large-scale development at Micheldever Station.

The conservation of the character of Micheldever parish is best achieved by the retention of the existing landscape and open areas and by the use of traditional materials in its buildings, such as brick and flint, with roofs of thatch, slate or clay tiles. Local architectural features and details should be incorporated where possible to enhance the design of new buildings. In this way the villages will retain their individual character and it will ensure that existing local building design and landscape traditions will be continued into the future.

The VDS is a guide to assist all current and future residents, the Parish Council, Winchester City Council, planners, property owners, designers, architects and developers to understand what is so special about the local natural and "built" environments of the parish.

It is hoped that this Micheldever Village Design Statement, first written in 2002 and updated in [2020], will play a significant part in helping to retain the special and unique character of Micheldever Parish.

APPENDIX A

SCHEDULED MONUMENTS (SMs) AND OTHER SITES OR BUILDINGS OF HISTORIC INTEREST

All six villages and hamlets forming the parish of Micheldever have impressive historical associations. Communities of Bronze Age, Iron Age, Roman, Saxon, medieval and post-medieval people have settled in the Micheldever area over successive centuries, each leaving their distinctive marks on the landscape.

There are four ancient sites of national importance in the parish that are scheduled under the Ancient Monuments and Archaeological Areas Act of 1979. These SMs are included on Historic England's National Heritage List for England (their List Entry Numbers are provided, below).

Micheldever Wood (1021320) is scheduled almost in its entirety as a multi-period site, with evidence of human activity from the Mesolithic onwards. Bronze Age earthworks and burial mounds, and Iron Age banjo enclosures, provide rich evidence for prehistoric farming, settlement and burial practices. A major Roman building complex was located here, connected to the Roman road (now the A33) linking Winchester with Silchester. From the medieval period onwards there is evidence of woodland management, including preserved wood bank boundary systems and ancient coppices.

The other three SMs reinforce the importance of the archaeological evidence for the Iron Age within Micheldever parish. Just west of Micheldever Wood is an Iron Age settlement site (1001815), and Norsebury Ring (1020317) is a univallate Iron Age hillfort. To the west of Bazeley Copse (1001823) excavation revealed Iron Age ditches underlying a small Romano-British building. Wider field systems and another banjo enclosure are also located here. Banjo enclosures are classed by Historic England as Heritage Assets, which are defined as having national importance (whether or not they are scheduled), and they are particularly prevalent in Micheldever parish. There is a further Iron Age enclosure site on Weston Down which may have been of this type (its entrance is obscured by hedgerows); this is a potential candidate for future scheduling.

The Winchester Historic Environment Record (HER) holds details of nearly 500 items of interest within Micheldever parish (Hampshire County Council also maintain a separate HER). HERs comprise find spots, archaeological sites, and historical buildings. Records of particular interest include:

- Reference to a Royal Palace in Micheldever in the 9th and 10th century - did Alfred the Great, who held Micheldever during his reign, live in this palace?
- West Stratton contains the site of a shrunken medieval village
- East Stratton contains the site of a fully deserted medieval village

- There is a Saxon cemetery at Weston Colley, where a Saxon brooch, ring, bead, sword, spear, knife, shield and tweezers were found during excavation
- At Micheldever Station there are several Bronze Age round barrows, the Weston Down Iron Age enclosure, and field systems
- There is evidence of Iron Age settlements at Woodmancott
- There have been Iron Age and Roman finds at Stratton Park and East Stratton
- Near Northbrook House, Micheldever, a dig revealed Saxon and Roman finds

A survey of 1730 (held by the County Record Office) indicates that remnants of the medieval system of common fields survived at that time. The boundaries of these common fields are still reflected in the existing hedgerows in parts of the parish. Stratton Park - an early C19 park and pleasure ground laid out by Sir Francis Baring - is also listed (1000867), under the Register of Parks and Gardens. In addition to these ancient finds and sites, there are well over a hundred individual buildings of historical interest. These are recorded in Appendix B.

Further information may be sought from the Hampshire County Archaeologist. Archaeological collections and museum services are managed by Hampshire Cultural Trust. Winchester County Council maintains the Winchester HER, and enquiries should be directed to the Historic Environment Officer (Archaeology) at Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ.

APPENDIX B

THE LISTED BUILDINGS OF MICHELDEVER PARISH

The parish of Micheldever contains a wealth of buildings of special architectural or historic interest, represented by 88 listed building records (some encompass more than one structure). The earliest is St Mary's Church, which dates from the 13th century, and it is also the most important - being listed Grade II*. The remainder are Grade II listed. Over 110 homes and more than twenty other structures in the parish are listed; these are summarised below to draw the attention of residents to the historical heritage in which they live.

Micheldever

Church Street

Riverside Cottage, C18
53-58 Waterloo Cottages, C19
Westbrook Cottage, C19
Barn, attached to Field Barn, C17
Barn Cottage, C16
60 Church Street, C17
Gardeners Cottage, C17
Corner Thatch, C17
The Old Post Office, C16
The Limes, C16
The Old Bakehouse, C16

Winchester Road

Griffin Cottage, C17
Norsebury Cottage, C17
98-103 Winchester Road, C19

London Road (A33)

Newdown Farm House, C18

Rook Lane

The Cottage, C16
Southbrook Farm House, C16
Micheldever Cottage, C16
Bryony Cottage, C18

The Crease

Heather Cottage, C16
86 The Crease, C16

Lilliput Cottage, C16
Shillingbury Cottage, C15
Corner Cottage, C15
Forge Cottage, C17
The Smithy, C18
Perry's Acre, C15

Northbrook

Jasmine Cottage, C16
Northbrook House, C18
39-41 Church Street, C17

Sloe Lane

Borough Farm House, C18
The Barley House, C18
Manor Barn, C18
Manor Farm House, C18

Duke Street

Micheldever House, C19
Farthings, C17
Fardells, C17
Bluebell Cottage, C17
Old Cottage, C17
St Cross Cottage, C16
Marigold Cottage, C17
Primrose Cottage, C17
Pedlars Cottage, C17
Bramley Cottage, C17
115 Duke Street, C17
116 Duke Street, C17
Reapers, C17

Bilberry Lane

1-4 Waterside Cottages, C17

Micheldever Station

The Old Store, C19
1 Victoria Cottages, C19
2 Victoria Cottages, C19
Warren Farm House, C17
1 Old Cottages, C17
2 Old Cottages, C17

Weston Colley

1-2 Thatched Cottages, C16
Old Mill Cottage, C16
Old Mill House, C18

Stoke Charity

Norsebury House, C20

West Stratton

West Stratton Manor, C19
The Mount, C19
West Stratton House, C18
Stratton End, C17
1-3 Shepherds Close, C17

