



Meeting	Cabinet Member for Built Environment & Wellbeing Decision Day
Date and Time	Monday, 7th December, 2020 at 9.30 am.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this Decision Day in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the decision day virtually. If you are a member of the public and would like to listen to the audio stream you may do so via www.winchester.gov.uk

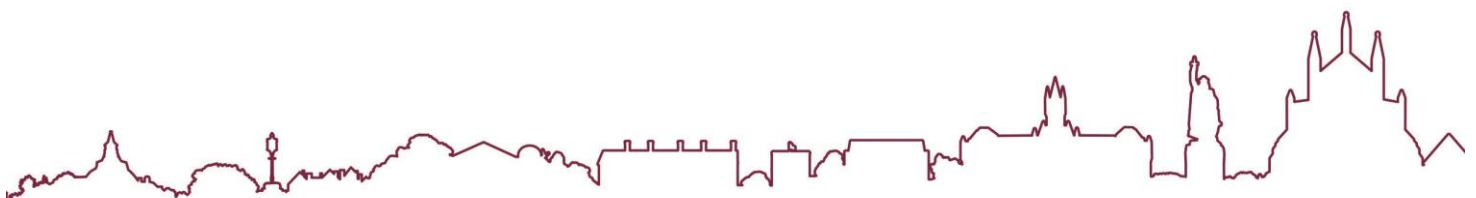
AGENDA

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.
- 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 by the Chairman to speak during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and any public participation).

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 **5pm on Tuesday, 1 December 2020** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

4. **Infrastructure Funding Statement for CIL and s106 Agreements (DD23) (Pages 5 - 26)**
5. **Crawley Village Design Statement 2020 (DD20) (Pages 27 - 56)**
6. **St Giles Hill Neighbourhood Design Statement 2020 (DD21) (Pages 57 - 86)**

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

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27 November 2020

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

TERMS OF REFERENCE

Cabinet Member for Built Environment & Wellbeing Decision Day – Included within the Council's Constitution (Part 3, Section 2)

Public Participation

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.·

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the decision day** – please see public participation agenda item above for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

Filming and Broadcast Notification

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press, the council and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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DD23

DECISION TAKER: CABINET MEMBER FOR BUILT ENVIRONMENT AND WELLBEING, CLLR JACKIE PORTER

REPORT TITLE: INFRASTRUCTURE FUNDING STATEMENT FOR CIL AND S106 AGREEMENTS

7 DECEMBER 2020

Contact Officer: Corinne Phillips. Tel No: 01962 841906 Email cphillips@winchester.gov.uk

WARD(S): ALL

PURPOSE

The purpose of the report is to agree the attached Infrastructure Funding Statement for publication, which is a legal requirement under the Community Infrastructure Levy (Amendment) Regulations 2019. This is required to be published by 31 December 2020.

RECOMMENDATIONS:

1. That the Infrastructure Funding Statement for the reporting period from 1 April 2019 to 31 March 2020 be noted and agreed for publication.

IMPLICATIONS:

1 COUNCIL PLAN OUTCOME

- 1.1 Tackling the Climate Emergency and Creating a Greener District
- 1.2 The infrastructure supported by CIL and s106 Agreements aim to provide and improve community facilities and accessibility to and the provision and improvement of open space
- 1.3 Homes for all
- 1.4 Much of the infrastructure requiring both CIL funding and inclusion in s106 agreements assists projects which support new facilities in areas where new residential development is planned or has an impact.
- 1.5 Vibrant Local Economy
- 1.6 Helping to provide local infrastructure can support employment and ensures greater community engagement, which in turn can boost the local economy.
- 1.7 Living Well
- 1.8 The application of both CIL and s106 agreements supports the provision and improvement of sporting and recreational facilities in an area and greater accessibility to open space.

2 FINANCIAL IMPLICATIONS

- 2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Community Infrastructure Levy Regulations place a legal obligation on collecting authorities to produce a Funding Infrastructure Statement for a chosen reporting period, by 31st December 2020. The information to be reported is specified by the Regulations. There are no procurement implications with this report.

4 CONSULTATION AND COMMUNICATION

- 4.1 It was not necessary for any consultation in regard to the production of the IFS as it is a reporting mechanism for the allocation and expenditure of CIL and s106 agreements. There has been liaison and communication with both Hampshire County Council and all the other districts in Hampshire to ensure the same reporting period was agreed for all other Hampshire authorities including the South Downs National Park, and to coordinate the approach to the IFS.

5 ENVIRONMENTAL CONSIDERATIONS

5.1 None

6 EQUALITY IMPACT ASSESSEMENT

6.1 None that arise as a result of the content of this report. Officers will have regard to the considerations as set out in the Equalities Act 2010 and whether an equality impact assessment will be required to be undertaken on any specific recommendation or future decisions made.

7 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> <i>Assets may not have the capacity to cope with increased pressure from new developments</i>	CIL and s106 agreements ensure provision is made to improve facilities to meet the increasing demand.	Communities will benefit from infrastructure provided as part of new development or enhanced from CIL secured through smaller scale development
<i>Community Support</i> <i>Failure to report on CIL and s106 spending could harm the Council's reputation with local communities especially in areas where new development is taking place</i>	CIL funds are allocated using the agreed spending protocol and s106 agreements are negotiated to ensure the required infrastructure is provided along with new development	Communities can engage with CIL funded schemes to ensure an outcome which is of maximum benefit. The Infrastructure Funding Statement gives the opportunity to publicise the projects which benefit from developer contributions
<i>Timescales</i> <i>The Infrastructure Funding Statement is required to be published by 31st December 2020</i>	This report seeks the required agreement to publish the Infrastructure Funding Statement	
<i>Project capacity</i> <i>Lack of resources could hinder the monitoring and reporting of CIL funding and s106 agreements</i>	Up to 5% of the CIL collected can be used to provide support for the collection and implementation of CIL. S106 is monitored separately.	
<i>Financial / VfM</i>		

<i>CIL and s106 Funding is not spent on infrastructure projects.</i>	The assessment process for CIL schemes is in accordance with agreed spending protocol. The s106 agreements specify the infrastructure for which funding must be provided	The system of awarding CIL to community projects is to be reviewed to ensure value for money.
<i>Legal CIL are not spent in accordance with the approved programme and s106 spending is not spent in accordance with the legal agreements</i>	Projects are monitored to ensure funds are used in accordance with the agreed details. S106 agreements are monitored separately to ensure compliance with legal agreements.	
<i>Innovation N/A</i>		
<i>Reputation Failure to deliver schemes could harm the Council's reputation</i>	Ensure funds are allocated appropriately using the spending protocol and regularly review the programme	
<i>Other N/A</i>		

8 OTHER KEY ISSUES

8.1 None

9 SUPPORTING INFORMATION:

9.1 The Community Infrastructure Levy Regulations 2010 have been amended each year since coming in to effect. In September 2019 the amended regulations introduced a legal requirement for all Local Authorities to publish an annual Infrastructure Funding Statement (IFS) which would report on both the Community Infrastructure Levy collected and spent, as well as planning obligations (s106 agreements) entered in to for a particular reporting period.

9.2 The information contained in the IFS is prescribed by the 2019 (Amendment) Regulations which set out the required financial information to be reported and the exact order in which each item is reported. The Winchester City Council IFS accompanying this report follows the specified order of reporting and contains as much information as was possible to coordinate, given that s106 agreements are often complex and long term commitments, linked to large developments, and the reporting period is focussed on the year from 1 April 2019 to 31 March 2020.

9.3 A number of meetings were held (in person pre-Coronavirus, and via Teams during the rest of the year) with Hampshire County Council and other district councils, including the South Downs National Park, to discuss the

requirements of the IFS. The reporting period of 1 April 2019 to 31 March 2020 was agreed by all the representatives from the various district and borough councils involved with the meetings, and the County Council. This was to allow time for the information to be recorded and collated and checked. This is also a timescale which has been widely adopted by other local authorities throughout the rest of the country.

- 9.4 The Infrastructure Funding Statement accompanying this report must be published by 31 December, therefore it is recommended that the report is agreed for publication on the City Council website.

10 OTHER OPTIONS CONSIDERED AND REJECTED

- 10.1 There were no alternative options considered and rejected. The publication of the Infrastructure Funding Statement is a legal requirement.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

CAB3123 Proposed Revisions to the Community Infrastructure Levy (CIL) Regulations 123 List and the proposed allocation of CIL Funds – 13th February 2019

CAB3194 Community Infrastructure Levy Spending Programme – 23rd October 2019

WTF277 Community Infrastructure Levy (CIL) Update -23rd January 2020

CAB3257 Community Infrastructure Levy Spending Programme Update – 21st October 2020

Other Background Documents:-

None

APPENDICES:

Appendix A Winchester Infrastructure Funding Statement for the period from 1 April 2019 to 31 March 2020.

