

<b>Bath &amp; North East Somerset Council</b>		
DECISION MAKER:	<b>Single Member Decision: Councillor Bob Goodman, Development</b>	
DECISION DATE:	<b>On or after 15 September 2018</b>	EXECUTIVE FORWARD PLAN REFERENCE:
		<b>E 3086</b>
TITLE:	<b>Priston Village Design Statement: Supplementary Planning Document</b>	
WARD:	<b>Bathavon West</b>	
<b>AN OPEN PUBLIC ITEM</b>		
<p><b>List of attachments to this report:</b></p> <p>Appendix A - Priston VDS SPD</p> <p>Appendix B – Consultation Report</p>		

## 1 THE ISSUE

- 1.1 Priston Parish Council has submitted a Village Design Statement (VDS) to Bath and North East Somerset Council for consideration as a Supplementary Planning Document (SPD). The VDS was prepared following extensive consultation within the Parish, building upon Settlement & Landscape Character Assessment work carried out by the Parish Council that supported the preparation of the Bath and North East Somerset Placemaking Plan.
- 1.2 The adoption of the VDS as a SPD would give the document greater weight in the planning decision making process.

## 2 RECOMMENDATION

Cabinet Member is asked to agree:

- 2.1 That the Priston Village Design Statement: Supplementary Planning Document (as set out in appendix A) is adopted to supplement the Bath & North East Somerset Placemaking Plan, particularly policies D2, D4 and D5 requiring high quality design.

## 3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The main costs to the Council of producing the SPD have been minor and are related to in-kind technical support provided, plus the costs of the public consultation and associated printing costs. All minor costs associated with supporting the preparation of the SPD have been covered within the existing LDF budget. No further costs are expected following the adoption of the VDS as a SPD.
- 3.2 Significant community resources have been invested into the Priston Village Design Statement preparation, including substantial volunteer time.

## 4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 The Localism Act 2011 has reformed the planning system to give local people new rights to shape the development of the communities in which they live.
- 4.2 The Act provides for a new type of community-led initiative known as a Neighbourhood Planning.
- 4.3 The Council has a duty to assist communities in Neighbourhood Planning, whilst this typically results in the preparation of the Neighbourhood Development Plan there are other tools available to communities to engage with planning, design and heritage issues in their neighbourhood. A VDS is one such tool, as outlined within the B&NES Neighbourhood Planning Protocol (version dated 9th September 2015).
- 4.4 Village Design Statements (VDS) and Parish Design Statements (PDS) are tools that local communities use to influence the design of new development locally by identifying, describing and analysing local character and drawing guidance directly from this character. All rural settlements undergo change. This may be small incremental change or there may be pressure for major new development, but in either case a VDS or PDS offers a practical way to set high standards of design that respect local character and patterns of development. New development can then begin to enhance rather than detract from the quality of the village or parish.
- 4.5 Whilst the National Planning Policy Framework (NPPF) does not specifically mention Village or Parish Design Statements, their use will support the need to require good design (NPPF - Section 12) as well as Policies within the Placemaking Plan requiring high quality design, particularly D2, D4 and D5.

## **5 THE REPORT**

- 5.1 During engagement work on the B&NES Placemaking Plan in 2013 Parish and Town Councils were given the opportunity to carry out Settlement & Landscape Character Assessments and Site Assessments of potential sites within their areas. This work informed the Placemaking Plan and the allocation of sites within the Plan.
- 5.2 Priston Parish Council undertook extensive Character work to support the Placemaking Plan. This included a Snapshot Summary of the whole Parish and detailed Settlement & Landscape Character Assessments for areas within the Parish, including the Village.
- 5.3 A Public Meeting was held within Priston on 22 November 2014 to discuss with villagers how to broaden the work previously undertaken on the Placemaking Plan to produce a Village Design Statement (VDS). A small VDS Working Group was formed to take forward the work. As set out below the preparation of and consultation on the VDS and draft SPD has met the requirements set out in the Council's Neighbourhood Planning Protocol (SCI).
- 5.4 A Drop-In Session was held in the Village Hall on 7 March 2015 and as part of the process, the VDS Working Group issued a questionnaire to all households in the village in early May 2015.
- 5.5 The questionnaire was distributed to all 89 households of the village and the surrounding area. The 75 responses (84%) gave the opinions of 132 villagers to the questions asked and these were used in compiling the VDS.
- 5.6 The Priston Village Design Statement Working Party produced a draft document which was endorsed by the Parish Council at its meeting of 11 July 2016.
- 5.7 A consultation period of 8 weeks, ending on 30 September 2016, was provided for the whole parish to comment on the draft VDS. As part of this a Drop-in Day was held at the Priston Village Hall on Saturday September 10th to enable parishioners to discuss the VDS with members of the Working Party.

- 5.8 Comments received by the VDS Working Group were considered and were included where appropriate. The VDS was then submitted and B&NES Officers subsequently confirmed that the VDS would be considered a material consideration in planning applications, and will also be considered for adoption as a SPD.
- 5.9 The adoption of the VDS as a SPD would give the document greater weight in the planning decision making process and also endorse the work carried out by the Parish Council and Working Party in producing the document.
- 5.10 Given the extensive consultation carried out within the Parish, a formal 4 weeks consultation of the draft SPD was undertaken by B&NES in line with Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 5.11 The consultation was held between the 18th June and 16th July 2018 and received 1 comment from Historic England which endorsed the VDS and its adoption as a SPD.

## 6 OTHER OPTIONS CONSIDERED

- 6.1 No other options were considered

## 7 CONSULTATION

- 7.1 The Monitoring officer and Section 151 officer have been given the opportunity to review this report and have cleared it for publication.
- 7.2 Considerable consultation has been undertaken by the Parish Council and Working Party within the village, as outlined above and in the Consultation Report (Appendix B), as well as the formal 4 week consultation undertaken by B&NES. This is in line with the requirements of the Neighbourhood Planning Protocol (SCI) and with Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012).

## 8 RISK MANAGEMENT

- 8.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

<b>Contact person</b>	<i>George Blanchard - 01225 477684 or Richard Daone 01225 477546</i>
<b>Background papers</b>	<i>My Neighbourhood: A Neighbourhood Planning Protocol for Bath &amp; North East Somerset</i>  <a href="http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/NPP/npp_my_neighbourhood_adopted_2014.pdf">http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/NPP/npp_my_neighbourhood_adopted_2014.pdf</a>
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