

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.