

Longparish Revised Village Design Statement Supplementary Planning Document

Report of the Planning Portfolio Holder

Recommended:

- 1. That the Longparish Revised Village Design Statement, attached as Annex 1 to the report, be adopted (subject to the amendments set out in Annex 2 to the report) as a Supplementary Planning Document to replace the current document in providing design guidance for the Parish of Longparish.**
- 2. That the Head of Planning Policy and Economic Development, in consultation with the Planning Portfolio Holder be given delegated authority to carry out amendments of a minor nature.**

SUMMARY:

- A Revised Village Design Statement has been prepared for the Parish of Longparish (Annex 1) and submitted for consideration for adoption as a Supplementary Planning Document (SPD), replacing the current Longparish VDS. The Council has undertaken a formal public consultation in order to meet the requirements of an SPD in line with the relevant regulation and guidance.
- The report sets out a summary of the comments received and the responses are set out in Annex 2. This includes amendments which are recommended in light of these comments. The VDS is considered appropriate for adoption, subject to inclusion of these amendments.

1 Introduction

- 1.1 A revised Village Design Statement (VDS) for Longparish (Annex 1) has been prepared by the local community with the support of the Longparish Parish Council.
- 1.2 The VDS is intended to replace the current document in providing updated design guidance for the Parish of Longparish. This report recommends its adoption as an SPD, subject to the amendments 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.

- 2.2 A Guidance Note was approved in 2000 and subsequently updated in 2016 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.
- 2.3 The Planning and Compulsory Purchase Act 2004 replaced SPG with the status of Supplementary Planning Documents (SPD), although the VDS previously adopted as SPG are ‘saved’. In order to give a VDS formal status as a Council planning document it needs to be adopted as a SPD. Once adopted the SPD is a material consideration which can be used when determining future planning applications in the Parish.
- 2.4 In order to achieve SPD status, in addition to extensive public consultation undertaken locally within the parish community details of which are included in the Consultation Statement (Annex 3), the Council also undertook formal public consultation on the draft VDS document between 15 November 2024 and 3 January 2025.

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 2023 – 2027. The VDS will help with furthering the priorities of environment, inclusion and sustainability.

4 Consultations/Communications

- 4.1 Draft versions of the document have been circulated with Officers of the Council which resulted in suggested amendments to provide clarity in the document and to ensure the guidance would enable it to become a more effective document as a material consideration when making decisions on future applications in the parish.
- 4.2 A summary of the representations received during the formal public consultation undertaken by the Council is detailed in Annex 2 of this report. Four parties made representations and in total 10 comments were submitted. The majority of comments sought clarity surrounding the potential impact of future developments on landscape and heritage assets within the parish.
- 4.3 A Statement of Consultation and SPD Matters (Annex 3 of this report), details those consulted by the Council during the formal public consultation and also the pre-submission consultation undertaken with the local community by the Parish Council and the group leading the preparation of the VDS. Annex 4 shows a letter of support from the parish council.

5 Options

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

- 5.2 Issues for consideration are whether the revised Longparish 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 by the Council and whether these warrant amendments to the draft VDS document being made, and that adoption as a SPD be made subject to these being undertaken (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 material consideration and a planning document part of the Council's Local Development Framework. It can then be given weight in decision making when considering planning applications and 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 by the Council having undertaken local and formal public consultation as prescribed by the regulations.
- 6.3 This assessment has been carried out in accordance with 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 document. Officers have maintained regular contact with those leading its preparation and the Parish Council.
- 6.4 It is considered that the VDS is compatible with existing planning policy and guidance on VDS preparation as outlined by Natural England and the Council. Subject to the recommended amendments set out in Annex 2 to this report, in response to the representations made during formal public consultation; it is considered appropriate to adopt the VDS as a SPD.

7 Risk Management

- 7.1 An evaluation of the risks indicates that the existing controls in place mean that no significant risks have been identified at this time.

8 Resource Implications

- 8.1 None

9 Legal Implications

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

10 Equality Issues

- 10.1 An Equality Impact Assessment (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 impacts 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 – Harewood Ward and Longparish Parish

12 Conclusion

12.1 It is considered that the requirements of the relevant regulations and guidance have been met and that subject to the amendments (in response to the representations made during the formal public consultation) set out in Annex 2 of this report, that the Longparish Revised VDS should be adopted as a SPD to replace the current VDS document in providing design guidance for the Parish of Longparish.

<u>Background Papers (Local Government Act 1972 Section 100D)</u>			
None			
<u>Confidentiality</u>			
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:	4	File Ref:	pp11_25
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Report to:	Cabinet	Date:	9 April 2025