



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING & TRANSPORT

TOPIC – DRAFT NEW ALRESFORD TOWN DESIGN STATEMENT

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 City Secretary and Solicitor, the Chief Executive and the Director 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 28 December 2006

Contact Officers:

Case Officer: Steve Opacic, 01962 848 101, sopacic@winchester.gov.uk

Committee Administrator: Frances Maloney, 01962 848 155, fmaloney@winchester.gov.uk

SUMMARY

A draft Town Design Statement (TDS), which is the equivalent of a Village Design Statement in smaller settlements, has been produced for New Alresford. 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 Town/Village/Neighbourhood Design Statements and this decision relates to the approval of the draft New Alresford TDS for consultation.

The draft TDS has been produced with assistance from consultants (Atkins) appointed by the City Council and funded from Planning Delivery Grant, as well as Planning Aid South.

PROPOSED DECISION

That the Portfolio Holder for Planning & Transport authorises the publication of the draft New Alresford Town Design Statement (amended as necessary to deal with editing/typographical corrections) for public consultation, such consultation to accord with the relevant

requirements of the Town & Country Planning (Local Development) (England) Regulations 2004.

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

The City Council encourages the production of Town, Village 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 (SPD). The Town and Country Planning (Local Development) (England) Regulations 2004 set out various requirements which must be followed when producing and adopting SPD, including in relation to public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Town/Village/Neighbourhood Design Statements as SPD or lead to their validity being challenged.

An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS/NDS. 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 SPD have not 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 TDS/VDS/NDS, 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 Town, Village or Neighbourhood Design Statements.

New Alresford TDS

The draft TDS has been produced by members of New Alresford Town Council, in consultation with local groups and residents. The Town Council has had assistance from the City Council's consultants (Atkins), Planning Aid South and City Council officers. After several drafts a version has been produced which officers are able to recommend as the basis for public consultation. This is attached at Appendix 1.

The draft TDS includes detailed Guidelines which are divided into 3 categories:

- Spaces, Landscape and the Environment
- The Conservation Area
- Developments Outside the Conservation Area

The draft TDS generally accords with, and supplements the policies of, the newly-adopted Winchester District Local Plan Review. It also meets other requirements for Supplementary Planning Documents, for example through the inclusion of a public consultation statement and a Sustainability Appraisal.

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

None

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

N/A

Approved by: (signature)

Date of Decision

Councillor Keith Wood – Portfolio Holder for Planning and Transport