



## **DRAFT PORTFOLIO HOLDER DECISION NOTICE**

### **PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING & ACCESS**

#### **TOPIC – DRAFT LITTLETON VILLAGE DESIGN STATEMENT REVISION**

#### **PROCEDURAL INFORMATION**

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

**If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on Friday 25<sup>th</sup> September 2009.**

#### **Contact Officers:**

##### **Case Officer:**

Steve Opacic, Tel: 01962 848101 Email: [sopacic@winchester.gov.uk](mailto:sopacic@winchester.gov.uk)

##### **Committee Administrator:**

Ellie Hogston, Tel: 01962 848 155, Email: [ehogston@winchester.gov.uk](mailto:ehogston@winchester.gov.uk)

#### **SUMMARY**

A draft Village Design Statement (VDS) revision has been produced for Littleton village and its immediate setting, to the north-west of Winchester. There is an existing VDS for Littleton which was adopted in 2001 but this is now out of date and the VDS revision has been produced to replace it. In order for this document to carry weight in the planning decision-making process it needs to be adopted by the City Council as a 'Supplementary Planning Document'. The procedures for adoption require formal consultation on draft Village Design Statements and this decision relates to the approval of the draft Littleton VDS revision for consultation. The document can be viewed by clicking [here](#):

## **PROPOSED DECISION**

1. That the Portfolio Holder for Planning and Access authorises the publication of the draft Littleton Village Design Statement revision for public consultation, such consultation to accord with the relevant requirements of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008.

## **REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities so as to improve the quality of development in local areas 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). The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 set out various requirements which must be followed when producing and adopting SPDs, including in relation to public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Village Design Statement as SPDs, or lead to its validity being challenged.

An alternative to formal adoption as SPDs would be for the Council to informally adopt or endorse the VDS. This approach has been adopted for certain site-specific briefs/plans such as the Old Station Yard Sutton Scotney Development Brief and the Cathedral Close Masterplan. However, an informally adopted document will be a less weighty material consideration in determining planning applications and appeals, as the formal adoption processes required of SPDs would not have been followed. While this may be an acceptable approach for a site-specific brief/plan such as those mentioned above, which have been produced by landowners/prospective developers, it would not confer sufficient weight to a document such as a VDS, which aims to influence planning applications and decisions by others, and to be a robust source of guidance for use, where necessary, in planning appeals. The option of informal adoption or endorsement is, therefore, not considered appropriate for Village Design Statements or Neighbourhood Design Statements.

This draft VDS has been produced by a Village Design Statement team (including Parish Council representatives), in consultation with residents, the Parish Council and City Council officers. The VDS has been through several drafts and is now in a form which officers are able to recommend for publication as a consultation draft.

The draft VDS includes a series of 'Design Guidelines' which would be adopted as SPDs and several 'Additional Goals', which would not be adopted as part of the SPDs as they tend to be aims and aspirations, rather than design guidance. The

draft VDS's Design Guidelines generally accord with, and supplement the policies of, the statutory Winchester District Local Plan Review 2006. It has a particular emphasis on conserving the character, distinctive features and landscape setting of the area by ensuring that changes and development are sympathetic. It meets the various requirements for Supplementary Planning Documents, for example through the inclusion of a community involvement statement. A Sustainability Appraisal has also been undertaken and is appended to the draft VDS. Although the 2008 Regulations no longer include this as a requirement, it has been useful in helping to refine the Design Guidelines.

**FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE**

N/A

**DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED**

N/A

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

N/A

**Approved by: (signature)**

**Date of Decision:**

**Councillor Keith Wood – Portfolio Holder for Planning & Access**