



## Planning Policy Committee 20 July 2015

### Pilton, Stoke Doyle and Wadenhoe Village Design Statement: draft Supplementary Planning Document

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#### Purpose of report

This report seeks Members' approval to undertake a consultation upon the draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement, with a view to ultimately adopting the Village Design Statement as a Supplementary Planning Document.

#### Attachment(s)

- Appendix 1: Draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement
  - Appendix 2: Proposed revisions to the Village Design Statement, necessary for this to be adopted as a Supplementary Planning Document
  - Appendix 3: Additional text regarding document status and legal context
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#### 1.0 Background

- 1.1 On 12 November 2012, officers attended a meeting of Pilton, Stoke Doyle and Wadenhoe Parish Council (PSDW PC) to discuss the concept of Neighbourhood Planning and the possibilities of preparing a Neighbourhood Plan for that parish. Through these discussions, the Parish Council came to a view that the requirements for Neighbourhood Planning were overly onerous for a small rural parish of its size and character.
- 1.2 Nevertheless, PSDW PC still felt that it would be helpful to prepare some additional local guidance and direction for the purposes of development management. To this end it was decided that a Village Design Statement (VDS) would be the most appropriate such tool for the three constituent villages. At the same time, the Parish Council raised concerns about a lack of current/ up to date guidance regarding VDSs. In response we prepared a Town/ village design statements guide/ toolkit<sup>1</sup>. This was finalised and published in March 2013.
- 1.3 In May 2013, the Parish Council formally launched the VDS, with an emphasis to "ensure that the unique visual character of our villages remain intact" (PSDW PC/ Stoke Doyle Village News, May 2013). During 2013-15 the local VDS group and Parish Council undertook a range of local consultations and surveys, culminating in the publication of the initial draft "Pilton, Stoke Doyle and Wadenhoe Village Design Statement" in April 2015 (**Appendix 1**).

#### 2.0 ENC Town/ village design statements – Guidance notes (March 2013)

- 2.1 The Council's March 2013 VDS Guidance note explains the process that we should follow if a draft VDS is submitted, with a view to its adoption as a statutory Supplementary Planning Document (SPD). This (section 5.0) advises that once ENC officers are happy with the draft VDS, it should be submitted with a covering report to the Planning Policy Committee asking for formal public consultation to commence. At this juncture, therefore, East Northamptonshire Council takes over the process from the Parish Council/ local VDS group.

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<sup>1</sup> [http://www.east-northamptonshire.gov.uk/site/scripts/documents\\_info.php?documentID=66&pageNumber=8](http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?documentID=66&pageNumber=8)

### **3.0 Contents and structure of the VDS**

- 3.1 The draft VDS (Appendix 1) has been prepared with reference to the VDS Guidance note. The introductory section includes a general introduction to the area, with an explanatory note regarding the aim of the VDS.
- 3.2 The main body of the document is sub-divided into three sections (one section for each of the three villages); each culminating in a local summary of aspirations for that village. Finally, the document identifies broader themes and issues common to all three villages. The appendices incorporate Specific Planning Guidelines for each village.

### **4.0 Proposed changes to the draft VDS**

- 4.1 Officers have reviewed the draft VDS document. A number of draft amendments to the document have been put forward, predominantly focusing upon ensuring that the VDS fulfils the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, for adoption as an SPD.
- 4.2 The draft amendments (**Appendix 2**) focus upon giving greater clarity and emphasis to the adopted (and emerging replacement) Local Plan/ development plan. These proposed amendments focus upon ensuring that the VDS incorporates specific Local Plan policy “hooks”. This is necessary to ensure that the VDS, is compliant with Part 5 of the 2012 Regulations (Regulations 11-16).

### **5.0 Document status and legal context – additional section 1.0 text**

- 5.1 **Appendix 3** to this report sets out an additional draft explanatory sub-section within section 1.0 (Introduction) of the draft VDS. This text is necessary to comprehensively explain the legal status of the VDS, as a statutory SPD. It also explains the relevant statutes and regulations that the VDS must comply with, in order to be adopted by East Northamptonshire Council as an SPD.
- 5.2 It must be emphasised that the additional Appendix 3 text will not materially affect the main content or direction of the VDS. Instead, it is a necessary aspect of ensuring that the document appropriately fulfils the statutory requirements for an SPD.

### **6.0 Conclusion**

- 6.1 This report is presented to Members, as the first stage in the process of “upgrading” the draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement to a statutory Supplementary Planning Document. It is requested that Members approve the draft VDS with amendments, for consultation as a draft SPD.
- 6.2 It is proposed that the consultation should take place over 6 weeks, from **17 August – 28 September 2015** (inclusive). An additional two weeks (over the statutory minimum 4-weeks) are proposed, to take account of the August summer holiday period.

### **7.0 Equality and Diversity Implications**

- 7.1 There are no equality and diversity implications arising from the proposals.

### **8.0 Legal Implications**

- 8.1 Preparation and adoption of Supplementary Planning Documents must be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012; Regulations 11-16 and 35. Otherwise, there are no legal implications arising from the proposals.

## 7.0 Risk Management

7.1 There are no significant risks arising from the proposed recommendations in this report. However, it should be noted that if the Pilton, Stoke Doyle and Wadenhoe Village Design Statement is not taken through as a statutory SPD this would be likely to undermine both the effectiveness of the document and the wider relationship between East Northamptonshire Council and the Parish Council.

## 8.0 Resource and Financial Implications

8.1 There are no resource or financial implications arising from the proposals.

## 9.0 Constitutional Implications

9.1 Day to day matters of Planning Policy, such as the preparation and adoption of Supplementary Planning Documents, have already been delegated to the Planning Policy Committee. As such, there are no constitutional implications arising from the proposals.

## 10.0 Corporate Outcomes

- 10.1 The relevant Corporate Outcomes are:
- Good Quality of Life – delivery of delivery of regeneration, economic development, sustainable development and strong communities
  - Effective Partnership Working – effective joint working with Parish Councils
  - Strong community leadership – supporting local communities and Parish Councils in delivering a local strategy for development management

## 11.0 Recommendation

11.1 The Committee is recommended to:

- (1) Approve the draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement (Appendix 1) for consultation as a draft Supplementary Planning Document, incorporating amendments to the document set out in appendices 2 and 3 to this report. It is proposed that the consultation should take place over 6 weeks, from **17 August – 28 September 2015** (inclusive).

*(Reason – to allow for the adoption of the Pilton, Stoke Doyle and Wadenhoe Village Design Statement by East Northamptonshire Council as a statutory Supplementary Planning Document)*

<b>Legal</b>	Power: <b>Planning and Compulsory Purchase Act 2004 Town and Country Planning (Local Planning) (England) Regulations 2012; Regulations 11-16 and 35</b>				
	Other considerations: None				
<b>Background Papers:</b> Town/village design statements – Guidance notes (March 2013)					
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<b>Date:</b> 13 July 2015					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	