

LANDFORD VILLAGE DESIGN STATEMENT

6 Planning Considerations

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6.1 Core Strategies and National Park Management Plan Policies

The responsibility for planning and development for this parish currently lies with two separate authorities. The New Forest National Park Authority (NFNPA) is responsible for that part of Landford within the Park (about 70%), the remainder residing with Wiltshire Council.

The **National Park Management Plan**¹ states the following.

Examples of changes contributing to the loss of local character include:

- *increasing suburbanisation of villages, with traditional building features replaced, changes in boundary treatments, greater use of hard surfacing and lighting, and inappropriate scale and design of new buildings*
- *a general increase in signage and other infrastructure in the countryside*
- *loss of important trees, hedgerows and features of the historic environment of local value*
- *decline in the traditional management of meadows, hedgerows, rivers and woodlands*
- *encroachment on Open Forest land.*

In order to address the above concerns, the **National Park Core Strategy**² contains the following policies.

Policy CP2: The Natural Environment

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.

Policy DP1: General Development Principles

All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness. This includes, but is not restricted to, ensuring:

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;*
- b) development respects the natural and built environment, landscape character and biodiversity;*
- c) materials are appropriate to the site and its setting;*
- d) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and*
- e) no adverse impacts associated with traffic or pollution (including noise and light pollution).*

Policy DP2: Safeguarding and Improving Water Resources

Development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters.

¹ See Reference 9.5

² See Reference 9.3

Policy CP7: The Built Environment

Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.

Policy CP8: Local Distinctiveness

Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be supported.

Policy DP6: Design Principles

All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park, with particular regard to:

- enhancing the built heritage of the New Forest;*
- designing out crime through the use of Secured by Design principles and standards;*
- ensuring new development is accessible where appropriate;*
- ensuring new residential development takes account of the lifetime homes principles where appropriate; and*
- ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.*

The Core Strategy goes on to say –

Development, whether of a traditional or modern design, should be sympathetic and in keeping with its surroundings. New buildings should have a low (or no) carbon footprint and all new development should make a positive contribution to the National Park particularly through its design, scale and layout.

The **South Wiltshire Core Strategy**³ contains the following two paragraphs relating to this area.

The protection of the natural environment is a priority, especially given the proximity of the Area (i.e. south of Salisbury) to the New Forest National Park. The preservation and enhancement of local heritage is also an important issue, with a need to ensure that new buildings or alterations to buildings are of a high quality.

Some development in the remainder of south Wiltshire might impact on the National Park, and the NFNPA will continue to be consulted on proposals that are considered to potentially impact on their aims. It is also necessary for the Strategy to impose a policy to control the impact of development outside the National Park.

In order to address these concerns, the South Wiltshire Core Strategy contains the following policy.

Policy 15 - New Forest National Park

Development will only be permitted where it does not have a negative impact on the:

- Conservation and enhancement of the unique character and environment of the New Forest National Park, and in particular the special qualities of its landscape, wildlife and cultural heritage;*
- Encouragement of understanding and enjoyment of the New Forest National Park's special qualities;*
- Social and economic well being of local communities in ways that sustain the National Park's special character.*

Similarly, the Strategy also contains the general policy as follows.

³ See Reference 9.4 Please note that although much of the Core Strategy has been completed, it is still subject to an Examination in Public and has not yet been finalised and approved.

Policy 22 - Protection of Services and Community Facilities

Proposals involving the loss of a community service or facility will not be permitted unless it can be demonstrated that the site/ building is no longer viable for an alternative community use.

Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be favoured. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be permitted, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be convincingly demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered.

6.2 Purpose of this Village Design Statement

The Design Guidelines in this document are consistent with and designed to supplement the relevant Core Strategy policies at a more local level. In particular they expand on policies CP8, DP1 and DP6 of the Core Strategy and Development Management Policies for the New Forest National Park, and Policies 15 and 22 of the South Wiltshire Core Strategy.

This document is primarily designed to guide those seeking planning permission for new development within the parish. However it is also intended as a source of local design information in cases where planning permission may not be required, with the view to encouraging sympathetic improvements to the buildings, street scene and landscape setting of the village and so creating a high quality environment for the benefit of the community of Landford to enjoy.

6.3 Advice on submitting a planning application

The planning process can be complicated and it may not always be clear when a planning application is required, so seek advice from the Local Planning Authority at the earliest opportunity. If in any doubt whether a particular proposal requires planning permission or not, a good source of guidance can be found via the Planning Portal⁴. For more specific advice, contact the planning department of the relevant local authority.

Where a planning application is required, the following advice will help to ensure that the application can be validated and registered without the need for further information, and that the proposal can be considered on its merits.

Drawings

Elevation drawings should be drawn to a scale that enables the full character of the existing and/or proposed building to be illustrated, together with the details that create the character. Such things as chimney style, window type, eaves treatment, etc. should be clearly distinguishable on the drawings. It is also advisable to show, for clarity, all the brick courses, as well as any brickwork features (dentil courses, contrasting brick colours, brick arches, etc.) that occur in the walls. Similarly, any patterned tiles or crested ridge tiles should be shown on the roof.

GUIDELINE 6.3.1 - Scale and quality of drawings need to be good enough to assess the full character of any proposal

In order to fully assess how buildings fit into the street scene, drawings of elevations fronting public highways should include existing adjacent buildings within 10 m either side of the proposed development. Block or site plans should also clearly show the layout and relationship of neighbouring buildings together with natural features, such as trees and hedges, on or adjacent to the application site.

GUIDELINE 6.3.2 - Drawings should clearly show the relationship of proposals to adjacent or adjoining features

⁴ See Reference 9.6

Planning applications for extensions to buildings should distinguish the 'existing' from the 'proposed' by means of dimension lines and notes (preferably with measurements) on both plan and elevation drawings. This provides a clear, unambiguous representation of what is being applied for, which will be readily understood by all consultees involved in the planning process.

Design and Access Statements

For most planning applications, a design and access statement will need to be submitted with the documentation. This provides a good opportunity to explain and justify the design philosophy behind the proposal. The design and access statement should refer to this VDS and show how the Guidelines have been taken into account. The credibility of any application will be enhanced by the evidence that the submitted design has been carefully and coherently considered.

GUIDELINE 6.3.3 - A design and access statement should refer to this VDS.

To avoid planning pitfalls it is important that you refer to the publication "**A guide: how to satisfy design conditions**".⁵

6.4 The Planning Decision

Planning decisions will be made only after consultation and consideration by the local planning authority. Comments and advice from Landford Parish Council, as statutory consultees in the planning process, will have a major influence on the outcome of a planning decision. The parish council will take all factors into account, including the guidelines of this VDS, when considering any application and their final decision will be based on the question – **is this good enough to recommend approval?** rather than – **is this bad enough to recommend refusal?**

⁵ See Reference 9.7