East Stratton**Stratton Park**

London Lodge, C19
Middle Lodge, C19
Winchester Lodge, C19
The Bothy, C19
Old School House, C19

Stratton Lane

22-31 Stratton Lane, C19
Yew Tree Cottage, C17
Cold Harbour Cottage, C17
Sweet Briar Cottage, C16
Orchard Cottage, C18
Home Cottage, C17
Bramble Cottage, C17
42-43 Stratton Lane, C19
The Cottage, C17
44 Stratton Lane, C17
45 Stratton Lane, C18
46 Stratton Lane, C17
47 Stratton Lane, C17
48 Stratton Lane, C18

London Road (A33)

133-134 London Road, C18
Highway Cottage, C19

Other Buildings and Monuments

St Mary's Church, Micheldever, C13
All Saints Church, East Stratton, C19
St James' Church, Woodmancott, C19
6 tomb chests, St Mary's Church, 1795-1838
Cross, East Stratton, 1890
Micheldever School, C19
Stratton House portico, C19
Micheldever Railway Station, C19
The Dove Inn, Micheldever Station, C19
Garden wall, Manor Farm House, C18
Granary/barns/stables, Borough Farm, C17-19
Warren Farm Barns, C18
Stable/garden wall, Warren Farm, C19
4 milestones, A33, C19
3 telephone kiosks, type K6, C20

Appendix C: Parent Policies in LPP1 & 2.

Micheldever VDS reference.	Reference to LPP1 &2 policies.
SP1 - 10	<p>DS1 – Development Strategy and Principles</p> <p>MTRA1- Development Strategy Market Towns and Rural Area</p> <p>MTRA3 – Other Settlements in the Market Towns and Rural Area</p> <p>CP20 – Heritage and Landscape Character</p> <p>DM1 – Location of New Development</p> <p>DM15 – Local Distinctiveness</p> <p>DM16 – Site Design Criteria</p> <p>DM17 – Site Development Principles</p>
OA1 - 8	<p>DS1 – Development Strategy and Principles</p> <p>CP15 – Green Infrastructure</p> <p>CP16 – Biodiversity</p> <p>CP20 – Heritage and Landscape Character</p> <p>DM15 – Local Distinctiveness</p> <p>DM23 – Rural Character</p> <p>DM24 – Special Trees, Important Hedgerows and Ancient Woodlands</p>
SB1 - 9	<p>CP13 – High Quality Design</p> <p>CP16 - Biodiversity</p> <p>DM16 – Site Design Criteria</p>
SB10 – 18	<p>CP13 – High Quality Design</p>

	DM16 – Site Design Criteria
SB19 - 25	CP13 – High Quality Design DM16 – Site Design Criteria
SB26 - 33	CP13 – High Quality Design DM16 – Site Design Criteria DM17 – Site Development Principles DM18 – Access and Parking
FD1 - 10	CP13 – High Quality Design DM15 – Local Distinctiveness DM16 – Site Design Criteria DM17 – Site Development Principles
FD11 - 25	DM23 – Rural Character DM10 – Essential Facilities & Services in the Countryside DM19 – Development and Pollution.

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DD11

DECISION TAKER: CLLR THOMPSON – LEADER AND CABINET MEMBER FOR COMMUNICATIONS

REPORT TITLE: ST GILES HILL NEIGHBOURHOOD DESIGN STATEMENT – AUTHORISATION TO CONSULTATION PROCESS

23 MARCH 2020

Contact Officer: Lee Smith Tel No: 01962 848225 Email
lsmith2@winchester.gov.uk

WARD(S): ST MICHAEL

PURPOSE

The purpose of this report is to receive authorisation to undertake public consultation with a view to adopting the St Giles Hill Neighbourhood Design Statement as a Supplementary Planning Document (SPD).

Neighbourhood Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry weight in the planning decision-making process they need to be adopted by the City Council as SPD's.

Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. A handful of communities have undertaken an update of their design statements and this is to be welcomed, as this will provide more up to date guidance when determining planning applications

RECOMMENDATIONS:

1. That the public consultation process for the St Giles Hill Neighbourhood Design Statement be approved.
2. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Cabinet Member for Built Environment and Wellbeing, to finalise the Design Guidelines/Policies in the St Giles Village Design Statement, prior to consultation.

3. That the Strategic Planning Manager is granted delegated authority to undertake the consultation process on the Crawley Village Design Statement and report back to Cabinet.

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME**

- 1.1 Neighbourhood Design Statements (NDS) outline the local community's aspirations for good quality and locally responsive design within their areas. The St Giles Hill NDS therefore supports the outcome of 'Living Well' and particularly the principle to 'The natural and built environment is protected, maintained, sustained and enhanced'.

2 FINANCIAL IMPLICATIONS

- 2.1 Work on the document to date has been undertaken using existing staff resources, funded from the operational budget.

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The statutory procedures for the production, consultation on and adoption of a Supplementary Planning Document ("SPD") are set out in Regulations 11 to 16 of the Town and Country (Local Plan) (England) Regulations 2012 (as amended) ("2012 Planning Regulations").
- 3.2 A Supplementary Planning Document builds upon policies in the Local Plan to provide more detailed advice and guidance on and without introducing new policies. An SPD is a material planning consideration in decision making.
- 3.3 Initial consultation by St Giles Hill Residents Association with input from officers from the City Council has been undertaken. Now the formal consultation process set out in the Regulations must be undertaken prior to adoption.

4 CONSULTATION AND COMMUNICATION

- 4.1 The VDS has been produced by, and in consultation with, the local community and officers from WCC. St Giles Hill Residents Association carried out the initial consultation with local residents as part of the development of the draft VDS.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDS are concerned with the design and appearance of local areas and therefore impact on the quality of life and health and wellbeing of the local community as well as improving the quality of the built and natural environment, which form part of sustainable development as a whole.

