

## THAKEHAM PARISH COUNCIL – Review of Thakeham Village Design Statement

### Background and Aims

Village Design Statements (VDSs) have existed for a couple of decades but the 2012 advent of Neighbourhood Plans (NPs) has required the status of VDSs to evolve, to become more focused and aligned to their 'parent' NPs. VDSs do not share the same legal status given to NPs under current planning law, and in that sense they are more advisory documents. However, if the VDS is adopted by the local District (especially alongside a 'made' NP) then it will form part of the reference documents that the District Council will consider in determining planning applications.

The Village Design Statement is relevant to:

- Developers: to inform them what residents of the Parish want;
- The District Council (Horsham): to inform HDC when it is considering planning applications, including the placing of requirements on the design of buildings, open spaces, street lighting etc. within conditions on planning permissions;
- Residents of the Parish: who wish to extend or alter their property change boundary arrangements, which can affect the character of the property and the street scene. Also, the VDS can provide a reference for residents who may wish to make comments to HDC on a planning application.
- The Parish Council: to assist the Council (in addition to the policies within the Neighbourhood Plan itself) when it makes comments on planning applications.

Thakeham PC's Neighbourhood Planning Committee has agreed that the general aim is to produce a document that aligns with Neighbourhood Plan policies, and offers clear and helpful advice to those considering planning proposals, whilst also avoiding excessive aesthetic prescription.

### Proposed approach and structure

Thakeham PC's Neighbourhood Planning Committee has agreed to use the [Nuthurst model](#) as a template for revising the Thakeham VDS. This gives assurance that the scope and structure is considered appropriate by HDC, and it is also considered a good usable format, which uses photographs in an appropriate way. Drawing on the Nuthurst template, the indicative structure/set of headings for the Thakeham VDS is set out in **Appendix A**.

**Appendix B** also indicates how we propose the text for each section will be structured and expressed.

However, although we may consider borrowing any directly transferrable elements, there is no presumption that Thakeham should follow the Nuthurst VDS doc in terms of specific development guidance. The development of local specific planning guidance will start from our own finalised NP, and reviewing our 2002 DS for elements that still seem applicable. The process also needs to take account of Thakeham's specific circumstances in terms of both historical architectural legacy, and planning applications that have been approved and refused in recent years.

### Next steps

The target is to produce a revised VDS by mid-summer 2017 and submit it to HDC for adoption as a Supplementary Planning Document. In addition to work by members of the Neighbourhood Planning Committee, the process will involve consultation with residents via an initial brainstorming meeting, and also offering routes for online/email contributions.

## Appendix A

# Proposed structure/contents of revised Design Statement

*(Subject to further drafting work: italicised headings below are provisional additions to the template from the Nuthurst VDS)*

Title Page

Map A: Thakeham Parish

Contents

The Aims of the Parish Design Statement

An Introduction to Thakeham Parish [*brief – copied/edited from the TNP*]

### **Section 1**

#### **Development Sites**

1.1 The Layout of Sites and Size of Plots

1.2 Size of Houses

1.3 *Industrial and/or Agricultural sites*

### **Section 2**

#### **Housing: Building Materials and Design**

2.1 Building materials

2.2 Walls

2.3 Roofs and Chimneys

2.4 Porches

2.5 Doors and Windows

2.6 Garages

2.7 Energy Efficiency

2.8 Extensions

2.9 *External lighting*

### **Section 3**

#### ***Agricultural/Industrial developments: Materials and Design***

3.1 *Building materials*

3.2 *Walls*

3.3 *Roofs*

3.4 *Vehicle parking/management*

3.5 *External lighting*

### **Section 4**

#### **Landscape**

4.1 Boundary Markers

4.2 Gates, Drives and Verges

4.3 Ponds, Ditches, Trees and Fields

4.4 Open Spaces, Views and Landmarks

4.5 Street Furniture

### **Section 5**

#### **Guidance** (*i.e. consolidated guidance from sections above*)

### **Section 6**

#### **Appendices** (*to be derived from existing NP supporting docs*)

Appendix A: Sites allocated for Development in the Thakeham Parish Neighbourhood Plan

Appendix B: Landscape Character Assessment

Appendix C: *Other doc, to be confirmed*

Appendix D: *Other doc, to be confirmed*

Appendix E: *Other doc, to be confirmed*

Appendix F: Evidence Base

Appendix G: Acknowledgements

## **Appendix B Approach to setting-out guidance (example)**

### **Guidance 1: Development Sites**

1(a). New houses should preferably:

X

Y

1(b). New developments should preferably:

X

Y

1(c). New developments should:

X

Y

### **Guidance 2: Building Materials and Design**

Walls

X

Y

Roofs and chimneys

X

Y

Doors and windows

X

Y

Extensions

X

Y

### **Guidance 3: Landscape**

Boundary markers

X

Y

Ponds, ditches, trees and fields

X

Y

Open spaces, views and landmarks

X

Y