

Report to Cabinet

25 May 2017

By the Cabinet Member for Planning and Development

DECISION REQUIRED

Not Exempt



**Horsham
District
Council**

Nuthurst Village Design Statement – Supplementary Planning Document

Executive Summary

Nuthurst Parish have prepared a Village Design Statement in consultation with the local community. It is proposed that this document be adopted as SPD by Horsham District Council to aid the determination of planning applications.

The Nuthurst Village Design Statement will provide officers and stakeholders with further information and guidance in relation to the policies in both the Horsham District Planning Framework and the Nuthurst Neighbourhood Plan.

Recommendations

Cabinet is asked to approve the following recommendations:

- i) To note the content of the Consultation responses submitted to the Council.
- ii) To approve the Nuthurst Village Design Statement as a Supplementary Planning Document for adoption to guide the Development Plan.
- iii) That the Cabinet Member for Planning and Development has delegated authority to agree minor editorial changes to the Nuthurst Village Design Statement

Reasons for Recommendations

- i) To take account of all consultation responses made in relation to the draft SPD.
- ii) To enable the revised SPD to be adopted as Council Policy.

Background Papers

Horsham District Planning Framework (HDPF) November 2015
Nuthurst Neighbourhood Plan
Nuthurst Village Design Statement (May 2017)

Wards affected:

Nuthurst

Contact:

Dr Chris Lyons, Director of Planning, Economic Development & Property ext 5401
Barbara Childs, Head of Strategic Planning and Sustainability ext 5181

Background Information

1 Introduction and Background

- 1.1 Nuthurst Parish have prepared a Village Design Statement in consultation with the local community. It is proposed that this document be adopted as SPD by Horsham District Council to aid the determination of planning applications.
- 1.2 The Nuthurst Village Design Statement will provide officers and stakeholders with further information and guidance in relation to the policies in the Horsham District Planning Framework and the Nuthurst Neighbourhood Plan, specifically Policy 10 – “Housing Design”.
- 1.3 This report is seeking agreement of the cabinet to adopt it to be used to guide officers and stakeholders and contains further detail on the preparation of the SPD to date.

2 Relevant Council policy

- 2.1 The Horsham District Planning Framework (HDPF) is the relevant plan that sets out how growth and development will take place in the district in the period to 2031. Policy 32 of the HDPF sets out guidance on how the quality of new developments will be considered, including in relation to design and character.
- 2.2 In addition to the Horsham District Planning Framework, the Statutory Development Plan for the Nuthurst Parish also comprises the Nuthurst Neighbourhood Plan which was ‘made’ in October 2015. Policy 10 of the Nuthurst Neighbourhood Plan “Housing Design” sets out the details of how development proposals in Nuthurst Parish will be considered in terms of design, and it makes reference to further design guidance to assist with these considerations. The Parish have now prepared this document and are seeking to have this adopted by Horsham District Council as a Supplementary Planning Document.

3 Details

- 3.1 The SPD has been developed by Nuthurst Parish as a way of providing officers and stakeholders with further information and guidance in relation to policies in Nuthurst Neighbourhood Plan. A draft version of the Village Design Statement was prepared by the Parish in 2016, and was subject to informal consultation with the community at that stage.
- 3.2 The draft document was then shared with officers of HDC who made a number of suggestions and clarifications to the text to ensure the document complied with planning requirements, so as to be of maximum benefit to stakeholders and officers considering planning proposals in the Parish. Nuthurst Parish made amendments to the draft document in light of this feedback.

- 3.3 On the 21st February 2017 the Cabinet Member for Planning and Development agreed that the draft report be published for a four week consultation in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation was held between 3rd March 2017 and 31st March 2017. In accordance with the legal requirements statutory consultees including adjoining parish Councils and Districts together with organisations such as Natural England and Historic England were informed of the consultation. In addition an advert was released in the District Post and a copy of the draft SPD was made available in Horsham library as well as on the Horsham District Council website and reception. The Parish Council also made a copy of the notice of consultation available on their Parish noticeboards.
- 3.4 Six representations were received on the consultation. These have been shared with Nuthurst Parish Council, and the response to these comments has been taken in consultation with the Parish. The comments are set out in more detail in the Statement of Consultation which is provided in Appendix 1. Four representations made no specific comments. More detailed points were made by Natural England. These were often general in nature, and having considered the comments many of the suggestions are already addressed in the document or in other planning documents or guidance. It was therefore considered that no specific changes were needed.
- 3.5 The second set of detailed comments was received from a member of the public, who made a number suggested amendments, often requesting the deletion of certain words or sections. Some of these changes had been made by the Parish following the advice of Horsham District Council at the early draft stage, in order to provide a full range of guidance for stakeholders, and it is not considered that these references should be removed. Other suggested wording changes were felt to risk making the SPD guidance too restrictive and have also not been taken forward.
- 3.3 If adopted as an SPD, the Nuthurst Village Design Statement is broken down into four sections which sets out the design guidance, and a fifth section which contains a number of appendices with more detailed information. The key sections of the document are as follows:
- Section 1 relates to 'Development Sites' and discusses the layouts and sizes of plots, as well as the sizes of houses in the Parish.
 - Section 2 relates to 'Building Materials and Design' and discusses factors such as the appearance of walls, roofs, chimneys, porches, garages, extensions and general building materials.
 - Section 3 relates to the 'Landscape' and discusses the appearance of boundary markers, gates, drives, verges, ponds, trees, fields, open spaces and landmarks.
 - Section 4 is titled 'Guidance'. This section provides a summary of the previous three sections.
 - Section 5 contains a number of appendices which provides the relevant supporting information referred to within the main bulk of the document.

4 Next Steps

- 4.1 If the Nuthurst Village Design Statement is agreed, it will be used to inform planning decisions as officers are of the view that this will assist the implementation of

Nuthurst Neighbourhood Plan, by providing further guidance and advice on the interpretation of policy.

5 Outcome of Consultations

- 5.1 As set out above, the Council undertook extensive consultation during the preparation of the SPD in accordance with regulations. In addition to the detail set out in section 3 the Local Member was advised of the consultation.
- 5.2 The Monitoring Officer and the Director of Corporate Resources have been consulted during the preparation and adoption of the SPD.

6 Other Courses of Action Considered but Rejected

- 6.1 A separate course of action would be to not progress this document for adoption as an SPD. This has been rejected as the Nuthurst Neighbourhood Plan policy refers to future design guidance, which this document will now provide. By not adopting this guidance, this approach would limit the effective implementation of the Nuthurst Neighbourhood plan.

7 Resource Consequences

- 7.1 There are no financial consequences arising from the preparation of this document.
- 7.2 There are no HR consequences resulting from this decision.
- 7.3 There are no staffing consequences arising from the preparation of this document.

8 Legal Consequences

- 8.1 There are no legal implications of this report

9 Risk Assessment

- 9.1 Following the adoption of the SPD there is a six week period when the decision to adopt the SPD can be judicially reviewed. However the Council has undertaken extensive consultation in accordance with the relevant planning legislation in order to minimise the risk of the SPD being challenged.

10 Other Considerations

- 10.1 There are no Crime & Disorder; Human Rights; Equality & Diversity or Sustainability consequences resulting from this decision.