6 RISK MANAGEMENT

Risk	Mitigation	Opportunities
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<i>Property</i> N/A		
<i>Community Support</i> Risk that planning decisions are seen as not taking sufficient account the views of the local community	VDS allows for views of the local community on design of new development to be expressed and taken into account in planning decisions.	Ensure that VDS contains appropriate and realistic guidance
<i>Timescales</i> Risk that existing VDS does not reflect current planning policy	Adopt new up-to-date NDS	Adopting an up-to-date VDS will support policies in the adopted local plan
<i>Project capacity</i> N/A		
<i>Financial / VfM</i> N/A		
<i>Legal</i> Regulations require public consultation by the Local Planning Authority prior to adoption for a minimum of four weeks	Undertake public consultation on the Draft St Giles Hill NDS.	An up-to-date adopted SPD will carry greater weight in planning decisions, including appeals
<i>Innovation</i> N/A		
<i>Reputation</i> Risk to reputation if planning decisions are perceived not to reflect the VDS	Ensure VDS is given appropriate consideration in planning decisions	Ensure VDS sets out realistic expectations for planning decisions and communicate this to the local community
<i>Other</i>		

7 OTHER KEY ISSUES

7.1 None

8 SUPPORTING INFORMATION:

Introduction

8.1 Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted sometime ago. Some communities have undertaken an update of their design statements and this is welcomed. The Council has recently produced guidance on the preparation and review of local design statements, which is available on the WCC website to assist communities in this process.

- 8.2 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 policies within Winchester's local plan. Having an up to date VDS will provide guidance in accordance with both national and adopted local planning policies and St Giles Hill Residents Association initiated the review of its VDS in 2017 as part of its annual parish assembly, seeking views on key design aspects in the community.
- 8.3 In 2015, the Council adopted the High Quality Places Supplementary Planning Document which provides more general guidance on how the high level design principles set out in policy CP13 in Local Plan Part 1 (LPP1) should be applied. Village Design Statements (VDS) however, identify the characteristics of the area and provide local guidelines for new development to be able to respond to these local characteristics. To be considered as a material consideration through the planning decision making process it is necessary for such community-led documents to be updated and subsequently adopted to complement policies within local plans.
- 8.4 The Town & Country Planning (Local Planning) (England) Regulations 2012, set out the process for the preparation and adoption of SPDs, which includes public consultation which is sought for approval in this report.

Background

- 8.5 With the adoption of Local Plan Parts 1 and 2, St Giles Hill Residents Association was keen to update the existing VDS, which was originally adopted in 2001. Following consultation with local residents a draft revised VDS has been prepared for public consultation.
- 8.6 The new St Giles Hill NDS refers to the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD.

Conclusion and Next Steps

- 8.7 It is recommended that authorisation for public consultation on the Draft St Giles Hill NDS is undertaken.
- 8.8 It is therefore recommended that delegated authority be granted to the Strategic Planning Manager, in consultation with the Cabinet Member, to undertake any minor editing that may be required prior to consultation.

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The City Council encourages the production of Village Design Statements by local communities, so as to improve the quality of development in local area 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).

- 9.2 An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS. However, an informally adopted document would carry less weight in determining planning applications, as the formal adoption processes – including the public consultation - required of SPD would not have been followed and this approach is therefore not considered appropriate for Village Design Statements.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

Other Background Documents:-

[Adopted St Giles Hill Neighbourhood Design Statement 2011](#)

APPENDICES:

Appendix 1: Draft St Giles Hill Neighbourhood Design Statement for consultation

St Giles Hill Winchester



Neighbourhood Design Statement 2020 (revised)

Why a Review?

The first Neighbourhood Design Statement for St Giles Hill was prepared in 2004 and subsequently adopted as Supplementary Planning Guidance by Winchester City Council. It has proved to be a very useful and influential document, providing guidance for those wishing to carry out works in the area and referenced by Planning Officers and Inspectors in planning application decisions and appeals. The first update was adopted in September 2011. An email survey of residents was carried out in 2019, and as a result, no significant changes in design content were needed. However, since 2011 the Winchester Local Plans have been revised and the references in this version are from LPP1 (2013) and LPP2 (2017). Some changes that have occurred on the Hill since 2011, such as roads and street lighting, have also been included.

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CONSULTATION WITH THE RESIDENTS AT ONE OF THE OPEN MEETINGS DURING THE PREPARATION OF THE STATEMENT

What is a Neighbourhood Design Statement?

The Statement describes the area of St Giles Hill as it is today and highlights the qualities which are valued by those who visit and live on the Hill.

It has been prepared by the residents of St Giles Hill to set down the character and qualities of the area that they wish to retain and enhance so that the local knowledge and perceptions may contribute to the continuation of the high quality of its environment. As in 2004 and 2011, this Revised Statement has been adopted by Winchester City Council as a Supplementary Planning Document to be taken into consideration when planning applications are made.

This is to ensure that further development and change is not prevented but is based on an understanding of the past and present which have contributed to the qualities of the area, and that new schemes will add positively to its future.

Who is it for?

The neighbourhood will change with new housing developments but also with the smaller adjustments to homes, open spaces, and streets that may alter the appearance and texture of the area. Some of these changes will not be subject to planning control.

The statement is therefore for the use of:

- Statutory Bodies such as Winchester City Council, Hampshire County Council and Southern Water;
- Planners, Developers, Architects, Builders, Designers and Engineers;
- Local Community Groups;
- Residents and prospective residents of St Giles Hill
- Residents and users of the surrounding area.

How to use it

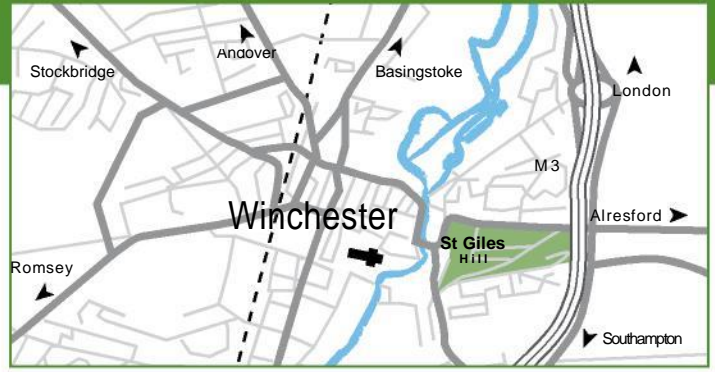
Statements in plain text are a narrative of the characteristics of the environment to be found on St Giles Hill and adjoining areas.

When new developments or alterations are considered in this area, plans should be sympathetic to the existing conditions described.

Sections of green shaded text relate to items that provide guidance to be used when considering planning applications and in other decisions affecting the Hill. The 'LP' references relate to the saved policies in the Winchester District Local Plan Review which are supplemented in the more local context by this Neighbourhood Design Statement.

Boundaries of the area

Although it is difficult to define a geographical area by using street boundaries, for the purpose of this Statement the area is generally that bounded by Alresford Road, Petersfield Road, M3 and east of, but not including, Chesil Street.