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Winchester City Council

Community Infrastructure Levy and Section 106 Infrastructure Funding Statement

Reporting Period:

From 01 April 2019 to 31 March 2020

Winchester City Council

Infrastructure Funding Statement

For the period from 1st April 2019 to 31st March 2020

Contents

- 1) Introduction
- 2) CIL Funding
- 3) S106 Agreements
- 4) Future Spending Priorities
- 5) Appendices–
 - 1)The CIL Expenditure Report
 - 2)The section 106 Report
 - 3)The Infrastructure Report (Formally part of the R123 List)

Introduction

1. The collection and distribution of the Community Infrastructure Levy (CIL) is governed by the Community Infrastructure Levy Regulations 2010 as amended, including by the Community Infrastructure Levy (Amendment) (England) Regulations 2019, which came in to force on 1st September 2019. Under the 2019 amendment to the regulations, the local authorities which collect the Community Infrastructure Levy (CIL) are required to publish Infrastructure Funding Statements annually from 31 December 2020, which detail planning obligation receipts (s106 agreements and CIL receipts) and both anticipated and actual expenditure on infrastructure projects. This Infrastructure Funding Statement will provide information under Section 121A (1) for the reporting period of 1st April 2019 to 31st March 2020, regarding the collection and the subsequent expenditure of CIL on infrastructure projects, increasing transparency and accountability. The information required is listed in Appendices 1 (The CIL Report) and 2 (The Section 106 report) to this document.

1.1 The Infrastructure Funding Statement (IFS) is intended to replace the current Regulation 123 List, which was previously compiled to prioritise infrastructure for which CIL funding could be allocated. However the Regulation 123 List was reviewed and updated in February 2019 (CAB2132) and will therefore still form the basis of the Infrastructure List for the purposes of identifying schemes for which CIL funding may be allocated.(See Appendix 3) It is intended to review priorities for CIL spending in Spring 2021.

- 1.2 As well as reporting on the CIL funding to be allocated and spent on infrastructure, the IFS provides information on Planning Obligations (provided in Section 106 Agreements), which can accompany a planning permission to make the scheme acceptable in planning terms including mitigating the impacts of the development permitted. The Section 106 Agreements are directly related to a particular development and often include the delivery of new infrastructure necessary to enable planning permission to be granted.
- 1.3 The IFS is specific to the year upon which it reports and although there are some references to overall amounts collected, it is not intended to scrutinise historical data in relation to developer's contributions. Going forward the information reported each year will build upon the previous years to give an increasingly clearer account of funding collected and spent.

CIL Funding

- 2 The City Council introduced its Community Infrastructure Levy (CIL) in April 2014, and is the charging authority for the Winchester District outside the South Downs National Park. The City Council collects financial contributions from certain types of development in the district, outside the South Downs National Park, based upon a net increase in floor space. There are three different charging zones in the Winchester District area with three different charging rates. (Further information can be found at www.winchester.gov.uk/planning/communityinfrastructurelevy/.) The CIL payments received can be used to fund infrastructure to support the development of the local area, and beyond. The types of infrastructure are detailed below. The table below is a broad list of schemes for which CIL funding can be used for, whether delivered by the City Council, County Council or other organisations such as Parish Councils or community groups.

Types of Infrastructure for which CIL may be allocated.

Infrastructure Type	Purpose
Education Facilities	Provision of additional primary and secondary school capacity at existing schools
Transport and Highway Infrastructure	Provision of improved public transport facilities (including park and ride provision) and enhanced pedestrian and cycling infrastructure. (Previously identified on the Regulation 123 list)
Open Space Provision	Provision of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility,

	particularly those set out in the Winchester City Council (WCC) Open Space Strategy
Built Facilities Indoor Sport and Recreational Facilities	Provision of facilities to address deficiencies in indoor and built sports recreation or leisure facilities in accordance with the LPP1 Policy CP7; particularly those identified in the WCC Built Facilities Study
Green Infrastructure	Provision and enhancement of the Green Infrastructure Network as defined in the Local Plan Part 1 Policy CP14, particularly through projects identified in the PUSH Green Infrastructure Strategy, Biodiversity Action Plan or the Hampshire Countryside Access Plans Provision of mitigation projects for infrastructure identified through the Solent Disturbance and Mitigation Project and Bird Aware Solent.
Environmental Infrastructure	Provision of improved drainage and flood defences to mitigate the effects of development
Community and Cultural Facilities	Provision of new facilities for community use and improvements to existing facilities in deficiency areas identified in the Cultural Strategy, Built Facilities Study or Infrastructure Delivery Plan. Refurbishment or replacement of libraries as set out in the Hampshire County Council Infrastructure Statement

- 3 The agreed spending protocol for CIL (CAB3071) has prioritised schemes which are identified in the R123 List and Infrastructure Delivery Plans, which have underpinned the growth set out in the Council's adopted Local Plans. The R123 List referred to the types of infrastructure CIL could be used to deliver, but was not specific to particular schemes, except for highway schemes. This approach was taken for highway projects because Hampshire County Council would deliver directly transport infrastructure improvements using CIL funds transferred to them by the City Council each year, up to September 2018. The Council's Infrastructure Delivery Plan (IDP) set out the various types of infrastructure needed to support and provide for the

development that is proposed in the adopted Winchester District Local Plans to 2031 part of which could be funded by CIL.

- 4 Along with the introduction of Infrastructure Funding Statements, the CIL Amendment No 2 Regulations 2019 have removed the requirement for the Regulation 123 List, to identify schemes which could be funded by CIL. The current protocol however continues to stipulate that the proportion of CIL funding retained by the City Council must be spent on the provision, improvement, replacement operation or maintenance of infrastructure needed to support the development of an area. It is intended to focus on the provision of new infrastructure rather than remedy pre-existing deficiencies unless made more severe by new development. Winchester Town Forum (WTF251) also has a protocol for the allocation of CIL funding as it receives the neighbourhood portion for the unparished town area.
- 5 Under Regulation 59A of the amended Community Infrastructure Levy Regulations Parish Councils receive 15% of the CIL collected from developments within their area. A Parish Council will receive 25% of CIL collected if they have produced a neighbourhood plan. To date, only Denmead Parish Council has an adopted neighbourhood plan. Winchester Town Forum also receives 15% of the CIL collected from developments within the City area. A number of Parish Council areas within the Winchester District fall within the boundary of the South Downs National Park. The South Downs National Park has produced an Infrastructure Funding Statement for the National Park area, covering those particular Parish areas.

Planning Obligations (s106 Agreements)

- 6 Planning obligations (in Section 106 Agreements) are a mechanism to mitigate the impacts of new developments including through the delivery of infrastructure required by new development (Section 106 of the Town and Country Planning Act 1990). These are legal agreements between Councils, developers, and sometimes other parties like Parish Councils. They are often associated with larger development proposals requiring planning permission. Construction of infrastructure as part of the development or contributions to enable the delivery of infrastructure by other parties such as the County Council, are required from the developer to meet Local Plan policy requirements. Financial contributions are usually spent on infrastructure required to mitigate the impact of a particular development, making it acceptable in planning terms, and in accordance with the restrictions set out in the legal agreement. It can often take many years to spend all the funding allocated for the infrastructure required as part of a new development,

because larger developments are often progressed in phases, with funding released over time for specific infrastructure.

- 7 A Section 106 agreement can also be used to negotiate non-financial contributions such as the provision of land or facilities directly by the developer. Highway infrastructure as well as affordable housing, education and recreational facilities and open space can all be provided subject to meeting the tests set by the Government that the obligations are necessary to make the development acceptable. Larger developments often involve legal agreements with both the City Council and County Council to provide the community infrastructure required, which can be phased as the development progresses.
- 8 The Community Infrastructure Levy is not collected from the Major Development Areas in the district, as all the infrastructure for these developments is secured by s106 agreements in each case. In the Winchester District there are three major development areas where s106 agreements have been used to secure the required infrastructure. These are Newlands (West of Waterlooville), Kings Barton (Barton Farm) and North Whiteley.

Future Spending Priorities

- 9 The City Council remains committed to providing infrastructure to support development and address deficiencies in community provision and facilities where made worse by new development. The Regulation 123 Lists still forms the basis for prioritising the types of infrastructure that CIL is intended to deliver (See Appendix 3). Moving forwards, in line with the adopted Council Plan and the commitment to tackle the Climate Emergency and achieving carbon neutrality, the projects to be supported by the allocation of CIL will have a number of broad aims.
 - Improve the energy efficiency of community facilities
 - Improve public open space, recreational and sporting facilities and accessibility to them for all.
 - Support new facilities where residential development is planned
 - Help to fund local infrastructure to support employment and boost the local economy
 - Promote sustainable transport by helping to enhance and improve the public realm to encourage walking, cycling and the use of public transport.

- 10 There have been two rounds of community bids to allocate CIL funding for projects led by Parish Councils and community groups which have been assessed in line with the agreed spending protocol. Originally CIL funding of £1m was set aside to allocate to the projects which were recommended for funding. These two rounds of bids have already exhausted the original £1m and an additional £49,000 was allocated to fund all the schemes recommended for funding in the second round of bidding. In addition to this, an extra £250,000 has now been allocated for a third round of bids to occur, which will be in early 2021.
- 11 There will be a need to help progress major schemes in the city area, which will be coming forward over the next few years, for which CIL funding may be required. These include the Winchester Movement Strategy and Central Winchester Regeneration Scheme. Both schemes will involve the enhancement of the public realm, with improvements to the street scene and measures to encourage more walking and cycling.
- 12 As development across the district continues to progress there may also be a need to support the provision of new and improved facilities for the expanding communities. Planning obligations will provide much of the basic infrastructure, but CIL contributions could also be used to further enhance the environment to improve recreational and community facilities as well as open space and pedestrian and cycling improvements.

Appendix 1 - The CIL Report

Community Infrastructure Levy Reports for reporting period from 1st April 2019 to 31st March 2020

Community Infrastructure Levy Regulations - Regulation 121A Schedule 2 Para 1

- a) The total value of demand notices issued in the reporting period is £719,521.64. This was determined from liable floor space.

