

Preliminary Review of the Findon Village Design Statement

General

A neighbourhood plan attains the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area. Drawing up the VDS provides an opportunity for communities to describe how they feel the physical character of their parish can be enhanced. It is about making local character count in new development.

The VDS is intended to influence the operation of the statutory planning system. The VDS will provide a context for new development, based on local character or sense of place. They are designed to help manage change, at whatever scale it occurs. They are not about **whether** development should take place; that is a job for the local plan. They are about **how** planned development should be carried out, so that it is in harmony with its setting and makes a positive contribution to the local environment.

In advice from the Countryside Commission given in 1996, now Natural England, the following objectives are set out for Village Design Statements:

- to describe the distinctive character of the village and the surrounding countryside;
- to show how character can be identified at three levels
 - the landscape setting of the village,
 - the shape of the settlement,
 - the nature of the buildings themselves;
- to draw up design principles based on the distinctive local character;
- to work in partnership with the local planning authority in the context of existing local planning policy and to influence future policies.

The Findon VDS needs to be an effective document which;

- is developed, researched, written and edited by local people;
- is representative of the views of the village as a whole;
- has involved a wide section of the village community in its production;
- describes the visual character of the village;
- demonstrates how local character and distinctiveness can be protected and enhanced in new development;
- is compatible with the statutory planning system and the local planning context;
- is suitable for approval as supplementary planning guidance;
- is applicable to all forms and scale of development;
- manages change in the village but does not prevent it.

The Current VDS

The current VDS was prepared and issued in 2012. This review of the current statement is carried out in relation to the preparation of the Findon Neighbourhood Plan with particular reference to the views of the community on the future development of the village as expressed in them the NHP Questionnaire.

Are the majority views expressed by the Questionnaire reflected in the current VDS.???

The following sections from the current VDS are reproduced with comments/suggestions in RED put forward for discussion by the Working Group.

from a dramatic view of the surrounding Downs. Effort should be made to restrict inappropriate infilling or the construction of inappropriately high buildings which would impact on this valuable asset.

Guidance G5.8

Compliance with Listed Buildings Planning Policies and controls is a responsibility for Owners to be aware of, Planning Authorities to apply and the community to monitor.

General Development Proposals-Requirements .

The impact of any new development on the existing scene structure and aesthetic of the village needs careful consideration.

Developers ~~should be encouraged to~~ are required to provide details of materials, boundary treatments, landscape and retention of any essential features at the earliest stage of submissions.

Drawings ~~should~~ are required to include details of the adjoining properties and to provide a street scene to identify the profiles ~~with~~ of the surrounding area and buildings. ~~and be accompanied by a Design and Access Statement. (D and A required by the planning validation process)~~

Scope omit this heading as the content should be part of Development Proposals

The scale of any proposed development for new or extensions to existing properties should be appropriate for the size of the site to avoid over-development, un-neighbourly relationships with adjacent properties and to have regard to the existing street scene.

With narrow streets and roads without pavements, adequate provision should be made for off-street parking. If garages are provided these should be ~~with garages~~ sensitively sited.

?? Afford able units will not have garage parking

New Housing Residential Development

Residential development in Findon over past years has favoured a preponderance of executive style and expensive houses to the detriment of providing affordable homes to satisfy a ~~perceived~~ local need. If small sites become available, this need should be a priority.

Suggested revised Policy

Guidance G5.6

The Parish of Findon would support some small-scale development of affordable homes, providing it did not compromise the Countryside Planning Policies of the SDNPA or adversely affect the setting of Findon in the Downs. Occupation priority will be given to Findon Parish residents and those with a close connection to the Parish

There is very little scope, if any, for large scale housing development within the defined built-up area boundary of the Village. Any possible sites for housing that may arise will most likely be limited to individual dwellings or small-scale developments within the grounds of existing properties. All such development proposals should have regard for, and be sensitive to, the characteristics of the surrounding area and must have sufficient resultant amenity space for all existing and new properties. Development prospects beyond the defined development boundary of the Village into the

enhance the setting of Findon in the Downs and National Park.

Roofscape

Roofs are visually interesting in all their varieties and are often a dominant design feature. Pitched roofs for houses and dormers are preferred and extensions should complement the profile of the existing roof. Flat roofs should generally be avoided unless they are integral with the architectural style of new or existing buildings.

Solar panels on frontal elevations are not acceptable architecturally and would detract from the visual amenity of the street scene and can be the cause of disputes between neighbours. – Discuss