PETERSFIELD ROAD



EAST HILL



ALRESFORD ROAD

St Giles Church



The first written record of St. Giles Hill (St Giles Church – now demolished) is as late as the 12th century but there is earlier evidence of the use of the Hill.

Archaeological finds include artefacts from early Palaeolithic tools to later banks and ditches, dwelling sites, tumuli and grave goods. The earliest burial chambers known in the immediate area are the Bronze Age bowl and round barrows on Magdalen Hill Down. Roman and Saxon remains and artefacts have been found on and near the Hill. The churchyard and cemetery of St Giles is known to hold significant remains not yet investigated.

St Giles Fair

The St Giles Fair was held annually from 1096 and at its largest, in the 13th century, was one of the most important fairs in Europe, attracting merchants from overseas and greatly stimulating foreign trade. The fair supported a permanent settlement 'Nova Villa' whose site included the flat land on top of St Giles Hill and extended eastwards to include Magdalen Hill Down.



THE CEMETERY OF ST GILES



THE RESTORED RAILWAY FOOTBRIDGE

Chesil Station

More recent changes included the building of a railway line in 1885 from Didcot to Winchester with a 441 yard tunnel under St Giles Hill, and the Chesil Street station built on land close to the slopes of the Hill. During the First World War a three mile long link to the north of the tunnel was opened to serve the military camps at Morn Hill and at Winnall Down which spread as far as Avington and accommodated some 270,000 men.

* from 'St Giles Hill, Its Place in History' by the late Hugh Watson 1996



THE SITE OF THE FAIR ON THE TOP OF ST GILES HILL

Public Park

The open land on top of the Hill was purchased from the Ecclesiastical Commission in 1878 on condition that the land be used solely for public exercise and recreation and that no buildings be erected thereon. In 1894 the land was increased by a gift from the Lord Northbrook

Area and Landscape Setting



THE HILL STANDS ABOUT 50 METRES ABOVE THE CITY OF WINCHESTER

The Hill forms part of the western edge of the South Downs, a chalk ridge extending from Beachy Head in the east. It stands about 50 metres above the city that has developed in the valley of the River Itchen. It is on the westernmost limit of the South Downs National Park with its east, south and west flanks in full view from the Park. Importantly, a large part of St Giles Hill was designated as a Conservation Area in 1981 and its boundary is shown on the map on pages 8 and 9.

From the city centre and elsewhere, St Giles Hill is seen to rise up a steep tree-covered slope to a grassy open summit which formed part of the site of the medieval fair. This serves as a viewpoint to the north, west and south and is a popular tourist attraction. St Giles Hill is characterised by open spaces. The beauty of the area is enhanced by the seasonal changes in vegetation, especially the trees and shrubs with their blossom and leaf colours. The large grassed open space is a valuable recreational resource.

Important views of St Giles Hill from the surrounding area include:



LOOKING WEST FROM THE MAGDALEN HILL DOWN BUTTERFLY RESERVE OPPOSITE ST SWITHUNS SCHOOL ON ALRESFORD ROAD



THE VIEW OF THE HILL LOOKING NORTH WEST FROM ST ANDREWS CHURCH IN CHILCOMB



LOOKING NORTH FROM THE SLOPES OF ST CATHERINE'S HILL



THE OPEN SPACE OF JOYCE GARDENS BY MAGDALEN HILL

The approach to Winchester from the east along Alresford Road is an important and historic entrance to the city along the remains of a Roman Road. There are sudden and dramatic views of the City and Cathedral as the road descends between the wooded slopes of St Giles Hill and the open space of Joyce Gardens fronting Magdalen Hill.

The South Downs Way National Trail leaves Winchester along the southern lower slopes of St Giles Hill, through Highcliffe and proceeds over the motorway into the National Park towards Chilcomb. From this path the whole of the south side of the Hill is in full view, and in particular the striking tree covered drop at the western end.

Highcliffe and Bar End are linked to St Giles Hill, covering the lower slopes of the Hill and the valley between St Giles Hill and St Catherine's Hill. All three neighbourhoods form the important south-eastern entrance to Winchester through which many visitors gain their first impression of the city.

There are important footpaths linking the city centre to St Giles Hill, with steps down to the area known as The Soke, off the hilltop to the southwest down to Quarry Road and a non-stepped path down to Alresford Road that provides access for pushchairs and people with disabilities.

Thus it is seen that St Giles Hill forms a link between the city proper and the surrounding countryside. It retains an essence of both, maintaining the grace and space characteristic of the area.



THE STEPS FROM QUARRY ROAD LEAD RIGHT TO THE TOP OF THE HILL



LOOKING EAST FROM THE ROOF OF THE WESTGATE AT THE TOP OF THE HIGH STREET



Vistas

The Hill stands close to the city centre and from the grassed open area there are panoramic views to the north, of Winchester, the water meadows, St Cross and St Catherine's Hill. These views are a vital and treasured attribute of the Hill. Also important are the glimpses of many of the local landmarks that are possible through gaps between houses, particularly towards St Catherine's Hill and the ridge leading towards Chilcomb. These vistas are unimpaired by buildings but may become filtered by vegetation which detracts from these local views. As the Hill is prominent, it can be seen from various points in the city and surrounding countryside including the Broadway and High Street, the M3 Motorway and the South Downs Way and Magdalen Hill Down within the National Park. Many of the houses are well integrated within the tree cover.

1 Any development should have rooflines and massing that does not impact adversely on the important vistas and glimpses indicated on the map.

These must be protected, particularly:

- Panoramic or extensive views
- Glimpses between buildings
- Views inwards of the Hill from the south and west

Tree and hedge growth throughout the area should be managed to retain and frame vistas and glimpses.

LP Policies WIN3; DP4; CP20; HE4; DM15; DM27

Identified Vistas to be Protected



Clockwise from east to west the important views include:



THE BUTTERFLY RESERVE ON MAGDALEN HILL DOWN (MANAGED BY THE HAMPSHIRE BRANCH OF BUTTERFLY CONSERVATION), ¼ MILE EAST






CHILCOMB AND ST ANDREWS CHURCH (C1060), 1 ¼ MILES ESE



TELEGRAPH HILL, 2 MILES ESE



DEACON HILL, 1 ½ MILES SE, IDENTIFIED BY A CLUMP OF TREES ON TOP

KEY:  Panoramic views  Glimpses  Conservation Area Boundary
400 Metres



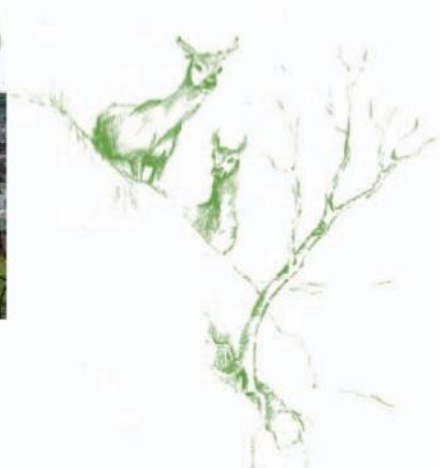
ST CATHERINES' HILL - SITE OF ARCHAEOLOGICAL INTEREST AND SSSI, MANAGED BY HAMPSHIRE AND IOW WILDLIFE TRUST, 1 MILE SSW



ST CROSS HOSPITAL AND WATER MEADOWS, 1 MILE SW, VISIBLE FROM THE SOUTHWEST CORNER OF THE GRASSY TOP OF THE HILL.



