

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

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

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WARD(S): ST MICHAEL

PURPOSE

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

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

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

RECOMMENDATIONS:

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

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

IMPLICATIONS:**1 COUNCIL PLAN OUTCOME**

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

2 FINANCIAL IMPLICATIONS

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

3 LEGAL AND PROCUREMENT IMPLICATIONS

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

4 CONSULTATION AND COMMUNICATION

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

5 ENVIRONMENTAL CONSIDERATIONS

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

6 RISK MANAGEMENT

| Risk | Mitigation | Opportunities |
|------|------------|---------------|
|------|------------|---------------|

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

7 OTHER KEY ISSUES

7.1 None

8 SUPPORTING INFORMATION:

Introduction

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

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

Background

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

Conclusion and Next Steps

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

9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The City Council encourages the production of Village Design Statements by local communities, so as to improve the quality of development in local area and public involvement in the planning process. In order to carry weight in

determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs).

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

BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

Other Background Documents:-

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

APPENDICES:

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