

PC 391/22

NEW FOREST NATIONAL PARK AUTHORITY

PLANNING COMMITTEE MEETING – 26 APRIL 2022

REVISED HYDE VILLAGE DESIGN STATEMENT – CONSULTATION DRAFT

Report by: David Illsley, Policy & Conservation Manager

1. Introduction

- 1.1 The first Hyde Village Design Statement - covering the whole of the parish (including the settlements of Hyde, Frogham, Stuckton, Hungerford, Blissford and North Gorley) – was drawn up in 2007 by a group of local residents and parish councillors. The current Hyde Village Design Statement was formally adopted by the Authority as a supplementary planning document in June 2012 following a period of public consultation.
- 1.2 In the decade since the adoption of the Hyde Village Design Statement there have been significant changes in both national and local policy and design guidance. For example, the new National Park Local Plan was adopted in 2019 and the revised National Park Design Guide was adopted in January 2022. Hyde Parish Council is keen to update their Village Design Statement to ensure it is still afforded weight in planning decision-making. This requires the revised document to be subject to public consultation, the consideration of comments received, and a formal decision of the full Authority. This report sets out the first steps in this process.

2. The need to update the Hyde Village Design Statement

- 2.1 Following the adoption of the new National Park Local Plan in August 2019, an assessment was made of the weight that could be afforded to all adopted supplementary planning documents. Report AM 585/19 was considered at the full Authority meeting in October 2019 and set out more detail. In essence the weight afforded to supplementary planning documents by the decision-maker (whether that is Authority officers for delegated decisions, our Planning Committee or the Planning Inspectorate) is proportionate to the degree of consistency between the supplementary guidance and the adopted development plan policies for the area.
- 2.2 In terms of the adopted Village Design Statements, the report concluded,

“Given the continued emphasis on reinforcing local distinctiveness and good design within the new Local Plan (2019), there continues to be a strategic policy hook for the production of local design guidelines. It is therefore recommended that the seven adopted Village Design Statements in the National Park [including Hyde] continue to be given weight as material planning considerations. It is recognised that across the seven adopted VDSs there may be aspects that may require updating to reflect the new Local Plan policies; and the weight given to the adopted VDSs by the decision-maker will be proportionate to the consistency with the policies in the new Local Plan (2019).”
- 2.3 Any updates to the Village Design Statements in the National Park must therefore be consistent with the policies in the adopted development plan they are supplementing; and they cannot introduce new planning policies. It is also clear that local design

guidance can continue to have a role in planning decision-making. Section 12 (paragraphs 127 – 129) of the National Planning Policy Framework (2021) states,

“Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics...Design guides can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.”

- 2.4 The Authority’s revised Design Guide was formally adopted as a supplementary planning document in January 2022. It provides comprehensive design guidance and was adopted following engagement with local architects, town and parish councils, statutory consultees and other interested parties. The Design Guide applies across the National Park and having this up-to-date guidance in place reduces the need for local communities to revise their own design guidance. Hyde Parish Council has confirmed they still wish to proceed with updating their Village Design Statement; and for it to be taken forward as a supplementary planning document by the Authority.