THE CITY INCLUDING WINCHESTER CATHEDRAL, WOLSEY PALACE





OPEN GRASSED AREA

There are four types of open spaces found in the neighbourhood:

- open grassed areas: on top of, and the ‘bowl,’ to the south of the hill on the eastern edge of the neighbourhood.
- wooded areas
- disused cemetery, central on the northern boundary
- streets and footpaths, which provide linear spaces

Open Grassed Areas

The open grassed area comprises a part of the top of the Hill and the lower ‘bowl’ to the south, with several slopes, flanked by woodland and interlaced with a network of pathways ranging from gently sloped to steeply stepped. A signposted viewpoint overlooking the city is well maintained and frequently visited. Whilst the City Council is responsible for the management of this area of the Hill, local residents and volunteer groups are actively involved in its maintenance.

The open area is an essential recreational and access resource for people from a wide range of groups including residents, adjacent neighbourhoods, and city/regional tourism. Visitors arrive on foot, bicycle and by car. Parking facilities are limited to 4 spaces in a bay on Baring Road by the junction with Northbrook Avenue. The positioning of this bay interrupts the distant views across the park along Northbrook Avenue, hinders pedestrians using the designated footpaths and prevents service vehicles turning the corner.



A SIGNPOSTED VIEWPOINT OVERLOOKING THE CITY IS FREQUENTLY VISITED

2

The open grassed areas should be retained to provide opportunities for recreation and for people to meet together.

The short stay, off-street, visitor parking space should be relocated so as not to interrupt the vistas across the park or the safe flow of local traffic.

LP Policies CP20; DM5; DM15; DM17; DM18

Wooded Areas and Trees

Wooded areas are an essential part of the area enhancing the visual appeal of the neighbourhood, providing visual privacy, and a natural weather break. The extensive tree cover, visible from the city and from other vantage points to the south and east, is recognised as contributing an important part of the city backdrop (see Winchester Conservation Area Project 20

Trees lining the shared surface carriageways contribute to the street scenes and the quality of vistas along these streets.

Trees, shrubs and ground cover afford a natural ecological habitat actively supporting a wide range of birds, mammals and invertebrates. The vegetation provides an important biological corridor, linking wildlife habitats such as the butterfly reserve at Magdalen Hill Down, the water meadows and the reserve at St Catherine's Hill. Native tree and shrub species include:



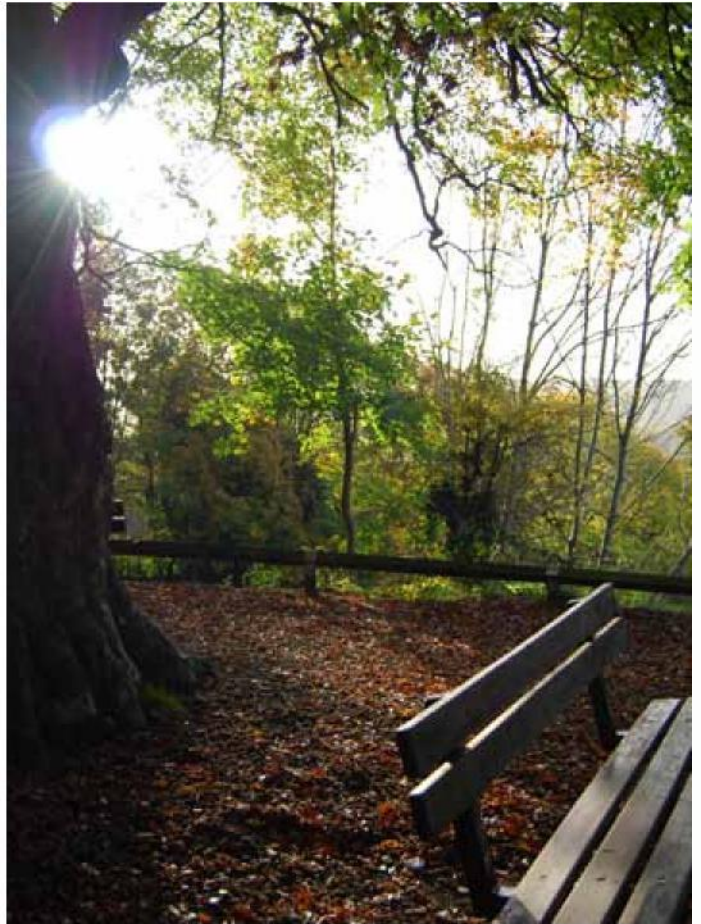
WOODED AREAS ARE AN ESSENTIAL PART OF THE AREA

Shrubs

Blackthorn (*Prunus spinosa*)
 Buckthorn (*Rhombnus cothorticus*)
 Dogwood (*Cornus songuinea*)
 Hawthorn (*Crotoegus monogyno*)
 Hazel (*Corylus ovellono*)
 Privet (*Ligustrum vulgore*)
 Spindle (*Euonymus europoews*)

Trees

Ash (*Froxinus excelsior*)
 Beech (*Fogus sylvotico*)
 Silver Birch (*Betulo pendulo*)
 Wych Elm (*Ulmus globro*)
 Field Maple (*Acer compestre*)
 Holly (*Ilex oquifolium*)
 Yew (*Toxus boccoto*)
 Whitebeam (*Sorbus orio*)
 Wild Service Tree (*Sorbus torminolis*)



St Giles Cemetery

The disused cemetery is an important open space for wildlife. Its boundaries include brick and flint walls and railings along Alresford Road. Close to the Roman grave in the centre of the site there is another early medieval grave. No archaeological work has been undertaken to establish the extent of the former buildings and the earlier history of the site. The wooded areas require management to preserve native tree and shrub species.