Table 1 – Demand Notices issued for CIL payments (01/04/19 -31/03/20)

Planning Application no.	Site Address	Amount of CIL due
12/00969/FUL	New Barn, Alresford	£ 6763.20
15/01004/FUL	Burgage Mews Alresford	£ 11,335.11
15/01096/FUL	19 Bereweke Avenue, Winchester	£ 21,962.28
15/01404/FUL	Field View Headbourne Worthy	£ 17,387.34
16/01748/FUL	22 Church Lane Kings Worthy	£ 8445.72
16/02071/FUL	Cross Way, Shawford	£ 27,803.54
16/01266/FUL	85 Cromwell Road, Winchester	£ 4810.33
16/02099/FUL	Mayles Lane Knowle	£ 48,287.59
16/03530/FUL	56 Chilbolton Avenue, Winchester	£ 61,074.38
17/00202/FUL	Linden House, Shirrell Heath	£ 13,708.69
17/00907/FUL	The Haven, Denmead	£ 45,518.65
17/01987/FUL	Heathlands, Shedfield	£ 11,727.59
18/00003/FUL	Sleepers Hill, Winchester	£ 36,582.17
18/00463/FUL	Spring Gardens, Alresford	£ 7321.82
18/01656/FUL	New Farm Road, Alresford	£ 19,017.72
18/02875/FUL	131 Downs Road, South Wonston	£ 20,115.85
18/00353/FUL	Upper Moors Road, Brambridge	£ 24,511.73
18/00769/FUL	99-103 Springvale Road	£ 86,682.77
18/02665/FUL	Glenville, Shirrell Heath	£ 18,355.44
19/00329/FUL	Long Park Lane, Crawley	£ 6962.19
19/00204/FUL	The Grove, Kings Worthy	£ 54,744.31
19/00312/FUL	Woodland House, Chilbolton Avenue, Winchester	£ 56,970.31
19/00933/FUL	Dean Lane, Winchester	£ 27,533.16
19/01810/FUL	60 Eastgate Street, Winchester	£ 10,304.81
19/02397/FUL	Singleton's Farm, Lower Chase Road, Swanmore	£ 71,594.94
POTENTIAL TOTAL		£ 719,521.64

- b) The total amount of CIL receipts collected within the reported period is £4,314,673.36
- c) The total amount of CIL receipts collected prior to the reporting period is £8,711,898.46. There were no payments in kind or land transactions. Of the total amount of CIL collected prior to the reporting period £4,663,047.74 was unallocated.
- d) The amount of CIL allocated prior to the reporting period is £3,613,300.80. This figure includes CIL allocated to Parish Councils, Hampshire County Council (to September 2018) and Winchester City Council projects. It does not include the 5% of CIL which can be used to cover administration costs. A breakdown of the allocations are shown below in Table 2

Table 2- CIL collected and allocations prior to the reporting period

Total CIL collected to April 2019	£8,711,898.46
CIL Admin (5% of collected)	£ 435,594.92
CIL allocated to Parishes (Regulation 59A)	£1,314,288.80
CIL allocated to Hampshire County Council	£1,561,012.00
CIL retained by Winchester City Council	£5,401,002.74
CIL allocated to City Council projects	£ 738,000.00
Remaining unallocated CIL	£4,663,002.74

- e) The amount of CIL spent during the reporting period by the City Council is £1,923,319.00
- f) The amount of CIL allocated but not spent during the reporting period is £3,618,217.00
- g) The summary of expenditure within the reported period is detailed below.

i)Table 3 – Details of CIL spent by Winchester City Council during reporting period

Scheme	Date	Amount spent
Winchester Sports and Leisure Park	2019/20	£1,800,000
Chilcomb Sports Pavilion	2019/20	£ 41,319 (out of £135,000 allocated)
Jubilee Hall Bishops Waltham car park extension		£ 40,000 (out of £50,000 allocated)
Community Projects – Colden Common footpath extensions		£ 25,000
Community Projects- Littleton Parkour facility		£ 17,000
TOTAL		£1,923,319.00

- ii) The amount of CIL spent repaying borrowed money is £0
- iii) The amount of CIL collected towards administration expenses was £215,733.67. The City Council allocates up to 5% of CIL receipts to the administration (collection and spending) of CIL. Any administration expenses not spent during the financial year are absorbed back in to the overall CIL fund.
- h) The amount of CIL allocated during the reporting period (whenever collected) and not spent is £1,582,681.00.

Table 4 – CIL allocated during the reporting period but not spent during the reporting period

Scheme	Date Allocated	Funding Allocated
Durngate Flood Prevention Scheme	04/07/2019	£ 622,000
Chilcomb Sports Pavilion improvement	23/10/2019	£ 93,681
King George V Pavilion Replacement (funded from Winchester Town Forum CIL funding)	23/01/2020	£ 295,000
Community Schemes		
1) Abbots Barton and Hyde Scout facility (part funded from Winchester Town Forum CIL funding)	23/10/2019	£ 200,000 £ 50,000
2) Colden Common Church facilities	23/10/2019	£ 17,000
3) Durley School Crossing Point	23/10/2019	£ 10,000
4) Otterbourne, Main Road Pedestrian Crossing	23/10/2019	£ 50,000
5) Shedfield Sports Pavilion	23/10/2019	£ 100,000
6) Twyford Cycle route	23/10/2019	£ 50,000
7) Twyford community car park extension	23/10/2019	£ 65,000
8) Upham traffic calming	23/10/2019	£ 25,000
9) Havant Cross Border Cycle Route	23/10/2019	£ 55,000
TOTAL		£1,632,681

- i) The total amount of CIL passed to Parish Councils under Regulation 59A during the reporting period is £431,686.24. There were no CIL payments in kind, so no cash equivalents to be passed on to Parish Councils under Regulation 59B

Table 5 – CIL Distributed to Parish Councils during reporting period

Parish/Town Council	Date Processed	CIL Amount
Bishops Waltham Parish Council	31/07/2019	£ 36,045.30
	29/01/2020	£ 64,335.50
	18/02/2020	£ 48,060.40
	31/03/2020	£ 29,796.30
Colden Common Parish Council	29/01/2020	£ 3,676.76

Compton and Shawford Parish Council	29/01/2020	£ 13,091.12
Denmead Parish Council	30/06/2019 29/01/2020	£ 53,122.84 £123,953.29
Headbourne Worthy Parish Council	29/01/2020 31/03/2020	£ 3,026.98 £ 2,608.10
Kings Worthy Parish Council	29/01/2020	£ 1,266.85
New Alresford Town Council	29/01/2020 29/01/2020 31/03/2020	£ 1,700.27 £ 2,852.65 £ 1,098.27
Shedfield Parish Council	31/03/2020	£ 801.92
South Wonston Parish Council	31/03/2020	£ 6,695.76
Wickham Parish Council	29/01/2020 31/03/2020	£ 6,273.17 £ 24,994.04
Total		£431,686.24

- ii) There were no CIL funds passed to a third party under Regulation 59(4) during the reporting period.
- j) i) The total amount of CIL recovered under Regulation 59E (The recovery of unspent CIL funding from Parish Councils) was £0
ii) The amount of CIL spent on infrastructure which was recovered from Parish Councils is £0
- k) i) The amount of CIL requested to be recovered under Regulation 59E was £0
ii) The amount of CIL still outstanding for recovery under Regulation 59E was £0
- l) i) The amount of CIL collected for the reported year, which has not been passed to Parish Councils or spent on CIL administration is £3,380,908.24.
ii) The amount of CIL collected in total from 14th April 2014 to the end of the reporting period, which has not been passed to parish councils, or spent on CIL administration is £10,342,922.99
iii) The amount of CIL recovered under Regulation 59E and 59F which was retained during the reporting year is £0
iv) The amount of CIL recovered under Regulation 59E and 59F which was retained prior to the reporting period is £0

Appendix 2 – The Section 106 Report

Section 106 Matters for Reporting Period from 1st April 2019 to 31st March 2020

Community Infrastructure Regulations - Regulation 121A Schedule 2 Para 3.

- a) The total amount of funding to be provided under planning obligations which were agreed during the reporting period is £1,376,848.50. This figure does not take in to account indexation that may be applied when the money becomes due.

Table 6 – Money to be Provided Under Planning Obligations

S106 Item	Planning Applications	Total Amount
Affordable Housing	19/00343/FUL	£154,844.50
HCC Transport Contribution	17/02615/FUL 18/02163/FUL	£429,280.00
Highway works	18/02879/FUL	£ 60,000.00
Open Space	19/00048/FUL	£ 66,000.00
Sports facilities	17/02615/FUL	£500,000.00
Solent Recreation Mitigation	17/02615/FUL 17/02213/FUL 16/00061/FUL 18/02721/FUL 18/02674/FUL 19/01244/FUL 19/01025/FUL 19/02151/FUL 19/00361/FUL 19/01065/FUL 19/02177/FUL 19/06994/FUL	£ 69,078.00
Reptile Habitat Area	18/02163/FUL	£ 22,000.00
Travel Plan	17/02615/FUL	£ 16,500.00
Travel Plan Bond	17/02615/FUL 18/02163/FUL	£ 52,972.00
Travel Plan Monitoring Fee	18/02163/FUL	£ 5,750.00
TOTAL		£1,376,848.50

- b) The total amount of money received from planning obligations during the reporting period was £1,069,450.77
- c) The total amount of money received prior to the reported year, that has not been allocated is £0
- d) Non- monetary contributions provided under planning obligations that were entered in to during the reporting period.
- i) The number of affordable housing units to be provided is 31

- ii) The number of school places provided at each level (Primary Secondary, early years and special educational needs) is information which would be provided by Hampshire County Council.
- e) The total amount of money received under planning obligations during the reported year, but not spent is £845,971.75
- f) The total amount of money received under planning obligations which was spent by the authority is £223,479.03
- g) The amount of money received under planning obligations in any year which was allocated during the reported year but not spent.

