

Report to	<b>Planning Committee</b>
Date	<b>10 August 2017</b>
By	<b>Director of Planning</b>
Title of Report	<b>Adoption of Buriton Village Design Statement as a Supplementary Planning Document</b>
Purpose of Report	<b>To recommend the adoption of the Buriton Village Design Statement as a Supplementary Planning Document</b>

**Recommendation: The Committee is recommended to approve the adoption of Buriton Village Design Statement as a Supplementary Planning Document**

## **1. Summary**

- 1.1 Village Design Statements (VDSs) describe the character of the landscape and built environment of their parish and include guidelines to help ensure that this character is conserved and enhanced in any new development in the area. They are eligible for adoption as Supplementary Planning Documents, which once adopted form a material consideration when assessing planning applications. Village Design Statements adopted as Supplementary Planning Documents provide more detailed information to supplement the design policies set out in the relevant Development Plan Document, for Buriton VDS, this is the East Hampshire Joint Core Strategy.
- 1.2 If approved; the Buriton VDS would be the fifth Community Led Plan to be adopted as a Supplementary Planning Document by the SDNPA.

## **2. Background**

- 2.1 The South Downs National Park Authority (SDNPA) has set out its commitment to support the development of high quality Community Led Plans in the South Downs Partnership Management Plan (PMP). The Pre Submission version of the South Downs Local Plan reinforces the importance the SDNPA place on Community Led Plans, particularly Local Landscape Character Assessments and Village Design Statements. Policies SD4 (Landscape) and SD5 (Design) both require development proposals to be informed by community led plans, this places even more importance on ensuring community led plans are of the highest quality, and that the SDNPA endorse or adopt these plans where appropriate.
- 2.2 On 15 October 2013 the SDNPA agreed to delegate authority for the adoption of Community Led Plans to the Planning Committee.
- 2.3 Supplementary Planning Documents (SPDs) can be prepared by the Local Planning Authority or local community to provide more detail on policies in adopted Development Plan Documents (DPDs), that is, the inherited Local Plans or Joint Core Strategies. As their name suggests, they are intended to supplement policies in DPDs. SPDs should align with policies contained in the Development Plan. They should also be consistent with national planning policy.
- 2.4 The National Planning Policy Framework (NPPF) states that SPDs should be used where they can help applicants make successful planning applications or aid infrastructure delivery,

and should not be used to add unnecessarily to the financial burden of applicants. Village Design Statements, once adopted will assist applicants in making successful applications, reducing the financial burden from having to submit alternative proposals as their proposals should complement local aspirations, regarding the design of development by following guidelines in the VDS.

- 2.5 SPDs are subject to Regulations, including a specific process of consultation and engagement with relevant parties, before they can be adopted as an SPD. For instance, an SPD must contain the date on which the document is adopted, indicate that it is an SPD and must contain a reasoned justification of the policies contained in it. Unlike DPDs, SPDs do not go through the formal submission or examination process.
- 2.6 While a community can prepare the material required for an SPD, the administrative process must be led by the Local Planning Authority to ensure that the Regulations relating to the preparation of an SPD are met.
- 2.7 SPDs come in two main forms: area based (masterplans or development briefs for particular areas of land) or topic based (for example, green space standards, design guidelines, or parking standards for development).
- 2.8 The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) set out the requirements necessary for a Local Planning Authority (LPA) to adopt a document as an SPD. Essentially the LPA is required to describe the consultation process carried out in preparing the SPD, identify the relevant policy in a development plan document which the SPD will relate to and invite representations on the proposal to adopt the SPD.

### 3. **Buriton Village Design Statement (Appendix I)**

- 3.1 Buriton Parish Council have been actively involved in community led planning since 1998, they are considered a front runner in community led planning in the South East. In 2000 the first Buriton Village Design Statement was published, this Design Statement was subsequently adopted as Supplementary Planning Guidance by East Hampshire District Council in 2000. In 2007, as part of a Parish Plan exercise, the Parish Council produced a Local Landscape Character Assessment which was supported by both the County and District Councils. In 2008 a Parish Plan was published which included a commitment to update the Village Design Statement. The Village Design Statement was updated and published in 2009, the updated version has also been adopted as Supplementary Planning Guidance by East Hampshire District Council.
- 3.2 In May 2015 the Parish Council launched a review of the 2009 Village Design Statement at the Annual Parish Meeting. Following the launch the Parish Council commissioned a small group of local residents to update the parish design statement, in order to update the design guidelines, reflect the change in Local Planning Authority and to recognise that the Parish was now part of the South Downs National Park.
- 3.3 The 2017 VDS builds upon the original 2009 VDS. However, the SDNPA advised the Parish Council that this was a good opportunity to incorporate landscape guidance into the VDS and create a hybrid document which would reflect the design elements of a VDS and the landscape elements of the Local Landscape Character Assessment. The purpose of this is to allow the document to reflect the importance of landscape character and sensitivity which is critical in a National Park. The revised VDS describes the landscape setting of the Parish as well as providing design guidelines on the pattern of settlements, building scales, building character and materials. As the VDS covers a broader subject there are 50 individual design guidelines which are intended to assist planning applicants to make planning applications which reflect local characteristics and are in keeping with existing design and characteristics of Buriton village and surrounding settlements. The design guidelines can be found in each section of the VDS which can be found at **Appendix I**.
- 3.4 The Buriton VDS includes a section on Tranquillity and Dark Night Skies. This is an unusual addition to a VDS. However, the SDNPA fully support the inclusion of this section of the VDS and the subsequent Design Guidelines. It should be emphasised that Buriton is a vital pinch point between the Hampshire dark sky core zone and the majority of the reserve in

West Sussex. The pinch point is only a few miles wide but secures the SDNPA to keep a reserve of sufficient continuous size (700 sq. km) to qualify for International Dark Sky Association designation. If the pinch point were to deteriorate in sky quality then the reserve would fall below the minimum size and no longer be eligible for IDA status. Therefore the VDS rightly includes Design Guidelines to maintain the Dark Sky status in this pinch point area.

