

**Successor Policies To
Village Design Statement Guidelines:
Rudby Neighbourhood Plan
Supporting Document**

June 2021

Introduction

The Village Design Statement (VDS) was prepared by the community in 1999 and subsequently adopted as a Supplementary Planning Document (SPD) by HDC. Since its adoption the VDS has been regularly referenced by the community, by the Parish Council and by Hambleton District Council when considering planning matters in the Parish, and consultation work carried out as part of the Neighbourhood Plan demonstrates that the community still values the VDS.

The Village Design Statement, as an SPD, has less weight than the Neighbourhood Plan will have within the planning system. Furthermore, the VDS included within its guidelines the delivery of community objectives which fall outside the scope of planning policy, and due to its age is not in conformity with the NPPF.

The Neighbourhood Plan seeks to retain the important contextual information on settlement character and vernacular style contained within the VDS, but it replaces the VDS Guidelines with new 'successor' policies which are in conformity with the NPPF and the emerging Local Plan. This preserves the enduring elements of the VDS within the new framework and eliminates any potential confusion over the precedence between the Plan and the VDS. It is expected that the VDS will be 'retired' as part of the adoption process for either the Local Plan or Neighbourhood Plan so that there is only one planning document specific to the Parish which has to be taken into account by applicants.

The descriptions of the local vernacular and settlement character of Hutton Rudby/Rudby which are set out in Appendix E of the Neighbourhood Plan are extracted directly from the VDS.

The approach of the Neighbourhood Plan and the VDS is different, with the Neighbourhood Plan policies being more thematically based. Typically, issues addressed by one Guideline will be addressed by several Neighbourhood Plan policies. This table below sets out how the new policies in the Neighbourhood Plan act as successors to the VDS Guideline, although in a small number of cases there are no direct successors as the original VDS Guideline is outside the scope of Neighbourhood Planning.

Successor Policies to the Village Design Statement

Village Design Statement Guideline		Issue Addressed in Neighbourhood Plan by
<i>Landscape and Wildlife</i>		
LWG 1	The presence of so many mature trees is one of the most important characteristics of the Village. Therefore, new planting of indigenous species is a very important consideration and developers who do not include planting proposals should justify that omission.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure)
LWG 2	As far as possible existing landscape features, particularly trees and hedges, should be retained. If this is not possible appropriate replacement planting should be effected.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP14 (Significant Views)
LWG 3	Where buildings adjoin open countryside the design should incorporate landscape features to ensure a sympathetic relationship and a comfortable transition between the two.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP14 (Significant Views)
LWG 4	Good quality landscaping and planting of appropriate species can significantly mitigate visual intrusion and make a positive contribution to the Village.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP13 (Local Green Space), RNP14 (Significant Views)
LWG 5	Informal spaces, such as wide verges and gaps between buildings, which offer vistas of the countryside beyond, should be preserved. Where appropriate these kinds of features should be incorporated into new development to break the uniformity of estate type schemes.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP13 (Local Green Space), RNP14 (Significant Views)

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LWG 6	The few open spaces remaining within the Village are very valuable and their retention should be accorded considerable weight in the event of development proposals involving their removal or diminution.	RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure) RNP12 (The Leven Valley) RNP13 (Local Green Space), RNP14 (Significant Views)
LWG 7	The Leven valley is of great importance and should be protected from any adverse impact. Similarly, environmentally valuable grassland areas should be preserved and enhanced by careful management.	RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure) RNP12 (The Leven Valley) RNP13 (Local Green Space), RNP14 (Significant Views) RNP15 (Protection and Enhancement of the Conservation Area)
LWG 8	In order to protect wildlife and the environment future development proposals should be assessed for any adverse impacts on water quality in the river, or on river habitats.	RNP2 (Design Principles), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure) RNP12 (The Leven Valley)
LWG 9	Positive habitat provision measures should be considered in all new developments including the creation of small woodland areas, ponds and wildlife corridors.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP12 (The Leven Valley)
LWG 10	In the choice of species, as a general rule native deciduous trees should be preferred. This is because these trees support wild life which over thousands of years has adapted to feed from them. Native shrubs and hedging also provide good habitats supporting many different kinds of wildlife, Opportunities may arise to create areas of native wild flowers to attract butterflies, wild bees and insect life by allowing unproductive land to grow "wild".	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP12 (The Leven Valley)
<i>Building</i>		
BG 1	Developers must submit drawings and a statement accompanying their planning application to show how their proposals follow the Guidelines of all Sections of the Village Design Statement, and not merely the Building Guidelines.	Development management procedural requirement outside the scope of the Neighbourhood Plan.