Table 7 - Items of Infrastructure and the amount allocated to each item

Infrastructure Item	Amount Allocated
Funds held for Parish Projects (sport and recreation)	£108,341.74
North Walls Pavilion Project	£256,000.00
King George V Pavilion Project	£228,000.00
The Dean Car Park provision	£253,567.00
Total	£845,971.75

- h) The amount of money received under planning obligations which was spent by the authority during the reported year is as follows;
 - i) Table 8 - Items of Infrastructure on which that money received under planning obligations was spent and the amount spent on each item.

Expenditure Item	Amount Spent
West of Waterlooville Open Space	£22,664.40
Social Housing Administration Costs	£33,454.76
Kings Barton (Barton Farm MDA) Implementation Officer	£48,861.33
North Whiteley (MDA) Implementation Officer	£12,941.14
Open Spaces Commuted Payments	£105,557.40
TOTAL	£223,479.03

- ii) The amount of money spent on repaying money borrowed including interest is £0
- iii) The amount of money spent in respect of monitoring in relation to the delivery of planning obligations is £39,704

- i) The total amount of money received under any planning obligations during any year which was retained at the end of the reported year for commuted sums is £315,272.00

Appendix 3 – The Infrastructure List

(Formerly CIL Infrastructure Type or Project on the Regulation 123 List)

Infrastructure Type or Project.

1. Education Facilities Comprising
 - a) Provision of additional primary school capacity at existing schools; or
 - b) Provision of additional secondary school capacity at existing schools
2. Open Space Provision
 - a) Provision of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility particularly those set out in the Winchester City Council (WCC) Open Space Strategy
3. Built Facilities, Indoor Sport and Recreational Facilities
 - a) Provision of facilities to address deficiencies in indoor and built sports, recreation or leisure facilities in accordance with LPP1 Policy CP7, particularly those identified in the WCC Built Facilities Study
4. Green Infrastructure
 - a) Provision and enhancement of the Green Infrastructure network as defined in the Local Plan Part1 Policy CP14, particularly through projects identified in the PUSH Green Infrastructure Strategy, or the Hampshire Countryside Access Plans
 - b) Provision of mitigation projects for infrastructure identified through the Solent Disturbance and Mitigation Project.
5. Community and Cultural Facilities
 - a) Provision of new facilities for community use and improvements to existing facilities in deficiency areas as identified in the Cultural Strategy, Built Facilities or Infrastructure Delivery Plan.
 - b) Refurbishment or replacements of libraries as set out in the Hampshire County Council Infrastructure Statement.
6. Transport Schemes
 - a) Bishops Waltham Public Realm enhancements to the Town Centre
 - b) Curdridge/Bishops Waltham: Upgrade of old disused railway line linking to Bishops Waltham
 - c) Bishops Waltham cycle route linking to Swanmore College of Technology
 - d) Denmead Village Centre Public Realm and Parking enhancements

- e) Kings Worthy to Winnall using footway alongside A33/A43 (Highways Agency) Improvement of existing footway and upgrade for cycle use over short distance on A34 and link to existing provision.
- f) Kings Worthy footway and cycleway link to Alresford (Watercross Way) with possible extension to South Wonston.
- g) New Alresford Public Realm and West Street Improvements
- h) New Alresford, The Soke improvements to traffic management to formalise priority working and consideration of footway provision.
- i) Wickham Square Environmental Enhancements
- j) Fontley Road Wickham to Fareham boundary footpath provision
- k) Winchester, Park Road Rail bridge pedestrian improvements
- l) Winchester, Romsey Road/Clifton Terrace junction. Public realm, crossing and accessibility improvements
- m) Hockley link to Otterbourne completion of NCN23
- n) Winchester, Stoney Lane shared space improvements in the vicinity of Waitrose to improve pedestrian and cycle accessibility
- o) M3 Junction 9 Major highway improvements
- p) Main Road Otterbourne Pedestrian access improvements
- q) Winchester, Kings School access improvements
- r) Winchester, Andover Road Kings Barton footway
- s) Sutton Scotney Pedestrian Crossing
- t) Winchester Wales Street, pedestrian crossing
- u) Winchester, Wayfinding projects for pedestrians and cyclists.

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DD20

DECISION TAKER: CABINET MEMBER FOR BUILT ENVIRONMENT & WELLBEING – CLLR JACKIE PORTER

REPORT TITLE: CRAWLEY VILLAGE DESIGN STATEMENT 2020

7 DECEMBER 2020

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

WARD(S): WONSTON & MICHELDEVER WARD

PURPOSE

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 'Supplementary Planning Documents' (SPD).

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

A draft version of the Crawley Village Design Statement (VDS) was published for public consultation on 6th April 2020 for a period of 10 weeks. This report summarises the comments received following consultation on the draft version of the NDS and recommends adoption of the document, subject to a number of changes in response to comments received. These changes are outlined in the schedule of comments and recommended responses in Appendix 1 and illustrated in the post-consultation version presented in Appendix 2. The report also seeks the revocation of the previous Crawley VDS that dates from 2001.

RECOMMENDATIONS:

1. That the Design Guidelines/Policies in the Village Design Statement for Crawley, as set out in Appendix 2 of this report, be adopted as a Supplementary Planning Document.

2. That the 2001 Crawley VDS be revoked as SPD following the adoption of the 2020 SPD.
3. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Portfolio Holder for Built Environment and Wellbeing, to finalise the Design Guidelines/Policies in the Village Design Statement for Crawley, prior to publication on the Council website.

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.

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.
- 4.2 Following further development of the draft, a report for a Decision Day on the 23rd March 2020 (DDXX refers) was prepared to authorise publication of the draft VDS for public and stakeholder consultation. All members, Ward Members and the Portfolio Holder for Built Environment were therefore consulted as part of that process.
- 4.3 The draft VDS was subject to statutory consultation between 6th April and 8th June 2020 via the Citizenspace online consultation portal. The consultation included statutory consultees and those on the local plan database. In recognition of the COVID-19 pandemic, the consultation period was extended from the normal statutory 6 week period to 10 weeks.
- 4.4 The Council received 7 consultation responses. An analysis of the consultation responses and any resulting changes to the VDS are appended to this report (Appendix 1).
- 4.5 Under the 2012 Planning Regulations, a statement of consultation needs to be published before a SPD can be adopted. This can be as part of the SPD

itself, and the VDS already contains details of the public participation carried out during the preparation of the draft VDS. This report updates the consultation statement; detailing the public consultation undertaken, summarising the issues raised and describing how these issues have been addressed, as required by the Regulations.

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 EQUALITY IMPACT ASSESSEMENT

- 6.1 None

7 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> n/a		
<i>Community Support</i>	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>	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> Needs to be adopted as SPD in order to have greater weight in planning decisions	Recommendation is to adopt Crawley VDS as SPD to support planning decisions	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	Ensure VDS is given appropriate consideration in planning decisions	

VDS		
<i>Other</i>		

8 OTHER KEY ISSUES

8.1 None

9 SUPPORTING INFORMATION:

Introduction

- 9.1 Across the Winchester District there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of local 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.
- 9.2 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.
- 9.3 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.
- 9.4 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

- 9.5 With the adoption of Local Plan Parts 1 and 2, Crawley Parish Council worked with Officers from the Regeneration Delivery team to update the existing VDS, which was originally adopted in 2001. Following consultation with local residents and a further consultation that was arranged by the City Council the Crawley VDS is now ready for adoption.

- 9.6 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

- 9.7 It is recommended that the Crawley VDS is adopted as a Supplementary Planning Document.
- 9.8 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 publication on the Council's website.

10 OTHER OPTIONS CONSIDERED AND REJECTED

- 10.1 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).
- 10.2 The City Council could as an alternative, informally adopt or endorse the VDS. However, this would carry less weight in determining planning applications. This approach is therefore not considered appropriate.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

[Crawley Village Design Statement - Authorisation to Consultation Process \(DD9\) – 23rd March 2020](#)

Other Background Documents:-

[Adopted Crawley Village Design Statement 2001](#)

APPENDICES:

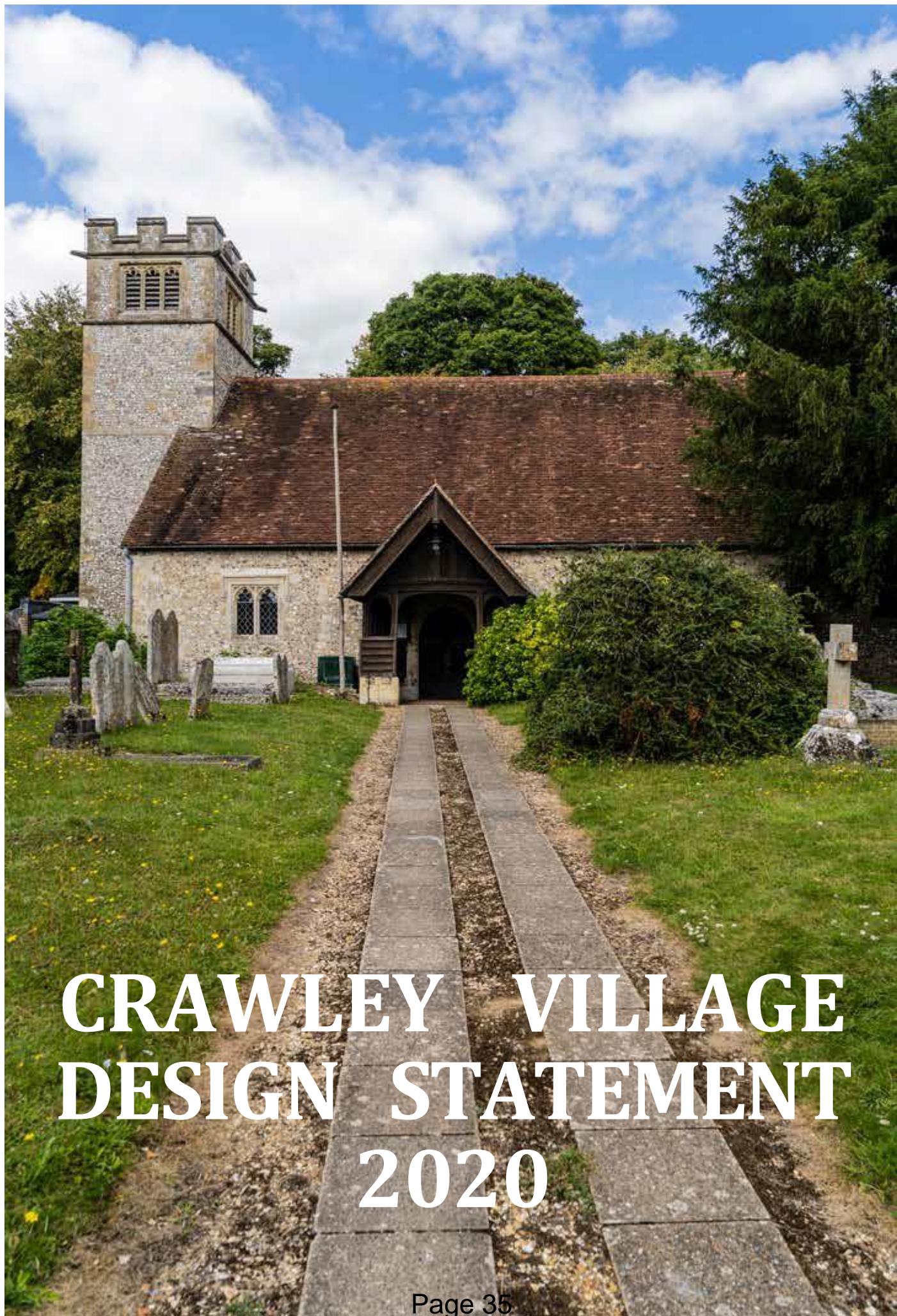
Appendix 1: Summary of responses received and amendments

Appendix 2: Crawley Village Design Statement 2020

Appendix 1: Crawley VDS Consultee Comments

Consultee	Comment	Action
Highways England	No Comment	None Needed
NATS	No Comment	None Needed
Natural England	Encouraged to add more information on local nature designations within the parish.	A new section was added to include the local designations and a map showing where they are within the VDS area.
Historic England	No Comments	None Needed
South Eastern Hampshire Clinical Commissioning Group	No Comments	None Needed
Hampshire Independents	Commented on sewerage capacity at Southern Water Sites.	The comments have been noted however the Crawley VDS does not address this topic therefore no changes have been implemented.
Southern Water	Encouraged the addition of water efficiency measures for new homes to be included in in Section 7 Climate Change & Sustainability	Paragraph 7.5 added to encourage schemes to be more water efficient.

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CRAWLEY VILLAGE DESIGN STATEMENT 2020

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RELEVANT DOCUMENTS

Crawley Village Design Statement (2001)
 Winchester District Local Plan Part 1 Joint Core Strategy (2013)
 Winchester District Local Plan Part 2 Development Management and Site Allocations (2017)
 National Heritage List for England (2019)
 Local Design Statements, A Guide to Producing and Reviewing Local Design Statements

WEB LINKS

Winchester City Council: <https://www.winchester.gov.uk/planning-policy>
 Crawley Parish Council: www.crawley-hampshire.org.uk
 Listed buildings: www.historicengland.org.uk



1. INTRODUCTION

This Village Design Statement has been written and approved by the Parish Council after consultation with 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.

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 2017), 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.

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

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.





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

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.

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.



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.

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.

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.

Since the 1930s, 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.

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.



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 I.

The Village Today

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.

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.

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 other properties, more recently built, in these locations.

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 employs 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.

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.

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.



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

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.

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

VC1: 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)

VC2: 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)



3. THE LANDSCAPE SETTING

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.

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.

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.

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.

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.



Nature Conservation & Biodiversity

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.

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.

Within the Parish there are eight Sites of Importance for Nature Conservation (SINC). These are sites which are identified by Hampshire County Council for their importance for nature conservation. The sites within the Parish are:

- Bushy Copse (WC0006)
- Crawley Forest South (WC0014)
- Crawley Clump (WC0046)
- Hoopshavers Copse (WC0010)
- Long Copse (WC0046)
- Northwood Park Woods (WC0048)
- Turnpike Copse (WC0005)
- Whiteberry Copse (WC0007)

The location of these sites can be found in Appendix II of this document.

Gardens

Residents take considerable pride in their gardens, with native and ornamental species of trees, shrubs and other plants, which make a material contribution to the pleasing appearance of the village.

Public 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.

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.

A public footpath running between the Old School House and Greenways in the centre the village provides access across adjacent of fields forming part of Mornsfield Farm to the southern exit road from the village.

The Winchester District Local Plan identifies three Scheduled Ancient Monuments in the Parish: see Appendix 1.

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, where 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: Where appropriate and where space permits, new or replacement trees should be planted 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)

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

(DM15)

4. LOCAL CHARACTER

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.

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.

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.

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.

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, but not all cases where the house is set back, walls, hedges, fences or banks generally enclose the front garden to maintain the alignment, 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.

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.



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.



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

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.

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 and 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, barge boards, brick coursing and mortar details etc. are of equal importance. (DM27 and DM29)

LC3: 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 setbacks 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. (DM15 and DM16)

LC4: 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. (DM15 and DM16)

LC5: 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. (DM15 and DM16)

LC6: 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. (DM15 and DM16)

LC7: 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. (DM16)

LC8: 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. (DM15 and DM16)

LC9: 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. (DM15 and DM16)

LC10: 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. (DM23)



Volumes, speeds and sizes of vehicles using the approach roads are matters of increasing concern for residents of the village.



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 does reduce the speed of through traffic but it also creates a single lane which is potentially dangerous and can also call 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'.

5. ROADS AND TRAFFIC

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.

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.

The village is currently served by very limited bus services covering Winchester, Andover and immediate locations.

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.

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 and DM19)

encouraged, provided these measures conform to the guidance in Section 4

Where possible, in existing buildings electric vehicle charging points should be permitted. In new buildings the installation of integral electric charging points should be encouraged.

The use of solar photo-voltaic panels and solar collectors is to be encouraged but not on roofs or facades visible from the street in the conservation area.

Guidance

CCS1: Where reasonably practicable, all new building work should be to zero carbon standards.

CCS2: Improvements in the energy saving standards of existing buildings are to be encouraged, provided these measures conform to the guidance in Section 4

6. CLIMATE CHANGE AND SUSTAINABILITY

Where reasonably practicable, all new building work should be to zero carbon standards.

Improvements in the energy saving standards of existing buildings are to be

7. THE CONSULTATION PROCESS

The Village Design Statement adopted in 2001 was initially revised by Crawley Parish Councillors in 2018; their draft was then submitted to Winchester City Council.

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 assist in its preparation. A Village Design Group was formed consisting of:

Carole Phillips, *Crawley Parish Councillor*

Robert Adam, *Parishioner and Architect*

Trevor Mahood, *Parishioner and recently retired Business Analyst*

Anthony Coleman, *Parishioner and retired Barrister*

- 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" (May 2019).
- Parishioners were regularly updated of progress by the bimonthly newsletter
- Following completion of their draft, a copy of the Design Statement was placed on the Parish Council's website; a link to the website was provided to enable the document to be viewed; hard copies were made available for inspection in the Crawley Village Hall, St Mary's Church and the 'Fox'; residents were invited to comment on the document by email.
- In the Parish newsletter and by e-mail, notice was given of a public consultation which was duly held in the Village Hall on

7th and 8th February 2020; a total of twenty-two residents attended; a small number of other residents expressed their support for the document to Group members verbally but did not attend.

- At the consultation a questionnaire was provided which members of the public were invited to complete with their comments; seven questionnaires were received; two further written submissions were received subsequently.
- The Group met on 3rd March and 12th March 2020 to consider the responses to the public consultation; four of the respondents registered their total agreement with the Design Statement; in the other questionnaires a number of matters of detail were raised; the major matters raised were a perceived lack of flexibility in those parts of the document relating to the design, and an absence of consideration of the increasing importance of the environmental issues of energy conservation. The Group carefully considered all of these matters before making a number of modifications to the document.
- The Village Design Statement was finally approved by the Crawley Parish Council at its meeting on 16th March 2020, before being submitted to Winchester City Council on 17th March 2020.

