

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

REPORT TITLE: COLDEN COMMON VILLAGE DESIGN STATEMENT – AUTHORISATION TO CONSULTATION PROCESS

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WARD(S):COLDEN COMMON AND TWYFORD

PURPOSE

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

Village Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry appropriate 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 some time ago. Several 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 draft revised Colden Common Village Design Statement be approved for public consultation.
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 Colden Common Village Design Statement, prior to consultation.

3. That the Strategic Planning Manager is granted delegated authority to undertake a six week consultation period on the Colden Common Village Design Statement between 10th May 2021 and 20th June 2021, in accordance with the requirements of the Local Plan Regulations 2012.

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 Colden Common VDS therefore supports the outcome of 'Living Well' and particularly the principle - '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. A SPD is a material planning consideration in decision making.
- 3.3 Initial consultation by Colden Common Parish Council with input from officers from the City Council has been undertaken during 2020. 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. Colden Common Parish Council carried out the initial consultation with local residents as part of the development of the draft VDS during 2020, as detailed in the draft VDS.

5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDSs 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 to be reflected in a planning document which addresses how the design of new development should positively respond to its location when applications for development are being decided.	Ensure that VDS contains appropriate and realistic guidance
<i>Timescales</i> Risk that existing VDS does not reflect current planning policy	Adopt new up-to-date VDS	Adopting an up-to-date VDS will support policies in the adopted local plan and good decision making on development proposals.
<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 Colden Common VDS.	An up-to-date adopted SPD will carry greater weight in planning decisions, including appeals
<i>Innovation</i> N/A		
<i>Reputation</i> Risk to reputation if planning decisions are perceived not to reflect the VDS	Ensure VDS is given appropriate consideration in planning decisions	Ensure VDS sets out realistic expectations for planning decisions and communicate this to the local community
<i>Other</i>		

7 OTHER KEY ISSUES

7.1 None

8 SUPPORTING INFORMATION:

Introduction

- 8.1 Across the Winchester district there are over 25 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of 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.
- 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 Section 12 of 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 detailed local guidance for the assessment and determination of applications for new development whilst reflecting both national and adopted local planning policies.
- 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 to which they relate and provide local guidelines for new development to be able to respond to these local characteristics in a positive way. 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 Policy DM15 of Local Plan Part 2 (LPP2) sets out how proposals should have regard to any adopted Design Statements, such as Village Design Statements.
- 8.5 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

- 8.6 With the adoption of Local Plan Parts 1 and 2, and against a background of proposed new developments in the area, some of which have now been completed, Colden Common Parish Council was keen to update the existing VDS, which was originally adopted in 2012. Following consultation with local residents during 2020, a draft revised VDS has been prepared for formal public consultation.
- 8.7 The new Colden Common VDS refers to the relevant policies of the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD. It reflects the principles of the latest version of the NPPF and responds to changes which have taken place within the parish in the last 9 years.
- 8.8 Parts of the parish lie within the South Downs National Park. The introduction to the VDS makes it clear that the document will not apply within these areas.

Conclusion and Next Steps

- 8.9 It is recommended that authorisation for public consultation on the Draft Colden Common VDS is undertaken.
- 8.10 The Regulations require a minimum of four weeks public consultation. It is proposed that the public consultation period for the Colden Common VDS lasts for a period of six weeks, reflecting the commitment within the Council's Statement of Community Involvement (SCI).
- 8.11 As a result of the current Covid-19 pandemic regime and In accordance with the SCI Covid-Review Statement from October 2020, consultation will take place online. Reasonable provision will be considered upon request for those who are unable to use online services.
- 8.12 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 public consultation. Once this consultation has been completed comments will be carefully considered, with any amendments needed made to the document, before the VDS is referred to Cabinet for final consideration and adoption.

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:- None

Other Background Documents:-

[Adopted Colden Common Village Design Statement 2012](#)

APPENDICES:

Appendix 1: Draft Colden Common Village Design Statement for consultation