3

The wooded areas to the south and west of the open grassed area (see map) should be retained and managed to afford a wind break, provide framed vistas, enhance the appearance of the neighbourhood and support ecological diversity. Viewpoints on the west and south sides should be maintained. This should be actively planned in consultation with Hampshire County Council's Biodiversity Information Centre and the City Council and form the basis of action by the responsible authorities, volunteer groups and others.

Mature trees require succession planning and residents are encouraged to plant future replacements using appropriate native species well in advance of the existing trees starting to decline.

Where new development is proposed, landscape schemes should include appropriate native tree and shrub species.

Substantial redevelopment of private property should, where feasible, be required to retain existing planting, or where not possible to provide substitute planting.

Particular attention should be paid to the high failure rate of re-planting on chalk and preservation is preferred to replanting.

LP Policies CP20; CP16; DM24; DM27



STRATTON ROAD IS NOW METALLED AND PROVIDES A MAJOR ACCESS ROUTE FOR PEDESTRIANS AND CYCLISTS TO THE OPEN PARKLAND ON ST GILES HILL



PATH FROM QUARRY ROAD TO PETERSFIELD ROAD NEAR ALL SAINTS CHURCH



THE ROADS ON THE TOP OF THE HILL ARE UNADOPTED AND HAVE SOFT VERGES

Linear Spaces: footpaths, carriageway edges and verges

The streets on the top of the Hill are unadopted shared surface carriageways, and are characterised by soft, wide verges. They are predominantly tree lined. The pattern of some of the streets and footpaths on the Hill follow those of the medieval fair. Street lighting is subdued and of traditional, mainly Victorian, design. There is minimal street furniture. These shared surface carriageways have low levels of through traffic and provide major access routes for pedestrians and cyclists to the open parkland on St Giles Hill. A special character and sense of place of the neighbourhood is the use made of the streets as social areas, strengthening the sense of community. A survey on a typical January weekend indicated that twice as many pedestrians as cars used Northbrook Avenue. The streets are like wide pathways - places where people casually chat, where children play and ride their bikes, where older people move at their own pace and where dogs are walked. These characteristics are much valued not just by the residents but also by many others from adjoining localities and tourists visiting this historic city.

Well used footpaths connect streets in the area, forming a network of pedestrian routes down slopes. The main footpaths are:

- from Quarry Road to Petersfield Road near All Saints Church
- from the footbridge over the motorway (South Downs Way route) to Petersfield Road
- an extension past Chalk Ridge to Alresford Road.

Petersfield Road at the junction of Quarry Road and East Hill is an impressive entrance feature to the area with its tree lined road and an outstanding example of a large flint wall with a well designed entrance to the lower bowl of St Giles Hill nearby.

A significant number of the boundaries within and around the area are constructed of brick, flint and stone that enhance the visual appeal of the neighbourhood.

4

The informal and soft-verged streets at the top of the Hill are part of its special character and make the roads pleasant to walk along. They should not be formalised or significantly changed other than by appropriate and sympathetic surfacing.

Material used for road verges should be grass, bark chippings or gravel.

Raised kerbs should be avoided.

Footpaths are important features of the area: the routes should be kept and surfaces appropriately maintained.

The brick, flint and stone boundaries should, where possible, be maintained in their present form with the same materials, appearance and traditional construction.

New boundaries should be constructed preferably with brick and flint, hedges or railings. Where flint and brick is used, the local traditional appearance is encouraged. Railings where used, should be traditional in appearance and made of robust metal section. Fences generally should not be used as boundary treatment facing public spaces. Where fencing is erected open 'picket-style' fencing should be used, allowing new planting to penetrate and contribute to the street scene, in preference to a close-boarded style.

Where street furniture is being replaced or introduced, traditional designs and lighting should be used to maintain the character and appearance of the Conservation Area.

LP Policies DM15; DM27



THE FOOTPATH FROM CHALK RIDGE TO ALRESFORD ROAD

Roads and traffic

The road and street pattern is generally linear with three east/west running routes, (Quarry Road, Petersfield Road and Alresford Road) and subsidiary streets joining these routes. Junctions are often at acute angles. Resident's on-street parking is minimal as most houses enjoy adequate space within curtilages.

The junctions at the top and bottom of Quarry Road are difficult with poor sight lines. These junctions are unsuitable for any notable increase in traffic. Quarry Road carries a significant amount of traffic, often at inappropriate speeds, that is using the route as a 'rat run' to avoid the main routes to and from Alresford Road, St Swithuns School and Winnall. This is detrimental to highway safety and the quality of the residential environment. Petersfield Road provides a major access route for Highcliffe residents. The junction between Fivefields Road and Petersfield Road is also at an acute angle with poor sight lines for joining traffic.

Pedestrians and cyclists make significant use of the main and subsidiary routes within the neighbourhood. County guidance is towards slow speed roads with surfaces shared by pedestrians and other traffic.



THE JUNCTION OF PETERSFIELD ROAD AND QUARRY ROAD



THE JUNCTION OF QUARRY ROAD AND ALRESFORD ROAD



THE JUNCTION OF PETERSFIELD ROAD AND FIVEFIELDS ROAD

The shared surface streets on the Hill are managed by the St Giles Hill Roads Company. Following negotiations with the council and local residents, most of Baring Road and Stratton Road have now been metalled.

Following public consultation a 20 mph speed limit has been introduced throughout most of the area.

A parking permit zone is in operation on Quarry Road.



STRATTON ROAD BEFORE IT WAS METALLED (See photo on p12)

5

The issues of traffic management at the junctions of East Hill and Quarry Road, Quarry Road and Alresford Road and Fivefields Road and Petersfield Road should be taken into account in development proposals. Pedestrian priority measures should be introduced wherever possible.

Measures to reduce the amount of through traffic using Quarry Road should be introduced.

Pedestrian and cycle use of the subsidiary roads and of the main routes is a distinctive feature of the area and should be maintained by traffic management measures, such as narrowing of carriageways, and by reducing on street parking where it detracts from the street scene.

New development served by the unadopted shared surface carriageways on the Hill will be required to make financial contributions to the traffic management needs of the area and to the Roads Company for maintenance.