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BG 2	The site plans for any new development must show ratios of buildings, open spaces, verges and planted areas appropriate to a rural setting. Any revised plans following the granting of planning permission should retain or improve upon these ratios, so that if the number of houses were increased the footprint would have to be correspondingly smaller.	Development management procedural requirement outside the scope of the Neighbourhood Plan.
BG 3	In any major development imaginative groupings of dwellings, for example around a central green or courtyard or in cul-de-sacs should be a prime aim. Layouts with long, straight roads or rectangular grid patterns should be avoided. Varied front elevations, orientations and building lines, staggered roof lines and changes in roof pitch should be recognised as important elements.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing Development)
BG 4	The great majority of dwellings outside the Conservation Area are detached. The inclusion of some terraced and semi-detached housing in new developments could help to restore some of the original character of the Village.	RNP2 (Design Principles)
BG 5	Plots should be appropriately sized for their intended buildings, allowing for gardens in proportion and suitable separation from adjacent properties.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing Development)
BG 6	Plot boundaries facing main thoroughfares should be marked, for example with low brick or stone walls, traditional picket wooden fencing or vertical iron railings or planted with hedges of native species such as hawthorn, holly, privet, beech. Open plan frontages should include individual plantings of trees, shrubs or flower beds that should be an integral part of the design.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP4 (Windfall Housing Development)
BG 7	Building materials, styles and decorative details should be chosen to echo those found in the Conservation Area, not imitated slavishly but adapted to current needs and practices.	RNP2 (Design Principles)
BG 8	Pitched tiled or slated roofs should be the norm. Flat roofs, often seen on garages, dormer windows and extensions, should be avoided wherever possible. Where this is not possible careful design solutions should be sought to mitigate any adverse visual impact.	RNP2 (Design Principles)
BG 9	Large single-pane windows looking on to main thoroughfares should be avoided.	RNP2 (Design Principles)

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BG 10	Applications for planning permission for infill sites in the conservation area should include elevation details of both the planned and adjacent properties. Outside the conservation area it is a practice that should be encouraged.	Development management procedural requirement outside the scope of the Neighbourhood Plan.
BG 11	The architectural qualities of all properties of local visual or historic importance should be respected, in addition to those of the Listed Buildings. Examples of non-listed but valued buildings are given in Appendix 3.	RNP2 (Design Principles), RNP6 (Redevelopment of Redundant Buildings in the Countryside) RNP7 (Safeguarding and Improvement of Community Facilities) RNP12 (The Leven Valley) RNP15 (Protection and Enhancement of the Conservation Area) Appendix H of the Plan
BG 12	Streetlamps should cause minimum skyward light-pollution and be on slim, dark painted metal poles. Where possible, road signs should be sited sensitively and be of an appropriate size. Also, the existing finger post” direction signs should be retained.	RNP2 (Design Principles), RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure), RNP12 (The Leven Valley) RNP15 (Protection and Enhancement of the Conservation Area)
BG 13	New fronts, signs and advertisements on shops and business premises should be sympathetic to the scale and appearance of the original building and its Village setting.	RNP2 (Design Principles), RNP7 (Safeguarding and Improvement of Community Facilities) RNP15 (Protection and Enhancement of the Conservation Area)
<i>Community Guidelines</i>		
CG 1	<p>Existing community facilities must be retained, enhanced or replaced, in accordance with locally identified need, along the following lines:</p> <p>The Village Hall could be adapted to cater for a wider range of indoor interests and sports, for all age groups and with the needs of the disabled continuing to be kept in mind.</p> <p>A ramp is needed to help the disabled gain access to the doctors’ surgery.</p> <p>A play area for older young people remains a need.</p>	<p>RNP7 (Safeguarding and Improvement of Community Facilities)</p> <p>The Village Hall was modernised in 2004</p> <p>Now exists</p> <p>Now exists on Station Lane</p>

