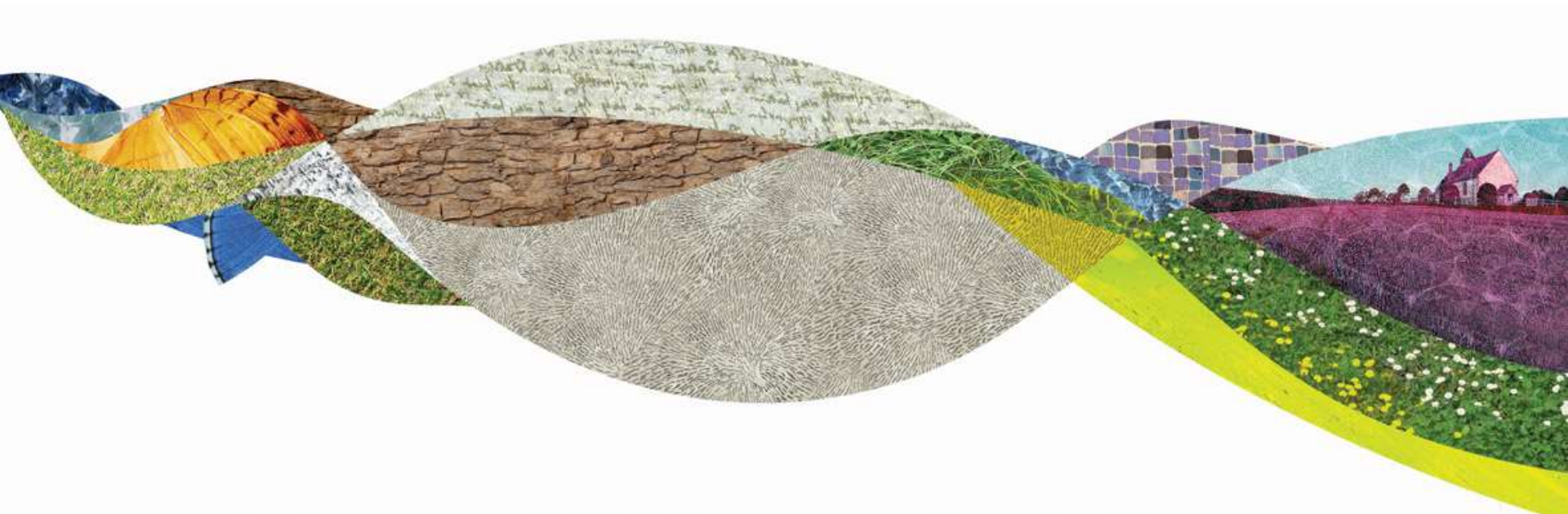


# Taking an active role in influencing change

Village Design Statements

Chris Paterson, Community Lead



# Contents

- Selecting the right tool ✓ ?
- What is a village design statement
- Updating or preparing a new plan
- The key steps in preparing a VDS
- Function of a VDS
- Some success in the National Park