WRDLP Chapter 10 saved policies CP21



MODERN INFILL WITH CHANGE OF ROOFLINE AND ALLOWING FOR TREE COVER



OLDER SEMI DETACHED PROPERTIES SET BACK FROM THE ROAD WITH ROOM FOR SHRUBS AND TREES



OLDER PROPEERTY CONVERTED TO FIVE DWELLINGS



SOCIAL HOUSING NEAR ALRESFORD ROAD

Settlement Pattern: Plots and houses

There is a variety of buildings on the Hill. Those at the summit are a mixture of spacious Victorian and Edwardian villas in large plots particularly along Baring Road, Northbrook Avenue, Stratton Road and Quarry Road. There has also been infill between these houses and along the lower slopes of the hill (Quarry Road and Petersfield Road and along Alresford Road to the countryside). More recent development using modern materials has utilised the steepest lower slopes (as great as 1 in 4) at Chalk Ridge, Highmount Close and Petersfield Road as well as a social housing area stretching between the eastern end of Quarry and Alresford Roads. Some of these modern developments have not blended into the setting but there are examples of modern landmark houses.

6 Buildings of uniform height and mass should be avoided and elevations should be broken up and articulated to fit in and respect the character of the area particularly where viewed from the public realm.

Development of smaller buildings would be more consistent with the character of the area.

The larger original Victorian and Edwardian houses should be retained and any infill development immediately surrounding them should be designed to harmonise with elements of that style and siting using traditional materials.

Elsewhere, the overall quality of the building and its design is more important than the style adopted.

LP Policies DM15, DM16, DM27



PARK HOUSE - A MODERN DESIGN



ST GILES HILL AS SEEN FROM DEACON HILL SHOWS THE EXTENSIVE TREE COVER

Positioning

Houses are set back from the road with gaps between the buildings allowing vistas and glimpses across to the downland to the south and east.

Houses are also set down the slope allowing panoramic views over roofs towards the downland. Views inwards, of St Giles Hill, also benefit from the careful positioning of houses below the slope line, allowing the wooded tree cover to dominate the view, with attractive gable ends and rooflines appearing as glimpses between the tree cover.

The combination of positioning back from the road and down the slopes creates a sense of space. There are important gaps between houses allowing significant glimpses and vistas.



HOUSING SET INTO THE SLOPE ALLOWS PANORAMIC VIEWS OVER ROOFS



GAPS BETWEEN HOUSES ALLOW GLIMPSES ACROSS TO THE SOUTH AND EAST

Driveways, Garages and Parking

Most driveways and garages are positioned to the side of houses with screening of parking areas being predominantly hedges and walls not closed fencing. Driveway material is mainly paving or gravel. (See also section on drainage).



DRIVEWAY MATERIAL IS MAINLY PAVING OR GRAVEL

8 Parking should be adequate for the number of new houses proposed and should be beside houses, where possible, rather than intruding into the open frontage (see WCC Residential Parking Standards SPD).

Parking areas should be surfaced using porous materials; tarmac and concrete are inappropriate unless steep slopes preclude the use of preferred materials. The use of hedges, railings and walls as screening materials is preferred.

Garages and outbuildings should complement existing buildings.

Uncharacteristic flat-roofed garages should be avoided unless carefully integrated into a design utilising the slope.

LP Policies DM15, DM16, DM18

7 The important glimpses and panoramic views indicated on the map should be preserved (see Policy 1).

Houses should be set back from the road with gaps of sufficient size between new buildings or building works to retain these important vistas and glimpses.

Where larger buildings are developed, broken roof lines using gable ends or hipped roofs where appropriate are important in order to avoid dominating the tree-covered view of the hill.

Careful positioning on the slopes is necessary with levels inset into the hillside to avoid dominating the slope and ridgelines.

LP Policies WIN3, DM15, DM16, DM27

Plot Size

A survey of plot sizes showed that they are varied and reflect both the original spacious settlement pattern and more recent infill development. Approximate building footprint to plot size ratios vary from 9% to 31% with two-thirds having ratios below 21%. This low ratio in almost all areas contributes to the sense of openness, characteristic of the whole area and allows tree cover to establish. Plot ratio is a more reliable indicator than density in relation to the character of the area.

- 9 The building to plot ratio should be considered in relation to that of the neighbouring properties, and any scheme which results in a significantly different ratio is likely to be unacceptable.

LP Policies CP13, CP20, DM16, DM17, DM27,



RECENT INFILL DEVELOPMENT



OLDER 3 STOREY PROPERTY CONVERTED INTO FIVE DWELLINGS

Bulk of Buildings

Two storey buildings form the majority in the neighbourhood, with broken roof lines and individual house units. Where buildings have a third storey, they are predominantly built within roof spaces. Ground levels are at natural ground level or in the case of steep slopes dropped down into the hillside. The pattern of buildings and the size of roofs are important factors in the overall perception of bulk. The lack of bulk is of key importance in maintaining the character and appearance of the area.



3 STOREY FLATS WITH BROKEN ROOF LINES AND TREE COVER

- 10 New buildings or building works should not dominate neighbouring buildings, break the existing skyline or close important gaps or local vistas (see map on pages 8 and 9).

New development should be two or exceptionally three storeys with any third storey contained within the roof space. Three storey buildings will only be acceptable if they are visually compatible with the scale of adjoining properties.

New buildings on steep gradients should be set into the slope and present no more than a natural two storey facade when viewed from below.

The use of marker poles or balloons to indicate position and height of new developments is encouraged ("Baugespann" as used in Switzerland).

In new developments, uniformity of design should not create long unbroken lines.

The development of a number of smaller separate units is preferred to a large single building.

Terraced houses arranged in small groups would be more appropriate than large blocks of flats in areas where higher density is achievable, consistent with other policies.

LP Policies CP13, CP14, CP20, DM15, DM16, DM17, DM27



Roofs

Roofs are a very significant feature of the area especially on the hill slopes that make up a large part of the neighbourhood. Roofs are often overlooked by neighbouring properties.

The predominant characteristics of the roofs derive from the late 19th century and early 20th century houses. The principal roofing material of these houses is natural slate or clay tiles. Most have steep pitched roofs with larger houses having additional gables. A number have hipped bays and hipped roofs and a few have turrets. Clay tiles and lead have been used on ridges and there are a number of decorative chimneys with clay pots. The more modern houses do not have the consistency of roof style found with the older houses, with significant variations in roof pitch regardless of roofing material. On these houses, the predominant roofing material is concrete roll tiles.



11 The height and position of roofs should not obstruct important views and glimpses (see Policy 1).

Roofs should be pitched and covered with natural slate or clay tiles.

The use of additional gables, hipped roofs where appropriate, chimneys and decorative features consistent with existing local features will be encouraged.

LP Policies CP13, CP20, DM15, DM16, DM17,

Walls

Wall material is predominantly mid-red brick, with some flint boxed with brick, found in outbuildings and many boundary walls. There are numerous examples of red hung tiling, on older and some recent buildings. Slate is frequently present in newer houses. Occasional bands of brick mark out the first storey.



