

Revised Ampfield Village Design Statement Supplementary Planning Document

Report of the Planning Policy Portfolio Holder

Recommended:

- 1. That the Revised Ampfield Village Design Statement (attached as Annex 1) be adopted as a Supplementary Planning Document to provide design guidance for the Parish of Ampfield.**
- 2. That the Head of Planning Policy, 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.**

Recommended to Council

SUMMARY:

- A Village Design Statement has been prepared for the Parish of Ampfield (Annex 1) and 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 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 Ampfield (Annex 1) has been prepared by the local community with the support of Ampfield Parish Council.
- 1.2 The VDS is intended to provide updated design guidance for the Parish of Ampfield. The report recommends its adoption as a 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.

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- 2.2 A Guidance Note was originally 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 Document (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 forms a material consideration which will be considered when determining future planning applications in the parish.
- 2.4 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 23 November and 21 December 2018.

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. 9 parties made representations and in total 15 comments were submitted. The majority of comments sought clarity surrounding suggested potential extensions to designations including the conservation area and local gap; however this has been retained from the original 2003 VDS; while this is a full update of the document, this element was reviewed and retained from the previous VDS. As a result of the consultation there were some alterations made to the wording in the final document, under the heading of “Recommendations for Consideration”.
- 4.2 Other minor changes were also made to ensure the document focused more so on the design aspects, this includes highlighting the difference between the design principles in the evidence base, recommendations for consideration and the planning guidance by inserting new subtitles and placing the guidance in boxes to ensure it was easier to find. 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.

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- 4.3 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 VDS should be adopted as a SPD.
- 5.2 Issues for consideration are whether the revised Ampfield 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 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 planning document part of the Council's LDF, 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 by the Council, 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 those 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. Subject to the recommended amendments set out in Annex 2 to the report, in response to the representations made during formal public consultation, and further changes made clarity and to ensure the document remains focused on design; it is considered appropriate to adopt the VDS as a SPD. The VDS preparation group have been given a copy of the representations received.

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 affect on the environment.

11.4 Property Issues - None

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

12 Conclusion and reasons for recommendation

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 formal public consultation) set out in Annex 2 to the report, that the Ampfield VDS should be adopted as a SPD to provide design guidance for the Parish of Ampfield.

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.

APPENDIX A

No of Annexes:	3	File Ref:	pt8.2.1
(Portfolio: Planning) Councillor Adams-King			
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Report to:	Cabinet	Date:	10 July 2019