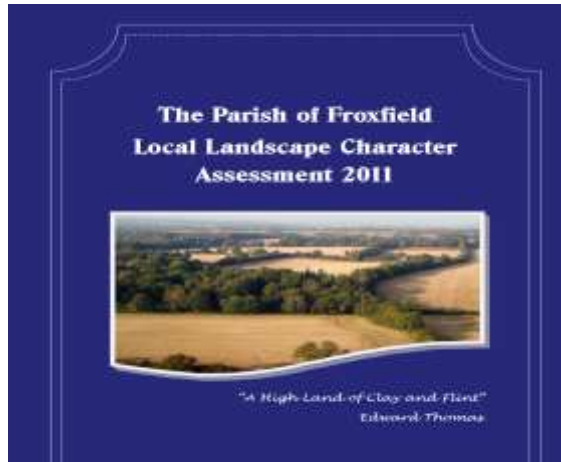


# A solution...

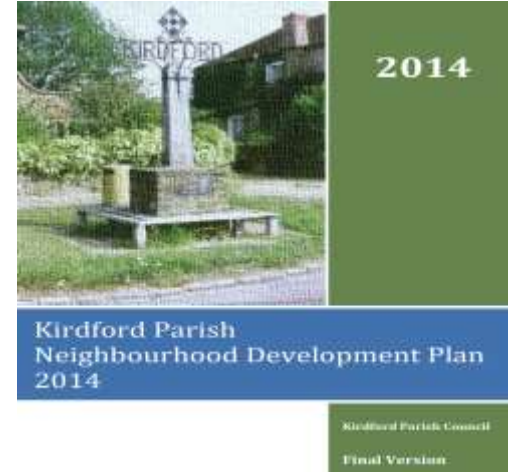
Liss a Hidden Village



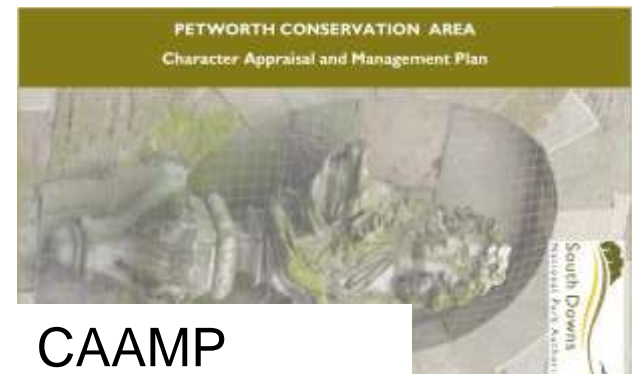
Village Design Statements



LLCA



Neighbourhood Plans



CAAMP



# What is a Village Design Statement?

## Purpose

To describe the distinctive character of the village and the surrounding countryside

To draw up design principles based on the distinctive local character

To provide guidance for developers, home owners, general public and the Local Planning Authority

To influence development so that it is in harmony with its setting and reinforces local character.

Proactive approach to influencing change in your local area



# Starting from Scratch?!

- For many parishes in the SDNP the process does not start from a blank sheet
- If you have an existing VDS an update will be required in order for SDNPA to adopt as a Supplementary Planning Document
- This often involves less ground work but substantial consultation to help the community understand the need for update / change
- The majority of existing VDS require more work on the setting of the built up area, gaps between settlements, input on the settlements position within the landscape (not materials, scaling etc)



# Preparing your Village Design Statement

## Some important considerations....

- Establishing the team is a critical first step
  - Good geographical representation
  - Getting the right skills
  - Good local knowledge
  - Sensitivity!
- Endorsement by the Parish Council (resourcing)
  - Needs to be seen as a parish council project
  - Needs the democratic mandate
  - Community led is fine, but caution over motivation of individuals
  - Resources will be required (SDNPA do not have grant)



# Preparing your Village Design Statement



## The key stages

### - **Assessing local character**

What is the distinctive character of the village and its buildings in terms of size, shape, proportion, scale and materials?

Walkabouts, school photo competitions, local literature reviews, assessing previous VDS.  
Questionnaires must be used carefully!

### - **Analysis of local character**

Examples of good design, appropriate building materials, appropriate scale of development, size and location

This stage is about reviewing the materials collected from the assessment stage. Analysis of the information in a fair and transparent way

### - **Recording the key features** with supporting evidence and opinion to justify

### - **Preparing guidelines** to ensure these characteristics inform the design decisions of developers, householders etc



# Preparing your Village Design Statement



## A possible approach....

Its helpful to consider what makes your village characteristic under the following headings...

### - **The Village context**

A brief description of geographical / historic background

Short description of the village today (people, economics, the future)

Any special considerations that would affect development (tourism or mineral extraction)

Planning policy context (existing policy coverage, local designations)

### - **Character of the Landscape setting**

How your village sits within the landscape

Impressions of your village from the surrounding landscape and vice versa

Important views, natural and man made features in the landscape, boundaries between the countryside and village edge

*Landscape character types (SDILCA) how these are found locally, identifying important features to be conserved / enhanced*

Is there a particular visual relationship between the landscape and village that should be preserved





# Preparing your Village Design Statement



## A possible approach....

### - **Settlement Pattern and Character**

Villages have historically grown in characteristic ways, depending on factors such as their location in relationship to transport and water courses and functions such as trading areas

If villages are to retain their character these patterns need to be recognised and understood

Different parts of your village will have different characteristics depending on location and age

It is essential to differentiate between character areas, for example design guidelines relating to historic core will be different to those relating to 1970 bungalow development!

