

Village Design Statement Validation Checklist

Village Design Statement for:	Donhead St Andrew
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>Section 2 of the VDS describes the history and setting of Donhead St Andrew. It explains that the village is an ancient settlement probably formed around the source of the River Nadder to use its fertile valley. This section then goes on to explain the pattern and character of the surrounding land.</p>
<p>(ii) Does the VDS show how character can be identified at three levels:</p> <ul style="list-style-type: none"> • The landscape setting of the village • The shape of the settlement • The nature of the buildings themselves 	<p>Section 2 “History and Setting of Donhead St Andrew” describes the countryside and landscape. It refers to the fact that the village is designated as a conservation area and is within the West Wiltshire Downs Area of Outstanding Natural Beauty. The landscape is largely agricultural, with active and well managed pastoral and arable farming; although there is some forestry and parkland, farming is the only large scale economic activity in the village.</p> <p>Section 3 describes the form of the settlement and explains that most houses are in a number of linear clusters on either side of the road from Hook Manor through the village to Brookwater, and also on the access roads leading north-west from the A30. There are very few backland developments and houses in the parkland and on and south of the A30 are more scattered.</p> <p>Section 4 entitled “Construction Details” describes the nature of the buildings themselves explaining that throughout the village, construction details generally reflect the period and purpose of the building. The VDS recognises that new and replacement houses cannot be expected to have slavishly followed what went before, but rather reflect the style and materials of the time. There is good use of photographic evidence in this section illustrating which buildings are considered as good examples for future developments.</p>

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(iii) Does the VDS draw up design principles based on the distinctive local character?	At the end of each section, the VDS draws on the content of that section to produce guiding principles for future development.
<p>(iv) Does the VDS work in partnership with the local planning authority in the context of existing local planning policy and influence future policies.</p> <p>(v) Has the VDS been developed, researched, written and edited by local people? Is it representative of the views of the village as a whole? Has the process involved a wide section of the village community in its production?</p>	<p>Section 1 explains what consultation was undertaken in the production of the VDS. A VDS working draft was produced in 2003, and in early 2004 an outline of the statement was placed in the Village Newsletter, which was distributed to most households in the village inviting comments from residents.</p> <p>A Village Design Forum (VDF) was then established to broaden discussion of the statement and report to the Parish Council. Officers from Salisbury District Council were involved at this and later stages, providing input and suggestions and giving detailed help for the final format of the statement.</p> <p>The amended statement was then sent to most households in the Parish, together with an explanatory letter and a short questionnaire; some 190 questionnaires were issued, and 31 replies were received. Finally, a presentation was held to which all residents were invited, and at which they could ask questions and make further comment; 35 residents attended this presentation. This section concludes by saying that the finished document is therefore considered to be a reasonable representation of the overall views of the existing and interested residents of Donhead St Andrew. The document sensibly goes on to recognise that such documents have a limited shelf life, and that future changes and amendments are anticipated.</p> <p>The VDS recognises in Section 1 that it is to be used in conjunction with any Statutory Development Plan in place at the time and that the Planning Authority will take account of the Statement when making decisions on planning proposals.</p>

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Other Comments:	<p>Section 1 states that “The Statement was adopted by Salisbury District Council as Informal Planning Guidance in xxxx xxxx,...”. The VDS was produced pre Local Government Reorganisation when the former district councils still existed, and when the then Salisbury District Council’s approach was to adopt VDSs as informal planning guidance.</p> <p>An addendum with the following wording should therefore be added to this VDS to reflect the current situation:</p> <p><i>This VDS was produced at a point in time. Therefore, there may be references in it that are now superseded. This includes references to the former Salisbury District Council and the Salisbury District Local Plan. The Salisbury District Local Plan has been superseded by the South Wiltshire Core Strategy, albeit a number of Local Plan policies are saved in the Core Strategy. Similarly, there may be references to policies in the South Wiltshire Core Strategy that at the time of writing were still emerging. However, the VDS is still considered to be compliant with local policy on design matters. Finally, any references to the VDSs being adopted as Supplementary Planning Guidance or as a Supplementary Planning Document are also now superseded, as all VDSs are now approved as material planning considerations by the Council instead.</i></p> <p><i>The VDS has been subject to a recent review by officers and considered up-to-date and relevant, and has subsequently been approved at the Southern Area Planning Committee on 24 January 2013 as a material planning consideration.</i></p>
Overall Conclusions:	The VDS is considered to meet the objectives set out in the validation checklist.
Recommendation:	It is recommended that, subject to the addition of the proposed addendum, the VDS for Donhead St Andrew be approved as a material planning consideration for the purposes of development management.