3. The revised Hyde Village Design Statement (Annex 1)

- 3.1 The revised Hyde Village Design Statement is consciously a succinct document, aimed primarily at local residents, prospective residents and property owners within the parish. It does not attempt to summarise the wealth of national design policy and guidance; instead it has been prepared to engage local people. The introduction (page 2) states, *“This design statement has a single aim - to protect and preserve the character of Hyde Parish, in keeping with the wishes of residents...the measure of the success of the VDS will be the extent to which new buildings sit in harmony with the environment of Hyde.”*
- 3.2 The main updates in the revised document presented at Annex 1 compared to the existing Hyde Village Design Statement (2012) are as follows:
- The ‘Introduction’ (page 2) includes additional working on national permitted development rights and a link to the Authority’s webpage on them. Given the typically small-scale of development within the parish, national permitted development rights are relevant and this new wording is helpful.
 - The ‘History’ section (page 3) has been updated to include reference to the National Park designation in 2005 and the statutory ‘duty of regard’ set out in Section 62(2) of the Environment Act 1995 towards the two National Park purposes.
 - Under ‘Landscape’ (page 7) a cross-reference has been included to the National Park Authority’s Landscape Character Assessment (2015) which provides more detail on the landscape character areas within the parish boundary. New photographs have also been included to illustrate the landscape types.
 - The section on ‘Commoning’ (page 10) cross-references the Commoners’ Dwelling Scheme and policy SP29 (Commoners’ Dwellings) in the adopted Local Plan (2019).
 - Photographs illustrating recent developments in the parish have been included in the section on ‘Materials’ (page 18), including replacement dwellings from 2015 & 2018.

- The revised Hyde Village Design Statement includes several cross-references to the relevant sections of the recently adopted National Park Design Guide SPD (2022). For example, page 16 of the revised village design statement references the chapters of the Design Guide on traditional and contemporary materials.
- Planning policy references throughout the document have been updated to refer to the adopted New Forest National Park Local Plan (2019), rather than the Authority's previous Core Strategy DPD (adopted 2010). Appendix 1 – 'Planning policies relevant to the Hyde VDS' - has been revised to reflect the statutory development plan for the parish that exists in 2022, compared to the previous 2012 version.
- Appendix 2 ('Hyde Parish Listed Buildings') and Appendix 3 ('Hyde Parish Locally Listed Buildings') are new sections, reflecting the information available in the Western Escarpment Conservation Area Character Appraisal and other sources.

4. Consultation on the revised Hyde Village Design Statement and next steps

- 4.1 Hyde Parish Council has confirmed they wish their revised Village Design Statement to be taken forward by the Authority for adoption as a supplementary planning document. National planning regulations therefore require a period of public consultation of at least 4 weeks on the draft supplementary planning document. Locally, the Authority is publicly committed to a 6-week period of consultation on draft documents.
- 4.2 It is proposed that the public consultation on the revised Hyde Village Design Statement (Annex 1) commences in late April 2022, running for a 6-week period into early June 2022. A range of statutory and other local consultees will be directly notified of the consultation and invited to submit their representations during the 6-week period.
- 4.3 All of the representations received will be reviewed by Authority officers (liaising with the Parish Council) and changes made to the draft Village Design Statement where appropriate. In accordance with the relevant regulations, a 'consultation statement' will be prepared summarising the main issues raised during the consultation; and how those issues have been addressed in the final document. The formal adoption of the Village Design Statement will be a decision for the full Authority meeting, with the meeting in July 2022 identified as a date for consideration of the final document.

5. Conclusions

- 5.1 Hyde is the first of the seven parish councils with adopted village design statements in the National Park to confirm they wish to formally update their local design guidance following the adoption of the new National Park Local Plan in August 2019. Our own assessment of the weight to be afforded to supplementary planning documents (including village design statements) undertaken in late 2019 highlights the benefits of updating local parish-led design guidance.
- 5.2 Hyde Parish Council has considered the Authority's updated Design Guide document (2022) and feels there is still a role their updated Village Design Statement can play. The Parish Council has worked with the Authority's planning policy and building design & conservation officers on the revisions. Officers are content that the updates to the Village Design Statement do not conflict with the Authority's own policies and guidance and therefore it can proceed to public consultation. Members are therefore asked to approve the document for the purposes of a 6-week public consultation.

Recommendation:

Members: (i) approved the revised draft Hyde Village Design Statement (Annex 1) for a statutory period of public consultation; and (ii) note that the final version of the Village Design Statement will be considered at a full Authority meeting for formal adoption.

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Papers: **PC 391/22** – cover paper
Annex 1 – Revised draft Hyde Village Design Statement

Equality Impact Assessment: No impacts have been identified.