Use historic maps (PSMA)

The identification of different character areas will serve as a base for subsequent analysis of spatial types and building types, you should be able to define, where different character areas are, which spatial types are found in which areas, which building types are in which spatial types



# Preparing your Village Design Statement



## A possible approach....

### - Spatial types

Identify the range of spatial types identified in the character areas

Look at their defining characteristics so they can be protected and influence future development

There may be several spatial types and these may differ slightly within your parish a residential street in the settlement centre may differ to one on the settlement edge or in a new estate

Describe in detail characteristic of a spatial type, pavements present or absent, are buildings set back from the road, boundary treatments (hedges, walls etc), heights in stories of buildings, roof forms and pitches, orientation, green space, tree's or planting

These identified characteristics will for design guidelines for each spatial type to ensure future development or change to existing buildings respects these features



# Preparing your Village Design Statement



## A possible approach....

### - **Buildings in the village**

Identify a representative range of characteristic building types found in the spatial type and identify defining characteristics

Public buildings, commercial, villas, terraces, double fronted houses, cottages etc

You should be able to identify all the buildings in the village which are considered positively characteristic

Dating buildings can help with the categorisation

The analysis of spatial types and building types will enable you to provide a clear evidence of which building types occur within which spaces and in what proportions

Building materials would be highlighted here

\* A good opportunity for community involvement, which buildings people consider locally characteristic and which they do not



# Preparing your Village Design Statement



## A possible approach....

### - **Streets, lanes and open spaces**

The rural character of many villages is expressed in a number of subtle design features, such as the absence of kerbing at road edges or the presence of historic paving, driveway entrances etc

Parking can have a significant impact on character

Allocation of private area between building fronts and the road/footway to parking all contribute to the rural character of villages, perhaps these features should be avoided or retained

Boundary features such as hedges or walls

Street furniture and signage is also an important point to consider in this area



# Function of a VDS

## Adopted or not adopted

- Not all Local Planning Authorities adopt VDS as supplementary planning documents
- The SDNPA have agreed to adopt as SPD where they meet requirements
- Prepared positively (NPPF)  
'should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development'
- Demonstrate high level of public engagement and involvement
- Formal 6 week public consultation by Local Planning Authority
- Statement setting out public consultation, responses, and policy which the SPD will add further detail



# Some success....



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## Appeal Decision

Inquiry held on 9 - 11 and 30 September 2014, and 1 October 2014

Site visits made on 11, 28 and 29 September 2014

by **A U Ghafoor BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 October 2014

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**Appeal Ref: APP/Y9507/A/14/2218678**

**Land north of Sussex Road Petersfield Hampshire GU31 4JZ**



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## Appeal Decision

Hearing held on 29 May 2013

*Site Visits made on 29 & 30 May 2013*

by **D R Cullingford BA MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 July 2013

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**Appeal Ref: APP/Y9507/A/13/2190512**

**Land to the south of 63-65 Inwood Road, Liss, Hampshire, GU33 7LY**



# Some success.....

Inwood Road, Liss

- Decision will be based on whether the scheme would properly reflect local character, reinforce local distinctiveness or respond to this opportunity to improve the character and quality of this place as indicated in the Framework and as guided by the Design Brief, the **Village Design Statement.....**

Under the hill, Selborne (Barnfield)

- All **development will be required to take account of village design statements** where they exist . The ***Selborne Village Design Statement*** has a section dealing with open spaces within the village. This mentions Barn Field, describing it as an open space within the settlement that is an important feature which affords views through the village to the wider landscape beyond. The Design Guidelines seek to maintain the existing open spaces that are identified in the SVDS.



## Some success.....

### Burlands Field, Selborne

From the evidence before me it is clear that the local community in Selborne has been proactive in preparing documents to **assist in planning for its future development**, with the **Selborne Village Community Plan** and the **Local Landscape Character Assessment** having been adopted by the Parish Council; and the **VDS** already referred to, being adopted by EHDC as SPG.

### Causeway Farm, Petersfield

The latest draft Petersfield Neighbourhood Plan proposal would maintain the important aspect of the countryside coming into the town.

### Sussex Road, Petersfield

The *PNP* has been through various public consultation exercises since September 2011. It has been modified and published on 8 July 2014 for public consultation.....it is yet to be subjected to independent scrutiny..... limited weight to the *PNP* in the context of this appeal





# Things to consider

- Cost of preparing a VDS need not be expensive, look to make the most of local skills and volunteers, some glossy VDS cost > £3000 to produce
- A VDS will take an absolute minimum of 8 months to produce, bear in mind that the settlement context and landscape setting work may benefit from spring and autumn views!
- As well as SDNPA formal 6 week consultation you will not doubt want to run your own consultation
- To be used by the Planning Authority in the determination of planning decisions (why not before), householders, developers etc. should be encouraged to make use of the VDS in preparing applications
- It takes time and commitment, prepared by volunteers!
- Adoption by SDNPA and our emerging Local Plan!



# Contact...



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ANY  
QUESTIONS  
?