APPENDIX I - LISTED BUILDINGS AND SCHEDULED MONUMENTS

LISTED BUILDINGS: from Historic England, National Heritage List for England

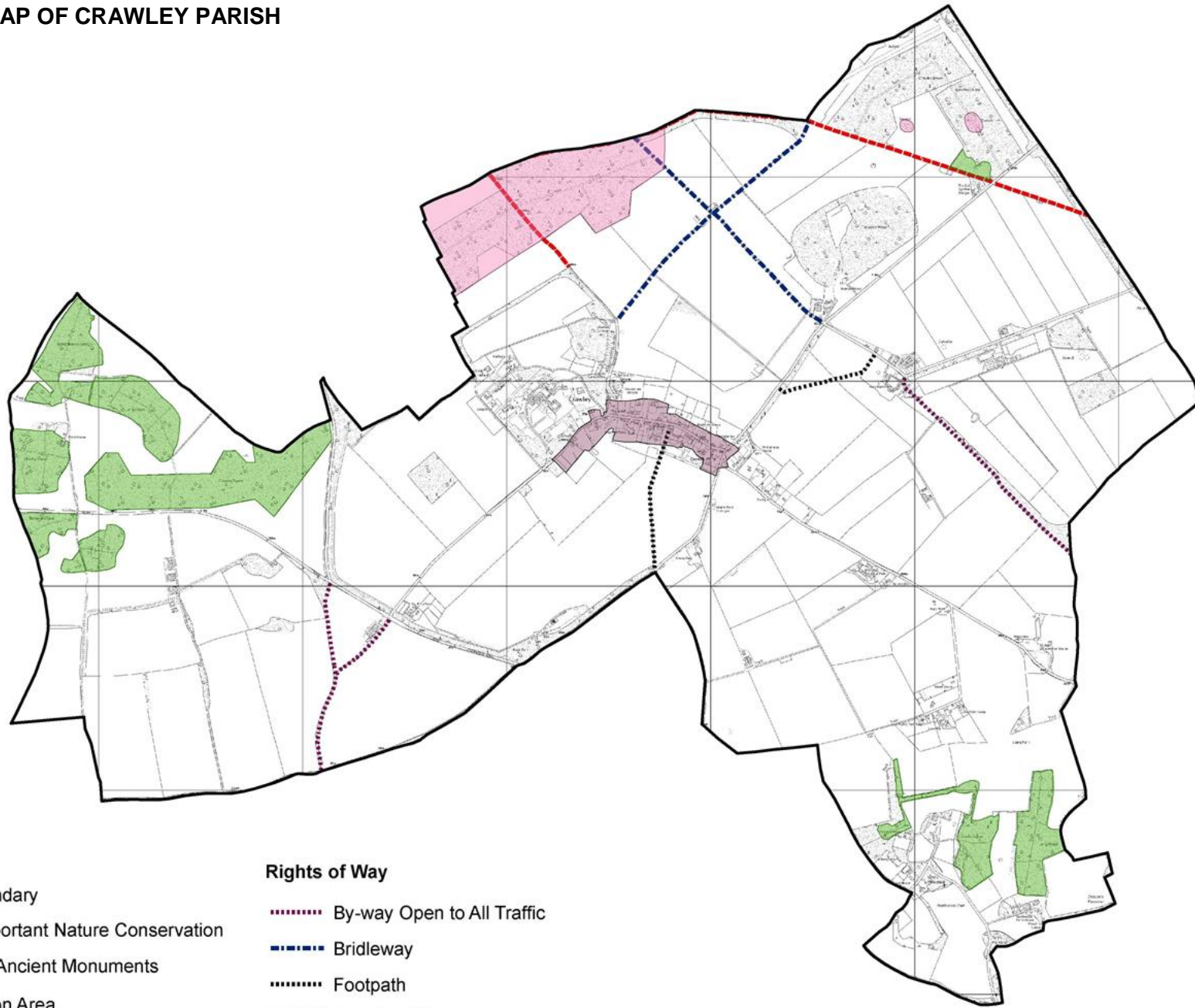
Property and Description	List Entry Number	Grade
Pern Cottage	1095909	II
Barn 5 Metres East of the Old Thatch	1095914	II
Pitter Cottage	1303360	II
Pond Cottage	1095911	II
Paige Cottage	1303302	II
Yew Tree Cottage	1155373	II
Glenbuck Cottage	1095908	II
Yeomans	1350459	II
Corner Cottage	1155336	II
The 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

SCHEDULED MONUMENTS: from Historic England, National Heritage List for England,





Monument No.	Title	Grid Reference
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

APPENDIX II: MAP OF CRAWLEY PARISH

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Key

-  Parish Boundary
-  Sites of Important Nature Conservation
-  Scheduled Ancient Monuments
-  Conservation Area

Rights of Way

-  By-way Open to All Traffic
-  Bridleway
-  Footpath
-  Restricted Byway



DD21

DECISION TAKER: CABINET MEMBER FOR BUILT ENVIRONMENT & WELLBEING – CLLR JACKIE PORTER

REPORT TITLE: ST GILES HILL NEIGHBOURHOOD DESIGN STATEMENT 2020

7 DECEMBER 2020

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

WARD(S): ST MICHAEL

PURPOSE

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 'Supplementary Planning Documents' (SPD).

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

A draft version of the St Giles Hill Neighbourhood Design Statement (NDS) was published for public consultation on 6th April 2020 for a period of 10 weeks. This report summarises the comments received following consultation on the draft version of the NDS and recommends adoption of the document, subject to a number of changes in response to comments received. These changes are outlined in the schedule of comments and recommended responses in Appendix 1 and illustrated in the post-consultation version presented in Appendix 2. The report also seeks the revocation of the previous St Giles Hill NDS that dates from 2011.

RECOMMENDATIONS:

1. That the Design Guidelines/Policies in the Neighbourhood Design Statement for St Giles Hill, as set out in Appendix 2 of this report, be adopted as a Supplementary Planning Document.

2. That the 2011 St Giles Hill NDS be revoked as SPD following the adoption of the 2020 SPD.
3. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Portfolio Holder for Built Environment and Wellbeing, to finalise the Design Guidelines/Policies in the Village Design Statement for St Giles Hill, prior to publication on the Council website.

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.

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.
- 4.2 Following further development of the draft, a report for a Decision Day on the 23 March 2020 (DD11 refers) was prepared to authorise publication of the draft VDS for public and stakeholder consultation. All members, Ward Members and the Portfolio Holder for Built Environment and Wellbeing were therefore consulted as part of that process.
- 4.3 The draft VDS was subject to statutory consultation between 6 April and 8 June 2020 via the Citizenspace online consultation portal. The consultation included statutory consultees and those on the local plan database. In recognition of the COVID-19 pandemic, the consultation period was extended from the normal statutory 6 week period to 10 weeks.
- 4.4 The Council received 4 consultation responses. An analysis of the consultation responses and any resulting changes to the VDS are appended to this report (Appendix 1).

4.5 Under the 2012 Planning Regulations, a statement of consultation needs to be published before a SPD can be adopted. This can be as part of the SPD itself, and the VDS already contains details of the public participation carried out during the preparation of the draft VDS. This report updates the consultation statement; detailing the public consultation undertaken, summarising the issues raised and describing how these issues have been addressed, as required by the Regulations.

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 EQUALITY IMPACT ASSESSEMENT

6.1 None

7 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<i>Property</i> n/a		
<i>Community Support</i>	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>	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> Needs to be adopted as SPD in order to have greater weight in planning decisions	Recommendation is to adopt St Giles Hill NDS as SPD to support planning decisions	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	Ensure VDS is given appropriate consideration in planning decisions	

perceived not to reflect the VDS		
<i>Other</i>		

8 OTHER KEY ISSUES

8.1 None

9 SUPPORTING INFORMATION:

Introduction

9.1 Across the Winchester District there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of local 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.

9.2 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.

9.3 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.

9.4 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

9.5 With the adoption of Local Plan Parts 1 and 2, Crawley Parish Council worked with Officers from the Regeneration Delivery team to update the existing VDS, which was originally adopted in 2001. Following consultation with local residents and a further consultation that was arranged by the City Council the St Giles Hill NDS is now ready for adoption.

- 9.6 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

- 9.7 It is recommended that the St Giles Hill NDS is adopted as a Supplementary Planning Document.
- 9.8 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 publication on the Council's website.

10 OTHER OPTIONS CONSIDERED AND REJECTED

- 10.1 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).
- 10.2 The City Council could as an alternative, informally adopt or endorse the VDS. However, this would carry less weight in determining planning applications. This approach is therefore not considered appropriate.

