

ADOPTION OF OTFORD VILLAGE DESIGN STATEMENT

Planning Advisory Committee

Report of the: Chief Planning Officer

Status: For Decision

Also considered by: Cabinet – 5 November 2015

Key Decision: No

This report supports all the Key Aims of the Community Plan

Portfolio Holder Cllr. Piper

Lead Officer Claire Pamberi, Ext. 7178

Recommendation to Planning Advisory Committee: That it be recommended to Cabinet that approval is given for the adoption of the Otford Village Design Statement as a Supplementary Planning Document.

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Reason for recommendation: To allow the guidance given in these documents to be brought forward by the local community, to be a material consideration in the determination of planning applications.

Supplementary Planning Documents

Background

- 1 A Village Design Statement [VDS] is a practical document produced by local people, which can form a material consideration when assessing planning applications and development in their local area.
- 2 Once adopted as a Supplementary Planning Document (SPD), a VDS can provide a clear statement of the character of a village against which planning applications can be assessed. It can also provide a guide for development and can also assist decision makers in providing guidance about how development should be approached and undertaken so as to respect the local identity and also meet the concerns of local residents.

Proposed SPD

- 3 The proposed SPD looks at different issues affecting the village of Otford, including landscape character and open spaces, building design, conservation area, housing development, extensions and alterations, property boundaries and street furniture, public footpaths and bridleways, the Vestry Estate and surrounding land and agriculture and the surrounding natural environment. Under each category the local community have laid out some of the issues that the village faces and through this discussion have then raised a number of design principles at the end of each section that the local community would wish to see followed for development in their village.
- 4 Local groups have prepared the VDS for Otford. It is now proposed that this document be adopted as SPD. As required by the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) Consultation Statements have been prepared for each document. These are attached in Appendix A.
- 5 The statements illustrate that the proper procedures have been followed in the preparation of this document.
- 6 The document clearly reflects the wishes and aims of the local community and follows on from the policies laid out in the Development Plan. It is therefore recommended that the approval is given for them to be adopted as an SPD.

Key Implications

Financial

Any cost will be met out of the existing budget and DCLG funding for local planning authorities to support neighbourhood planning will applied.

Legal Implications and Risk Assessment Statement.

The SPD and Neighbourhood Plans are prepared under planning legislation. The regulations regarding notification of adoption/approval of these documents will be followed.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.]

Appendices

Draft Otford Village Design Statement 2

Appendix A Consultation Statements

Richard Morris
Chief Planning Officer.