12 Extreme brick colouration and the use of coloured mortars are unsuitable.

Large areas of unrelieved brickwork should be avoided.

Materials such as the dominant brick, flint and tile should be used, particularly where the development is located near or faces out across the key view-points described in this Design Statement

Where flint and brick is used, traditional construction or appearance is encouraged.

LP Policies CP13, CP20, DM15, DM16, DM17, DM27

Windows

Frame materials include wood, steel, plastic and aluminium. Forms include vertical sash, casement, picture, Velux, Georgian and leaded lights. Replacement windows are predominantly kept to the form of the original.

13 Replacement windows should retain the form and materials of the original windows. Large expanses of windows could be visually intrusive in this setting and should be avoided unless used for buildings with exceptional design quality and appropriate tree cover.

LP Policies CP13, CP20, DM15, DM16, DM17, DM27



Gardens and landscaping

Gardens contribute significantly to the overall impression of the area as heavily wooded and predominantly green. Both large and small plots contain mature native species of shrubs and trees, as does the wooded slope. (Native species are listed in the open spaces section of this Statement). Many of the gardens contain hedges and walls with some having fences.

14 There should be sufficient green space retained around buildings in order to facilitate tree cover.

Green landscaping should be provided at the front of the plots, between buildings and near the roadside. Replacement trees and shrubs should be native species, compatible with chalk.

LP Policies CP20, DM15, DM17, DM27

Drainage

A significant portion of the area is not connected to main drainage and relies on septic tanks. The geography of the area produces particular problems for drainage, and excessive water run-off regularly causes flooding at the bottom of steep roads and storm debris is carried down these roads. Residents would prefer all new development other than replacement individual houses to have access to mains drainage.

15 Systems to reduce water run-off need to be incorporated into new developments. Soft and green landscaping is preferable to hard landscaping, and should where possible, incorporate beneficial sustainable drainage systems (SUDS).

Hard surfacing should use porous paving, stone and gravel materials whenever possible.

New development should be connected to main foul drainage systems where possible.

LP Policies CP17, DM17

Preparation of the Statement

The original Design Statement was prepared during 2003/04 after extensive consultation involving multiple leaflet drops to over 500 households and local radio and newspaper advertising. Five workshops and open meetings, and four detailed survey team tasks were held over 7 months, with a cumulative attendance at these events of 287 people including young children and young people.

The decision to commence a review of this Statement was taken at a meeting of the Committee of the St Giles Hill Residents Association on 4th February 2009. This had been preceded in December 2008 by an encouraging informal discussion with Steve Opacic, the City Council's Head of Strategic Planning. The reasoning behind the decision is set out in "Why a Review?" on page 3 of this document. Essentially the Statement needed some modifications to bring it into line with current government policy and the saved policies in the Winchester District Local Plan Review adopted in July 2006. This would also provide the opportunity to refine some parts of the text in the light of experience and local changes. It was decided that the format of the Statement would remain essentially the same, changes only being made where necessary: a review not a re-write.

At the Association's AGM on 28th April 2009, Sue Broadbent gave a presentation on the Neighbourhood Design Statement and how residents could contribute in a positive way to influencing inevitable changes in the local area. Notice of the presentation had been given in the Association's Newsletter which is distributed to all 300 households in the area covered by the Statement.

The open workshop was held on 13th June 2009 in collaboration with Planning Aid South. As in 2003, it was facilitated by Philip A Turner Dipl Arch (Oxford) Dip TP (Edin) RIBA MRTPI and was attended by 24 residents of the Hill and adjacent areas. One written submission was also received. Those attending divided into smaller groups to revisit and photograph the area and external viewpoints. Participants then added comments to the displayed text of the adopted Statement by way of 'post it' notes, followed by discussion.

An editorial team of four reviewed the proposed changes. The main planning issues arising were: recognition of the South Downs National Park and its relationship with the Hill; the importance of the Conservation Area; improvements to the unadopted roads; more flexibility on plot ratio and density to prevent overdevelopment; better definition of 3 storey buildings; design issues on slopes and better guidance on fences.

Local businesses and organisations providing services in the area were also consulted. Management of traffic and trees lining the shared surface streets, and better definition of three storey buildings were the significant issues raised. Other neighbouring community organisations were asked to contribute their views and general support for the changes was given, with particular mention made of and the importance of reducing the impact and bulk of new buildings that were visible from existing houses situated below them on slopes. The document was published on the Council's web site for a six week period inviting comments by 3 June 2011. Three were received and incorporated and the revised Statement was re-adopted by the City Council's Cabinet (LDF) Committee on 28 Sep 2011.

This third revision was announced at the Association's AGM in Apr 2019, driven mainly by the need to update the references to the 2013 LPP1, and the 2017 LPP2. Some updates to reflect changes on the Hill regarding road surfacing, parking zones and street lighting were also needed and Residents were invited to submit proposals for other changes. A follow-up email was sent to all residents in April 2019. 5 suggestions were received, which have been incorporated, most notably to encourage the use of "Ghost Buildings" to indicate the size of new proposed developments, already used to advantage on two planning applications (policy 10).

This section to be completed when the changes have been finalised.



Annex: Suggestions for Environmental Improvement

Habitat Improvements: New development should include features such as roosts and nesting sites to enhance habitats and encourage biodiversity.

Footpaths: The pathways around the grassed area on top of the hill afford convenient pedestrian access from and to adjacent areas (the city centre, Highcliffe, Winnall, Bar End and South Downs Way). They should be maintained to a sufficient standard for use by all, including push chair users and people with disabilities.

Footpath Lighting: To improve safety for users of the hill at night modest improvements to the lighting of the footpaths across the Hill, preferably at low level, would be welcome.

St Giles Cemetery: This is an important wooded open space on the Hill. A long term strategy for its sustainable management, including its boundary walls, should be prepared by the City Council in collaboration with voluntary groups (see page 11).

Traffic: Highcliffe and St Giles Hill residents would welcome consultation on a change of priority at the junction of Fivefields Road and Petersfield Road.

Light Pollution: Minimising light pollution from Bar End Park and Ride sites and the Sports facilities would be welcomed.

Aircraft Noise: The alteration of flight paths into and out of Southampton Airport in order to avoid the built-up areas of eastern Winchester is supported.



Produced by St Giles Hill Residents Association in co-operation with Winchester City Council for adoption as a Supplementary Planning Document.

St Giles Hill Residents Association would like to thank Tricia Spink for the illustrations and Nigel Long for his extensive work on the graphic design and photography.