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

[St Giles Hill Neighbourhood Design Statement - Authorisation to Consultation Process \(DD11\) – 23rd March 2020](#)

Other Background Documents:-

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

APPENDICES:

Appendix 1: Summary of responses received and amendments

Appendix 2: St Giles Hill Neighbourhood Design Statement 2020

Appendix 1: St Giles Hill NDS Consultee Comments

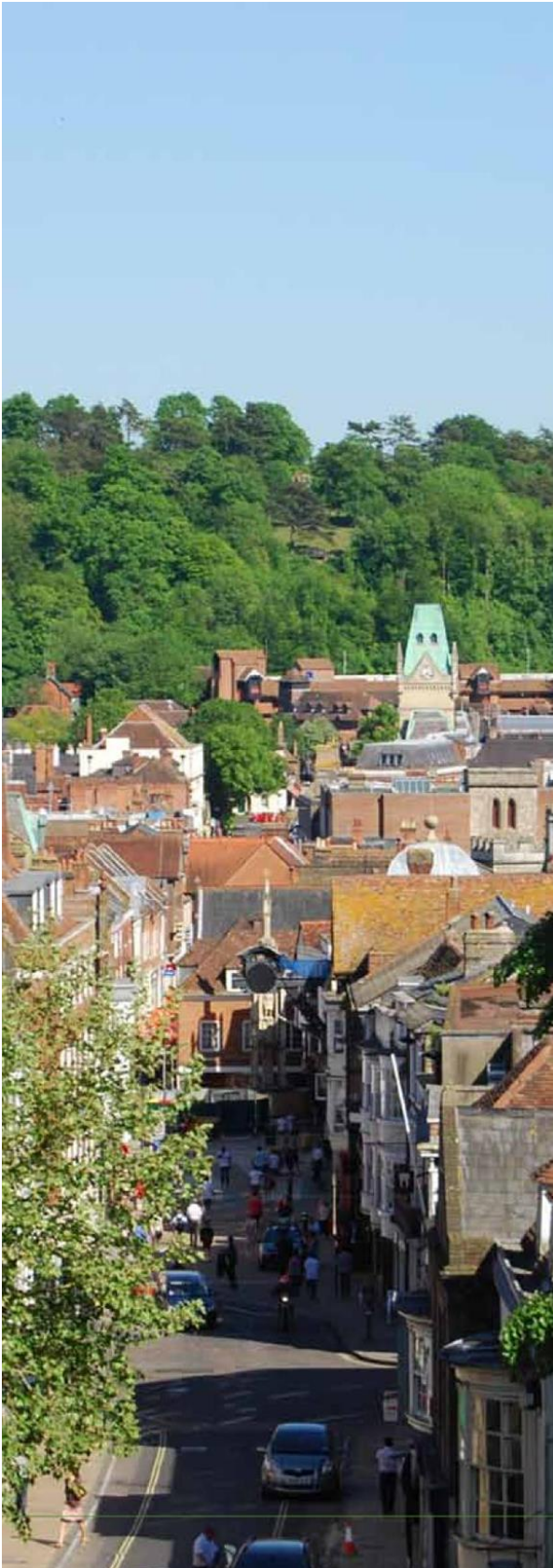
Consultee	Comment	Action
Hampshire Independents	Commented on sewerage capacity at Southern Water Sites.	The comments have been noted however the St Giles Hill NDS does not address this topic therefore no changes have been implemented.
Southern Water	Encouraged the addition of water efficiency measures for new homes to be included in in Section 7 Climate Change & Sustainability	Paragraph 7.5 added to encourage schemes to be more water efficient.
The City of Winchester Trust	Map of the Winchester Conservation Area was incorrect. Proposed amendments to some of the guidance on pages 16 and 17.	The map was corrected to show the correct boundary of the Conservation Area. A majority of the comments have been incorporated into document.
Bill Gunyon	Encourages initiatives embraced by this document, whether related to buildings, transport or land management should be directed to indicate how they contribute to the Council's Carbon Neutrality Action Plan	The document must comply with policies outlined in the current Local Plan and national policy. There is a policy dedicated to low and zero carbon development (CP11) which the guidance within this document supports.

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St Giles Hill Winchester



Neighbourhood Design Statement 2020 (revised)



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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.



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

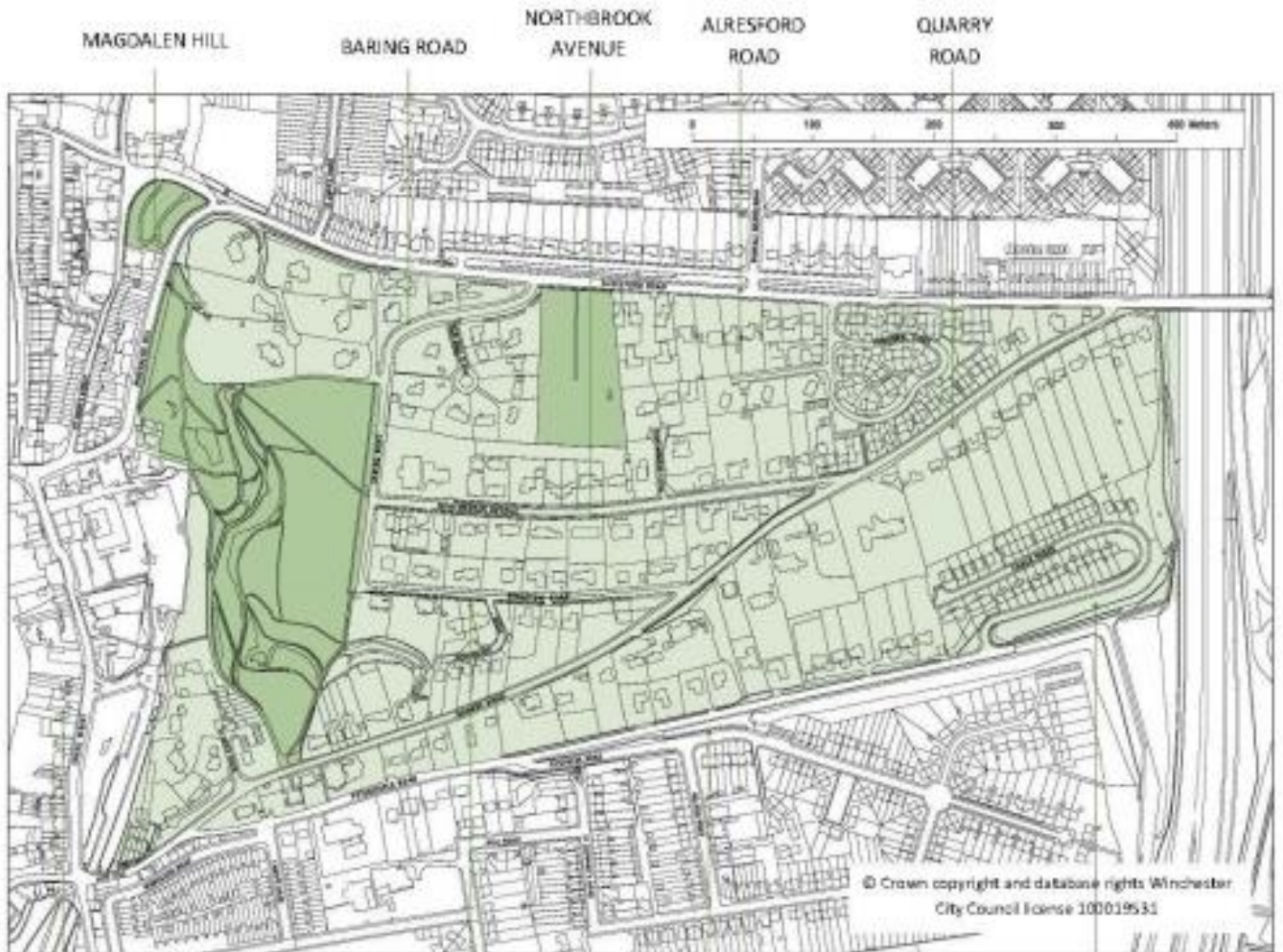
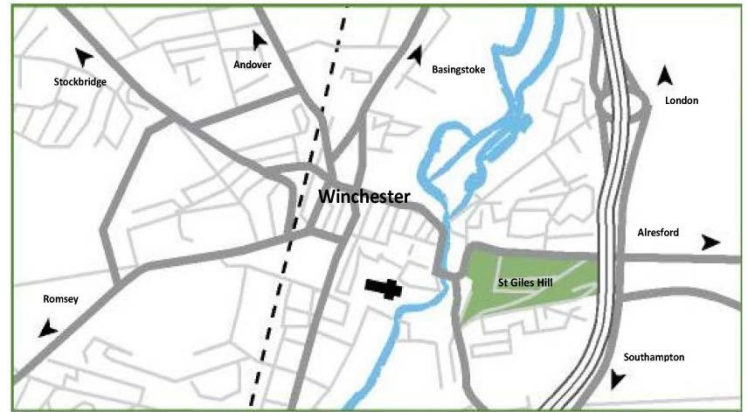
Statements in plain text are a narrative of the characteristics of the environment to be found on St Giles Hill and adjoining areas.

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 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.



CHESIL STREET

STRATTON ROAD

PETERSFIELD ROAD

CHALK RIDGE



Left to right: Petersfield Road, East Hill and Alresford Road

Historical Context

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.



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.

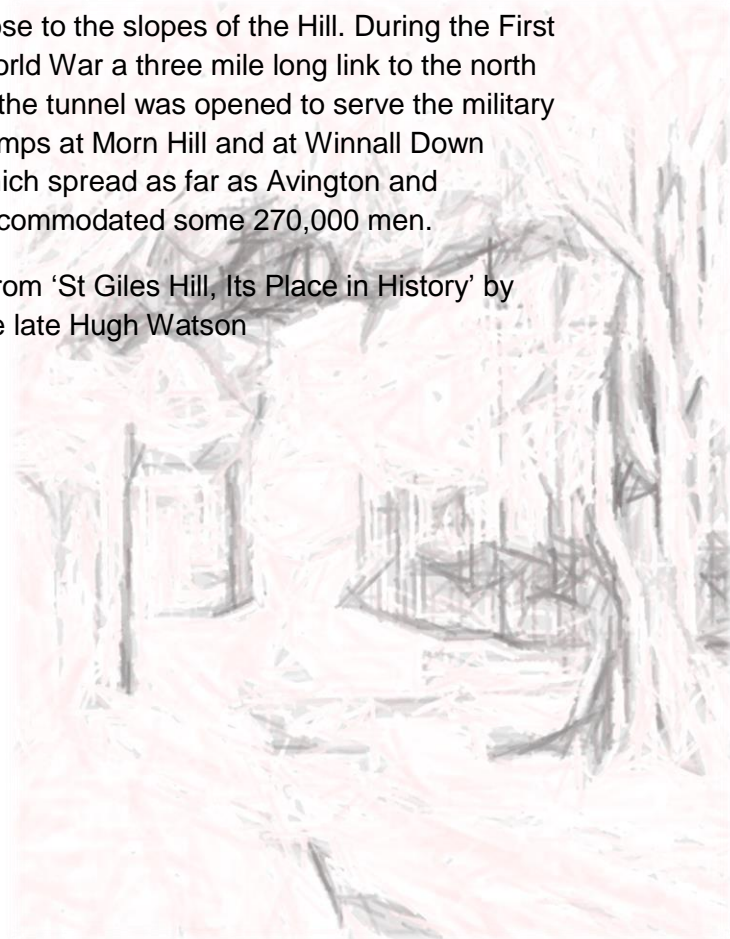
Chesil Station

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



Area and Landscape Setting

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.



