

DECISION TAKER: Cabinet Member for Place and Local Plan – Councillor Jackie Porter

REPORT Title: Upham Village Design Statement (2025)

20 MARCH 2025

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WARD(S): UPPER MEON VALLEY

DECISION:

1. That the Upham Village Design Statement (2025) as set out in Appendix 2 of this report, be adopted as a Supplementary Planning Document.
2. That the 1999 Upham Village Design Statement be revoked as SPD following the adoption of the 2025 version.
3. That delegated authority be granted to the Strategic Planning Manager to make minor factual corrections and editing, in consultation with the Cabinet Member for Place and Local Plan, to finalise the revised Upham Village Design Statement, prior to publication on the Council website.

REASONS FOR THE DECISION

The report seeks the adoption of the Upham Village Design Statement (VDS) 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 as much weight as possible in planning decision-making process they need to be adopted by the City Council as SPDs.

A draft version of the Upham VDS was published for public consultation between 11 November and 23 December 2024. It is important to note that only a small part of the Parish of Upham lies within Winchester District, the majority of the settlement (82%) is located within the South Downs National Park, consequently, this report

seeks adoption of the Upham VDS only insofar as it will apply within the Winchester District Local Plan area. Officers from Winchester City Council have been working closely with Officers from the South Downs National Park Authority (SDNPA) on the development and subsequent adoption of this VDS. The SDNPA are also separately seeking permission from their Planning Committee on the 13 March 2025 to adopt this VDS as an SPD.

The original Upham VDS was adopted in 1999 and this document would be revoked following the adoption of this VDS (2025).

#### OTHER OPTIONS CONSIDERED AND REJECTED

1. The city council encourages the production of Village Design Statements by local communities, to improve the quality of development in local area and public involvement in the planning process. In order to carry as much weight as possible in the assessment and determination of planning applications, such Statements need to be adopted by the city council as SPDs.
2. An alternative approach 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 decision making, 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.
3. In light of the anticipated changes regarding the phasing out of SPDs and their replacement with Supplementary Plans as a result of the implementation of the Levelling Up and Regeneration Act (LURA), the city council could decide to not adopt the VDS as an SPD at this time, but this would negate the work that the local community had undertaken in producing the VDS.
4. The recommendation in this report is therefore to adopt the VDS as an SPD at this time. However, once the new Local Plan 2040 is adopted and once the LURA legislation is implemented, the city council would need to review the status and weight that could be given to such SPDs. Whilst there is uncertainty around the detailed implementation and timing of the LURA changes, the VDS would still remain a ‘material planning consideration’ for a continuing period of time.

#### DECLARATION OF INTEREST

None

DISPENSATION GRANTED BY CHIEF EXECUTIVE:

None

APPROVED BY: Jackie Porter

DATE: 20.03.2025

**Councillor Jackie Porter– Cabinet Member for Place and Local Plan**

APPENDICES:

Appendix 1: Upham Village Design Statement (2025) – Statement of Consultation;  
including Schedule of Representations on Draft

Appendix 2: Upham Village Design Statement (2025) – main report and appendices