

Village Design Statement Validation Checklist

Village Design Statement for:	Teffont
<p>(i) Does the VDS describe the distinctive character of the village and the surrounding countryside?</p>	<p>The VDS's 'Descriptive Tour of the Village' chapter describes the immediate environs of the village and its general setting within the surrounding undisturbed countryside, with its wooded surrounding hillsides, the chalked downlands and the stream which runs through the village forming a central 'spine', and eventually joins the River Nadder further downstream. The VDS further describes the abundance of (protected) birds and other species present in the surrounding countryside. This is expanded upon in a separate chapter on biodiversity, which also lists the statutory and non-statutory designations in the area such as the River Nadder which is also a Site of Special Scientific Interest and part of the River Avon Special Area of Conservation. The chapter on the geology and landscape describes the impacts of geological change and how the present landscape was shaped as a consequence. Teffont lies within the South West Wiltshire and Cranborne Chase Area of Outstanding Natural Beauty (AONB).</p> <p>The character of the village is described as 'organic', due to the design of the buildings and the colours of the building materials used. The three parts of village are subject to detailed description in the Village Tour chapter. It refers also extensively to the historic and current use of individual or groups of buildings, and their setting within the village. Villager comments within the document highlight the need to preserve Teffont's character and to give careful consideration to new development in keeping with the distinctive village character. 'Life in Teffont today' gives a brief overview of village life including the importance of local community facilities, events, and the importance of recently built small scale development for local people reaching retirement age. Teffont is a conservation area and most of its area falls within a housing or special restraint area and conservation area under the (now defunct) Salisbury Local Plan. This is mapped out in the appendix to the VDS.</p>

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<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>The settlement design guidance is intended for any new development or alterations to existing buildings, whether listed or otherwise. Where a building is listed, Listed Building Consent is required for any alteration – internal or external. It is advised to speak to the planning department in all cases. The VDS refers to the designations afforded to Taffont in the now defunct Salisbury District Local Plan, and the Council’s website for further legal background information on these. The settlement design guidance states that the Conservation Officer should be consulted when considering submitting a planning application.</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>The introduction states that the process of preparing a VDS was started in 2007 by the residents of Teffont. The document is the result of two questionnaires, several public consultations and work by teams of volunteers. The appendices list all stakeholders involved and local people who contributed to the document’s development.</p>
<p>Other Comments:</p>	<p>References are made in this VDS to the now former Salisbury District Council and Salisbury District Local Plan (p.10 and p.26). The VDS introduction also states that ‘On its adoption as Supplementary Planning Guidance by Wiltshire Council the VDS becomes a “material consideration in the determination of a planning application”.</p> <p>An addendum with the following wording should therefore be added to this VDS:</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,</i></p>

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	<p><i>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 Village Design Statements 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:	<p>The Teffont VDS provides clear guidance to developers as to what should be respected and acknowledged by new buildings in order to help preserve the local scene. It provides a comprehensive description of the village and its environs and identifies its key characteristics.</p> <p>The VDS has been assessed by officers and considered to meet the objectives set out in this validation checklist.</p>
Recommendation:	<p>It is recommended that, subject to the addition of the proposed addendum, the VDS for Teffont be approved as a material planning consideration for the purposes of development management.</p>