- 3.5 The VDS has been prepared by a working group consisting of members of the Parish Council and local residents. The working group have carried out an extensive programme of consultation to ensure that the final document reflects the views of the wider community. The process started with a presentation to the wider community to set out the justification for reviewing the 2009 VDS, and to seek initial input on the content of the VDS. The group have held a series of consultation events to inform local people of progress and to seek further input. These events were held in August 2015, April 2016, August 2016 and October 2016. The Local Parish magazine has provided updates on progress and invited further comment from the wider community throughout the process. The VDS has been a regular item on the Parish Council agenda throughout the process and offered opportunities for the public to comment or seek clarification on any matters. In addition the community have been encouraged to provide input through the community web site.
- 3.6 Following the preparation of the first draft VDS the document was submitted to SDNPA for an informal consultation. The VDS was circulated to relevant officers and comments were compiled and submitted to the Parish Council. Following this the working group made amendments to the VDS in response to comments made by the SDNPA. The VDS was then formally submitted to SDNPA in March 2017 for adoption as a supplementary planning document.
- 3.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) require Local Planning Authorities to consult on proposed Supplementary Planning Documents for a minimum of 6 weeks. The South Downs National Park Authority published the Buriton VDS for a period of 6 weeks from the 5 April 2017 – 17 May 2017 and invited written representations.
- 3.8 The formal consultation received a record 9 representations. All representations were in support of the VDS adoption as an SPD. The representations commended the comprehensive public consultation and supported the proposed design guidelines. A number of the representations highlighted the importance of the VDS in protecting the Special Qualities of the National Park, and ensuring that villages such as Buriton continue to contribute to these Special Qualities.
- 3.9 The Buriton VDS Draft Supplementary Planning Document (SPD) is intended to add further detail to policy CP27 of the East Hampshire District Local Plan: Joint Core Strategy (JCS) 2014 and be in conformity with other policies of the JCS.

#### CP27 DESIGN

*The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.*

*New development will be required to: (meet with various criteria including)*

*Criteria h - take account of local town and village design statements, emerging neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals.*

- 3.10 The Buriton VDS is in general conformity with National Planning Practice Guidance, and is intended to 'help applicants make successful applications or aid infrastructure delivery' as per the National Planning Policy Framework.

#### 4. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	N/A
Does the proposal raise any Resource implications?	<p>There are no direct resource implications arising from this report. If the Buriton Village Design Statement is agreed and adopted as a Supplementary Planning Document it would be published on the South Downs National Park Authority webpage. Hard copies of the Village Design Statement would be made available in the South Downs Centre library, and copies made available for the Development Management team, who would use the statement when assessing relevant planning applications. Costs associated with this would come from existing budgets.</p> <p>Officer time and staff resources have been used in the production of the Buriton VDS; therefore the number of VDS that can come forward for adoption is limited by available staff resources.</p>
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. An Equalities Impact Assessment is being prepared for the whole Local Plan which will consider supplementary planning documents.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
<p>Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:</p> <ol style="list-style-type: none"> <li>1. Living within environmental limits</li> <li>2. Ensuring a strong healthy and just society</li> <li>3. Achieving a sustainable economy</li> <li>4. Promoting good governance</li> <li>5. Using sound science responsibly</li> </ol>	<p>The Buriton Village Design Statement has been prepared under the Governance of the Buriton Parish Council. Appropriate consultation with the wider community has been carried as per the National Planning Policy Framework</p>

## 5. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The content of the Buriton Village Design Statement could conflict with the National Park purposes or duty.	Low	Medium	SDNPA officers have reviewed the Buriton VDS on several occasions and made appropriate recommendations to the Parish Council, these amendments have been agreed by the Parish Council.
Potential reputational risk for the SDNPA associated with not adopting the Buriton VDS. The plans offer the SDNPA invaluable local intelligence, and adopting or endorsing these plans will demonstrate the SDNPA commitment to empowering local communities.	Low	Medium	SDNPA to adopt the Buriton VDS as a Supplementary Planning Document

### **TIM SLANEY** **DIRECTOR OF PLANNING** **South Downs National Park Authority**

Contact Officer: Chris Paterson (Communities Lead)  
 Tel: 01730 819286  
 email: [Chris.paterson@southdowns.gov.uk](mailto:Chris.paterson@southdowns.gov.uk)  
 Appendices I. Buriton Village Design Statement  
 SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning  
 External Consultees None  
 Background Documents [SDNPA 15 October 2013 Agenda item 9 Report 34/13](#)  
[Adoption and/or Endorsement of Community-Led Plans](#)  
[Policy 34 of the Partnership Management Plan states that the Authority will support CLPs](#)  
[National Planning Policy Framework](#)  
[Town and Country Planning Act](#)

