

# Revised Braishfield Village Design Statement Supplementary Planning Document

Report of the Planning Portfolio Holder

## Recommended:

1. That the Braishfield Village Design Statement attached as Annex 1 to the report be adopted as a Supplementary Planning Document.
2. That the Head of Planning Policy & Economic Development, in consultation with the Planning Portfolio Holder be delegated to carry out amendments of a minor nature to improve the presentation of the document and correct any typographical errors.

## SUMMARY:

- The Parish of Braishfield has prepared an updated version of their Village Design Statement (Annex 1) this has now been submitted for consideration for adoption as a Supplementary Planning Document (SPD). The Council has undertaken a formal public consultation in order to meet the requirements of a SPD in line with the relevant regulations and guidance.
- The report sets out a summary of the comments received and the Council's response as set out in Annex 2. This includes amendments which were recommended in light of these comments, these amendments have been carried out by the VDS working group and agreed with the Parish Council. The VDS is considered appropriate for adoption, following the inclusion of these amendments.

## 1 Introduction

- 1.1 An update to the current Village Design Statement (VDS) for Braishfield (Annex 1) has been prepared by the local community with the support of Braishfield Parish Council.
- 1.2 The VDS is intended to provide design guidance for the Parish of Braishfield. The report recommends its adoption as a SPD, following the amendments carried out by the working group made up of Parish residents as set out in Annex 2 to the report, in light of the representations received during formal consultation by the Council.

## 2 Background

- 2.1 VDS remain one of the tools which communities can use to help influence planning proposals within their parish. In 1999, it was agreed that VDS would be adopted by the Council as (what was then) Supplementary Planning Guidance (SPG) in accordance with guidance to be set by the Council. A

Guidance Note was approved in 2000, following consultation with Parish councils and it was agreed to be used together with the Countryside Commission (now Natural England) 1996 guidance document *Village Design – making character count in new development* (CCP501) and the Local Plan.

- 2.2 The Planning and Compulsory Purchase Act 2004 replaced SPG with the status of Supplementary Planning Document (SPD), although the VDS previously adopted as SPG are 'saved'. In order to give a VDS formal status as a Council planning document within its Local Development Framework (LDF) it needs to be adopted as a SPD. Once adopted the SPD forms a material consideration which will be considered when determining future planning applications in the parish.
- 2.3 In order to achieve SPD status, in addition to public consultation undertaken locally within the parish community, the Council undertook formal public consultation on the draft VDS document between 16 April and 1 June 2021, due to COVID-19 restrictions this consultation period was extended to ensure any interested parties could submit their responses.

### **3 Corporate Objectives and Priorities**

- 3.1 The VDS will assist in protecting and enhancing the natural and built environment of the Borough and enable the Parish Council and local community to enhance their role and influence in planning decision making, in line with the aims of the Corporate Plan 2019 – 2023, particularly furthering its priorities of growing the potential of communities, people and the local environment.

### **4 Consultations/Communications**

- 4.1 A summary of the representations received during formal public consultation undertaken by the Council is detailed in Annex 2 to the report. 5 parties made representations and in total 31 comments were submitted. These comments were constructive, with the majority concerning matters of clarity; as a result there have been some alterations made to the final document (Annex 1) by the working group and agreed with the Parish Council. The summary includes a recommended response to each of the comments made and whether an amendment to the text is considered appropriate if the VDS are to be adopted as a SPD. Amendments to Annex 1 have been carried out by the VDS working group and approved by the Parish Council.
- 4.2 A Statement of Consultation and SPD Matters (Annex 3 to the report), details those consulted by the Council during formal public consultation and also of the pre-submission consultation undertaken with the local community by the Parish Council and the group leading the preparation of the VDS themselves.

### **5 Options**

- 5.1 The only option is whether or not the revised VDS should be adopted as a SPD.

- 5.2 Issues for consideration are whether the revised Braishfield VDS meets the requirements of the relevant regulations and guidance and is in a form which is suitable for adoption as a SPD. This includes consideration of the representations received made during formal public consultation by the Council and the suggested amendments made to the draft VDS document, and that adoption as a SPD be made in light of these (see Annex 2).

## **6 Option Appraisal**

- 6.1 Adoption as a SPD is necessary in order for the VDS to have formal status as a planning document, so it can be given weight in development management in the consideration of planning applications. It should lead to an enhanced quality of new development.
- 6.2 VDS preparation is non-statutory and undertaken by parishes, although if it is to be given the status of a SPD, then it must be adopted, having first undertaken formal public consultation as prescribed by the regulations.
- 6.3 Assessment has been in line with that suggested by the Council's VDS Guidance Note. Comments and suggestions on the content of the VDS have been provided by officers during its preparation and amendments have been incorporated into the final draft. Officers have maintained regular contact with the working group leading its preparation and the Parish Council. The Council was kept informed of progress.
- 6.4 It is considered that with regard to its content and text, the VDS is compatible with existing planning policy and guidance on VDS prescribed by Natural England and the Council. The VDS working group were provided with a copy of the representations set out in Annex 2 and have now amended the document in response to these suggested amendments, and has been agreed by the Parish Council. The amendments are considered appropriate which should allow for the adoption of the VDS as a SPD.

## **7 Risk Management**

- 7.1 A risk management assessment has been completed in accordance with the Council's Risk Management Methodology and the existing risk controls in place mean that no significant risks (Red or Amber) have been identified.

## **8 Resource Implications**

- 8.1 None

## **9 Legal Implications**

- 9.1 Once adopted, the VDS will form part of the Council's LDF. In order to achieve this status, the necessary regulations have been complied with.

## **10 Equality Issues**

- 10.1 An EQIA screening has been completed in accordance with the Council's EQIA methodology and no potential for unlawful discrimination and/or low level or minor negative impact have been identified, therefore a full EQIA has not been carried out.

## 11 Other Issues

11.1 Community Safety - None

11.2 Environmental Health Issues - None

11.3 Sustainability and Addressing a Changing Climate – The VDS will support the Council to encourage a higher standard of design of new development and should have a positive effect on the environment.

11.4 Property Issues - None

11.5 Wards/Communities Affected – Ampfield and Braishfield Ward, Braishfield Parish

## 12 Conclusion and reasons for recommendation

12.1 It is considered that the requirements of the relevant regulations and guidance have been met following the amendments to the VDS document by the working group in response to the representations made during formal public consultation set out in Annex 2 to the report; and that the revised Braishfield VDS should be adopted as a SPD to provide design guidance for the Parish of Braishfield.

### Background Papers (Local Government Act 1972 Section 100D)

1. Village Design Statements Guidance Note 2000, Test Valley Borough Council
2. Village Design – making character count in new development 1996 (CCP501), Countryside Commission (now Natural England)
3. Test Valley Borough Revised Local Plan DPD 2011-2029

### Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

No of Annexes:	3	File Ref:	pt8.2.1
(Portfolio: Planning) Councillor P Bundy			
Officer:	Timothy Goodridge	Ext:	8612
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