

West End Village Design Statement Supplementary Planning Document (SPD)

Summary

The Executive in April 2016 agreed that the Draft West End Village Design Statement Supplementary Planning Document (VDS) be subject to a statutory six weeks consultation.

This report seeks Executive agreement to adopt the West End VDS as a Supplementary Planning Document (SPD). The VDS will support policies in the Council's Core Strategy.

A VDS is guidance, not policy, and cannot stop development happening but can provide additional information in respect of design and character.

Portfolio- Regulatory

Date Portfolio Holder signed off report 1st July 2016

Wards Affected

West End

Recommendation

The Executive is advised to RESOLVE to adopt the West End Village Design Statement as a Supplementary Planning Document (SPD).

1. Resource Implications

1.1 There are no resource implications beyond that provided for within the agreed budget for 2016/17.

2. Key Issues

2.1 The Executive at the meeting in April 2016 agreed to a six week statutory consultation on the draft West End Village Design Statement SPD. The role of a Village Design Statement (VDS) is to support policies in the Council's adopted Local Plan. In particular to the Development Management Policies by providing local guidance on design issues. A VDS cannot determine whether permission should be granted or not, that is the role of the Local Plan.

2.2 Following consultation there is a minor change proposed to Guideline 4 (building heights) to add the word generally between the words 'should and not'. This change is considered acceptable to ensure flexibility in assessing schemes. A statement of consultation is attached to this report at Annex 1.

2.3 If adopted as a Supplementary Planning Document the VDS can be used as a guidance document in the consideration of planning applications in West End.

3. Options

3.1 The Options are as follows:

- (i) to **Agree** to the adoption of the West End Village Design Statement as a Supplementary Planning Document (SPD)
- (ii) to **Not Agree** to the adoption of the West End Village Design Statement as a Supplementary Planning Document (SPD)

4. Proposals

4.1 It is proposed that the West End Village Design Statement is adopted as a Supplementary Planning Document.

5. Supporting Information

5.1 A six week statutory consultation was undertaken on the draft West End Village Design Statement. The West End Village Design Group has also undertaken earlier consultation on the Draft VDS with residents and businesses in West End.

6. Corporate Objectives And Key Priorities

6.1 The West End Village Design Statement will help achieve Corporate Objective 1.

7. Policy Framework

7.1 Will add a level of detail to the Council's Core Strategy and Development Management DPD.

8. Legal Issues

8.1 None arising at this time.

Annexes	West Village Design Statement Supplementary Planning Document and Statement of Consultation.
Background Papers	None.
Author/Contact Details	Jane Ireland -Planning Policy Manager Jane.ireland@surreyheath.gov.uk
Head of Service	Jenny Rickard – Executive Head of Regulatory

Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	

Resources	Required	Consulted
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>17th June 2016</u>
Policy Framework		
Legal	✓	<u>17th June 2016</u>
Governance	✓	<u>17th June 2016</u>
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	<u>17th June 2016</u>

Review Date:

Version: 1