St Giles Hill stands 50 Metres above the city of Winchester

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

Area and Landscape Setting

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.





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

Important views include:



THE BUTTERFLY RESERVE ON MAGDALEN HILL DOWN (MANAGED BY THE HAMPSHIRE BRANCH OF BUTTERFLY CONSERVATION), ¾ MILE EAST



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



THE BUTTERFLY RESERVE ON MAGDALEN HILL DOWN (MANAGED BY THE HAMPSHIRE BRANCH OF BUTTERFLY CONSERVATION), ¾ MILE EAST



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



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, WOLFESEY PALACE







Open Grasses 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

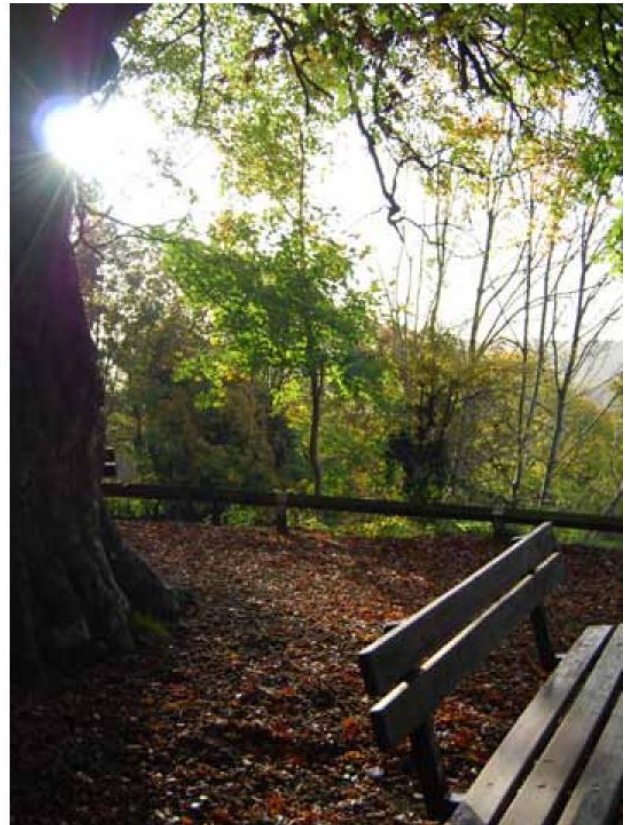
biological corridor, linking wildlife habitats such as the butterfly reserve at Magdalen Hill Down, the water meadows and the reserve at St Catherine’s Hill. Native tree and shrub species include:

Shrubs

Blackthorn (*Prunus spinosa*)
 Buckthorn (*Rhamnus cathartica*)
 Dogwood (*Cornus sanguinea*)
 Hawthorn (*Crataegus monogyna*)
 Hazel (*Corylus avellana*)
 Privet (*Ligustrum vulgare*)
 Spindle (*Euonymus europaeus*)

Trees

Ash (*Fraxinus excelsior*)
 Beech (*Fagus sylvatica*)
 Silver Birch (*Betula pendula*)
 Wych Elm (*Ulmus glabra*)
 Field Maple (*Acer campestre*)
 Holly (*Ilex aquifolium*)
 Yew (*Taxus baccata*)
 Whitebeam (*Sorbus arbuscula*)
 Wild Service Tree (*Sorbus torminalis*)



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 on private land.

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

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.



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.



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



The footpath from Chalk Ridge to Alresford Road

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

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 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.



The junction of Petersfield Road and Quarry 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

The junction of Quarry Road and Alresford Road



The junction of Petersfield Road and Fivefields Road



Stratton Road before it was metalled (See photo on p10)

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 un-adopted 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.

LP Policy CP21

Settlement Pattern: Plots and houses

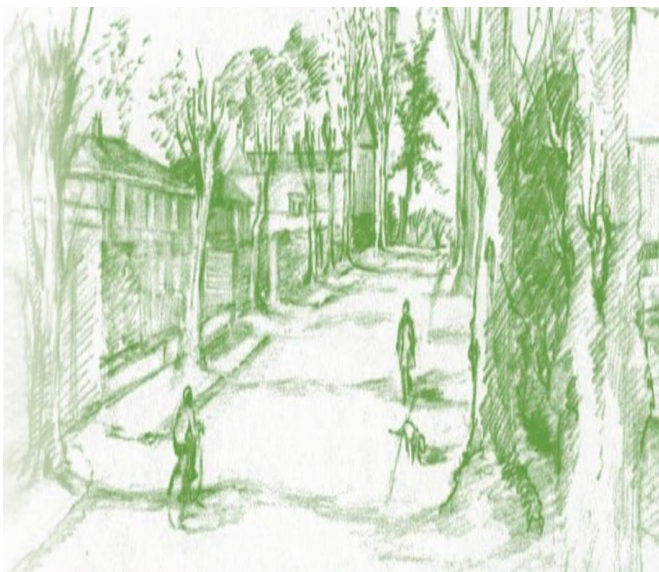
There is a variety of buildings on the Hill. Those at the summit are a mixture of spacious Victorian and Edwardian villas in large plots particularly along Baring Road, Northbrook Avenue, Stratton Road and Quarry Road. There has also been infill between these houses and along the lower slopes of the 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



Modern infill with change in roofline and allowing for tree cover



Older semi detached properties set back from the road with room for shrubs and trees



Older property converted to five dwellings



Social housing near Alresford Road

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



Housing set into the slopes allows panoramic views over roofs



Gaps between houses allow glimpses across the south and east



Park House - A Modern Design

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.

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

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

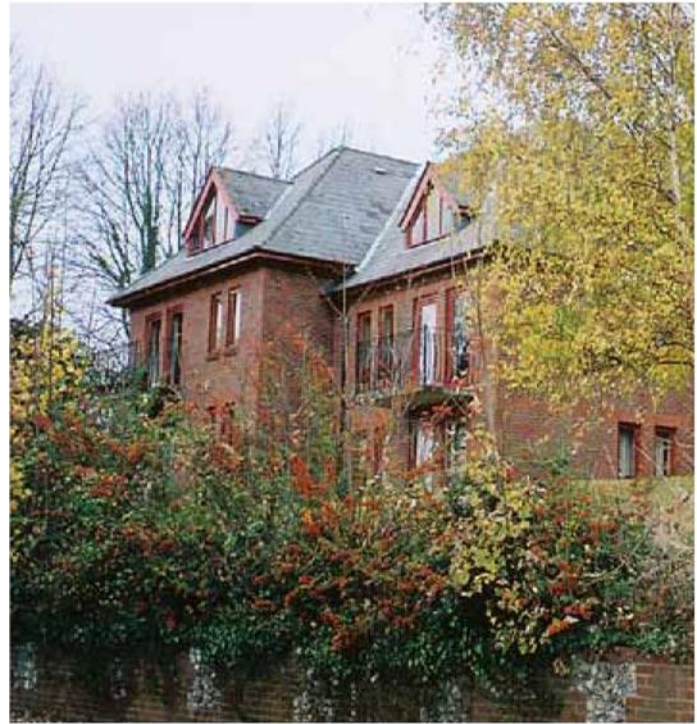
8 Parking should be adequate for the number of new houses proposed and should be beside houses, where possible, rather than intruding into the open frontage (see WCC Residential Parking Standards SPD).

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



3 storey flats with broken roof lines and tree cover

Pot 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,



Older 3 storey property converted into five dwellings



Recent infill development

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.

10 New buildings or building works should not dominate neighbouring buildings, break the existing skyline from medium to longer views or close important gaps or local vistas (see map on page 7).

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 Guidance 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

Biodiversity

Whilst there are no designated sites within the defined boundary of the NDS the River Itchen Special Area of Conservation (SAC) is just to the east. It is important to ensure that not only designated sites such as the River Itchen SAC are protected but that the areas around them too are able to improve biodiversity.

16 Developments should use native species when landscaping to improve the biodiversity of the area.

LP Policy CP16

Sustainability

In June 2019 Winchester City Council declared a 'Climate Emergency' which has enabled greater emphasis on tackling Climate Change. As more home owners choose to make their homes more sustainable it is important that whilst this is encouraged that any works undertaken are done so sensitively as to not impact negatively on character of St Giles Hill.

17 New developments are encouraged to use water efficiency measures where possible

Incorporate renewable energy technologies in a contextually sensitive manner

LP Policy CP15

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 un-adopted 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).

The document was published on the Council's web site for an eight week period inviting comments by 8 June 2020. Four were received and incorporated and the revised Statement was re-adopted by the City Council's Cabinet Committee on DD/MM/YYYY.



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 time 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

Planning Guidance

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.