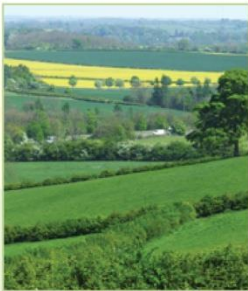


Village Design Statements and Conservation Areas

Daventry District Council

Rhian Morgan and Jane Parry
Thursday 11th January 2018



Introduction

- Village Design Statements in a nutshell
- What can a VDS cover?
- How to prepare a VDS
- What is a conservation area?
- What is controlled?
- Conservation areas and VDS's
- Questions

Village Design Statements in a nutshell

- Widely used in Daventry District
- Adopted by the District Council as a supplementary planning document
- Used in decision making as a ‘material consideration’
- Not the same weight as a neighbourhood plan
- Describe the qualities and characteristics of a village that are valued by the local community
- Guidelines influence visual appearance of changes and development
- Relatively quick to prepare
- DDC will provide advice and guidance, charge of £22.31 per hour for officer time

What can a VDS cover?

- Should be clear and easy to use
- Essentially a VDS will identify the character of the village and its surroundings
- Contain guidelines on how character can be protected or enhanced
- Should be a positive document that supports sustainable development
- A VDS cannot:
 - Stop development taking place
 - State what type of development should take place
 - Allocate land for development
 - Designate local green space

How to prepare a VDS

- Parish council decides to prepare a VDS
- Set up a working party of volunteers and allocate tasks based on interests and skills
- Speak to other parishes with recent experience of producing a VDS
- Identify your issues and survey village(s) (DDC can provide base maps)
- Raise awareness and undertake informal consultation with community

How to prepare a VDS

- Divide VDS into sections e.g. landscape/setting, settlement pattern/views, open spaces/trees, buildings/design, highways/street furniture
- Actively consult and involve community in drafting
- Share working draft VDS with DDC for comment
- Submit final draft VDS to DDC
- Strategy Group for authorisation to consult
- Consultation for minimum of 6 weeks
- Report consultation responses and suggested changes to Strategy Group
- Approval and adoption of final VDS

What is a Conservation Area?

“an area of special architectural or historic interest character or appearance of which it is desirable to preserve or enhance”

Section 69 Planning (Listed Buildings and Conservation Areas) Act
1990

What is controlled?



- Not everything is controlled!
- Much remains permitted development
- Appraisal documents used as guidance (SPD)

Conservation Areas and Village Design Statements

- Similar research processes
- More specific focus
- Planning controls
- Local List and Article 4 Directions

Questions

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