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	<p>Improved play facilities for the very young should be sought.</p> <p>A football pitch for Village teams, close to the Village, is desirable.</p> <p>The continuing need to provide affordable housing for local needs should be considered in any new residential development.</p> <p>Residential and nursing home facilities, of an appropriate scale for the existing community, are needed within the Village for the elderly and infirm.</p>	<p>Play area behind the Village Hall has been developed</p> <p>A five-a-side pitch available on Station Lane. No larger pitch</p> <p>RNP3 (Housing Provision) RNP5 (Affordable Housing)</p> <p>In conformity with the Local Plan strategy the Neighbourhood Plan does not allocate land for this type of provision. Promoters seeking to bring forward an appropriately scaled development would draw on the relevant Local Plan policies to support any application.</p>
CG 2	The trend towards the Village becoming merely a Teesside dormitory should be resisted.	RNP6 (Redevelopment of Redundant Buildings in the Open Countryside), RNP8 (Improvements to Communications Technology)
CG 3	Ways of increasing local employment opportunities should be sought. However, these must be of an appropriate scale and should not be damaging to residential amenity, for example by generating undue noise, atmospheric pollution or traffic.	RNP2 (Design Principles). RNP6 (Redevelopment of Redundant Buildings in the Open Countryside), RNP8 (Improvements to Communications Technology)
CG 4	The sympathetic conversion of redundant or derelict farm buildings for small workshop use or residential or holiday accommodation, should be encouraged.	RNP2 (Design Principles). RNP6 (Redevelopment of Redundant Buildings in the Open Countryside)
CG 5	Provision must be made within the next ten years for additional burial ground space.	Extension to the burial ground has been purchased. Development project is outside the scope of the Neighbourhood Plan.
<i>Highways, Transport and Footpaths Guidelines</i>		
HTFG 1	New development will inevitably add to the existing traffic and parking problems, particularly those around the Village Green. Accordingly, developers should include in their proposals measures for minimising any adverse effects or show reasons why this is not possible.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP9 (The Transport Network and Parking Provision) RNP15 (Protection and Enhancement of the Conservation Area)

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HTFG 2	Major new developments should not have main exits onto narrow roads within the existing built up area. Examples of such roads are Enterpen and Belbrough Lane in Hutton and Rudby Bank Top in Rudby.	RNP2 (Design Principles), RNP3 (Housing Provision)
HTFG 3	Estate roads should be of designs appropriate to their setting in the Village, for example using grass or cobbles in their verges, and incorporating informal open areas and tree planting to reinforce the existing characteristics of the Village. With appropriate detailing the urban look of many standard highway designs can be ameliorated	RNP2 (Design Principles), RNP3 (Housing Provision) RNP10 (Natural Environment and Landscape), RNP11 (Biodiversity and Green Infrastructure)
HTFG 4	Off-street parking provided with new developments should be carefully designed to avoid being intrusive and appropriate materials should be used to fit in with the Village scene.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP9 (The Transport Network and Parking Provision) RNP15 (Protection and Enhancement of the Conservation Area)
HTFG 5	Existing footways, footpaths, bridle ways and green lanes should be preserved, well waymarked and, where appropriate, extended. New developments in the vicinity of such routes should be designed to provide access to them to encourage the reduction in car usage.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP9 (The Transport Network and Parking Provision) RNP13(Local Green Space)
HTFG 6	Where practicable new developments should be designed to provide appropriate, well waymarked routes for pedestrians and cyclists to connect to the established settlement with its shops and facilities, and also to link into existing rights of way leading into the surrounding countryside.	RNP2 (Design Principles), RNP3 (Housing Provision), RNP9 (The Transport Network and Parking Provision) RNP13(Local Green Space)
HTFG 7	Street furniture should be selected to ensure a degree of sympathy with the rural setting and the character of the Village, particularly in the Conservation Area	RNP2 (Design Principles), RNP3 (Housing Provision), RNP15 (Protection and Enhancement of the Conservation Area)