

Adoption of Seal and Underriver Village Design Statements and Otford Parish Plan as Supplementary Planning Documents and the Approval of Neighbourhood Plan Areas for Shoreham and Edenbridge and Ash - cum - Ridley

Environment Select Committee 23rd October 2012

Report of the: Community and Planning Director

Status: For consideration

Also considered by: N/A

Key Decision: No

This report supports all the Key Aims of the Community Plan

Portfolio Holder Cllr. Mrs Jill Davison

Head of Service Alan Dyer

Recommendation to Environment Select Committee

- (a) That subject to the changes proposed and minor amendments to the documents, Portfolio Holder approval is sought for the adoption of Seal and Underriver Village Design Statements and Otford Parish Plan Supplementary Planning Documents.
- (b) That Portfolio Holder approval is sought for the designation of Neighbourhood Plan Areas for Shoreham and Edenbridge and Ash- cum Ridley.

Reason for recommendation: a) To allow the guidance given in these documents to be given appropriate weight as a material consideration in the determination of planning applications.

b) To allow for the preparation of Neighbourhood Plans in accordance with Government guidance.

Supplementary Planning Documents

Background

- 1 A Village Design Statement [VDS] is a practical document produced by local people, which can influence decisions on design and development. Once adopted as Supplementary Planning Documents (SPD), a VDS can provide a clear statement of the character of a village against which planning applications should be assessed and guidance about how development should be undertaken so as to respect the local identity.

- 2 Parish plans are community-led and they identify local issues, needs and aspirations. They are comprehensive documents, supported by extensive consultation, covering a variety of issues that affect the well-being of a community. These issues include highways and transport, housing needs, the environment and climate change, access to information and services, provision for young people, crime and safety and employment. Once adopted as SPD, it becomes a material consideration in the determination of planning applications.

Proposed SPD

- 3 Local groups have prepared VDS's for Seal and Underriver and the Otford Parish Plan. It is now proposed that these documents 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.
- 4 SPDs must be consistent with the relevant Development Plan before they can be adopted. The documents have been reviewed to ensure they are consistent and Officers are satisfied that in each case the necessary consistency exists.
- 5 The statements illustrate that the proper procedures have been followed in the preparation of these documents. Therefore it is recommended that subject to the changes proposed and any subsequent minor amendments, the Portfolio Holder approve them to be adopted as SPD.

Neighbourhood Plan Areas

- 6 Members will be aware that under the provisions of The Localism Act a town or parish council can prepare a Neighbourhood Plan. One of the first steps is to apply to the District Council to designate an area for their neighbourhood plan. The District Council must then go out to public consultation for 6 weeks and invite representations. In order for the area to be appropriate they should be coherent, consistent and appropriate in planning terms. The Act states that unless there are valid planning reasons for refusal the LPA should designate proposed neighbourhood plan areas.
- 7 Shoreham and Edenbridge and Ash-cum-Ridley, Town/Parish Councils, have submitted areas for consideration each of which covers the whole council area.. Consultation Statements have been prepared for each area. These are attached in Appendix A and illustrates that the proper procedures have been followed. The justification for the proposed areas has been assessed and has been considered sound and it is recommended that the proposed neighbourhood plan areas should be designated.
- 8 Therefore it is recommended that Portfolio Holder approval is sought for the designation of Neighbourhood Plan Areas for Shoreham and Edenbridge and New Ash Green and that in accordance with The Neighbourhood Planning (General) Regulations 2012 (7) publish as soon as possible after designation, the following :
 - the name of the neighbourhood area,
 - a map which identifies the area, and
 - the name of the relevant body who applied for the designation.

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 be applied for in due course.

Legal, Human Rights etc.

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

Equalities

The SPDs provide guidance consistent with the policies in the Core Strategy which has been subject to an Equalities Impact Assessment. The designation of Neighbourhood Plan Areas following existing parish boundaries is an administrative process that in itself has no equalities implications.

Appendices

Appendix A Consultation Statements

Appendix B Seal Village Design Statement

Appendix C Underriver Village Design Statement

Appendix D Otford Parish Plan

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