

<b>Committee:</b>	Cabinet	<b>Date:</b>
<b>Title:</b>	Elmdon Village Design Statement	Thursday, 13 June 2019
<b>Portfolio Holder:</b>	Councillor John Lodge, Leader of the Council; Lead for Planning and the Local Plan	
<b>Report Author:</b>	Sarah Nicholas, Senior Planning Officer snicholas@uttlesford.gov.uk	<b>Key decision:</b> No

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## Summary

1. A Village Design Statement (VDS) is an advisory document for planners, designers, developers and local people. A VDS gives a detailed description of the existing character and main design feature of design in a village and guidelines for how this should be respected in any new development. Having been produced with wide community involvement the finished VDS should represent the views of the village as a whole. If it meets the requirements of the local authority, it can be suitable use as a material consideration in the determination of planning applications.
2. Elmdon Parish Council have prepared and approved a Village Design Statement (VDS) which covers Elmdon, Duddenhoe End, Wendens Lofts and Pond Street. The aims and objectives of the VDS are
  - To identify the special characteristics of the built and natural environment;
  - Identify elements that should be retained or enhanced;
  - Identify any detracting elements;
  - Put forward practical enhancement proposals that represent the views of the majority of the community; and
  - Provide guidance for residents/landowners to be taken into account when undertraining work which does not require planning permission.
3. The Council and the Rural Community Council of Essex have provided advice and guidance to the Steering Group.
4. The Parish Council have requested that the VDS be adopted by the Council.

## Recommendations

5. That the Cabinet adopt the Elmdon Village Design Statement as Council Approved Guidance for the purposes of Development Management and Planning Policy.

## Financial Implications

6. None

## Background Papers

7. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

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## Impact

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Communication/Consultation	Extensive consultation was undertaken by the steering group in preparing the VDS
Community Safety	The VDS considers issues which affect the community safety of the parish
Equalities	The VDS will affect all equally
Health and Safety	The VDS considers issues which affect the health and safety within the parish
Human Rights/Legal Implications	The development of a VDS is compatible with Convention rights.
Sustainability	The VDS considers sustainable development
Ward-specific impacts	Littlebury, Chesterford and Wenden Lofts
Workforce/Workplace	No impact

## Situation

9. Following the decision of the Parish Council to prepare a VDS, a steering group was formed. In October 2017 the group obtained the views and opinions of residents through a questionnaire sent to all residences in the Parish. They received 150 responses from a total of 269 households. An analysis of the results was presented to residents through exhibitions at Elmdon and at Duddenhoe End
10. The VDS provides a detailed description of the history, landscape and ecology of the parish.
11. The VDS considers the topics of Housing, Environment, Transport, Agriculture and Business. For each topic the Statement describes the current characteristics and concludes with guidelines for the Council and residents. The guidelines for each topic reflect the findings of the residents'

questionnaire. The statement also refers to adopted and draft UDC planning policy for each topic. The guidelines are not contrary to adopted or emerging planning policy.

## Risk Analysis

12.

Risk	Likelihood	Impact	Mitigating actions
That the VDS is not taken into account in planning decisions	low	Little impact. The guidelines reflect Council policy.	<p>Planning officers to refer to the VDS when considering development within the parish.</p> <p>For the Parish Council to taken evidence from the VDS when responding to planning consultations.</p> <p>For residents to consider the VDS when considering works to their property.</p>

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.