

**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**12 SEPTEMBER 2019**

**7**

<b>Report Title</b>	<b>CHALFORD COMMUNITY DESIGN STATEMENT</b>
<b>Purpose of Report</b>	To adopt the Chalford Community Design Statement as a formal Supplementary Planning Document (SPD).
<b>Decision(s)</b>	<b>The Committee RESOLVES to adopt the Chalford Design Statement as a Supplementary Planning Document (SPD)</b>
<b>Consultation and Feedback</b>	The Chalford Design Statement has been produced by members of the Parish Council working with the local community. Comment and advice from Officers of the Council has been sought to ensure compliance with the NPPF and adopted local plan policies. The Design Statement has been the subject of publicity, consultation and scrutiny at various stages of production. The resolution of Environment Committee in March 2019 was to seek formal adoption as a Supplementary Planning Document (SPD). To ensure compliance with the planning regulations the Council undertook a further stage of formal public consultation from 30 <sup>th</sup> April – 11 <sup>th</sup> June 2019. The record of community involvement is given in Appendix B of this report.
<b>Financial Implications and Risk Assessment</b>	There are no direct financial implication arising from this report. Associated costs for officer time and the statutory advert have been administered within the service budget.  Lucy Clothier, Interim Accountancy Manager Tel: 01453 754343 Email: <a href="mailto:lucy.clothier@stroud.gov.uk">lucy.clothier@stroud.gov.uk</a>
<b>Legal Implications</b>	If adopted the SPD will be a material consideration when determining relevant planning applications (but does not form part of the Council's development plan); and, as soon as reasonably practicable the Council must: <ul style="list-style-type: none"> <li>• Make available an adoption statement and the SPD; and,</li> <li>• Send a copy of the adoption statement to any person who asked to be notified of the adoption.</li> </ul> <p>SPD's must be kept under review by the Council having regard to the list of criteria set out in Section 13 of the Planning and Compulsory Purchase Act 2004.</p> <p>Craig Hallett, Solicitor &amp; Deputy Monitoring Officer Tel: 01453 754364 Email: <a href="mailto:craig.hallett@stroud.gov.uk">craig.hallett@stroud.gov.uk</a></p>
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<b>Options</b>	1. to formally adopt the document as SPD; or 2. not to adopt the Chalford DS as SPD..
<b>Performance Management Follow Up</b>	Progress on the use of the Design Statement post adoption will be monitored by both the Parish and District Council through the development control process. Post adoption the document will be reviewed to ensure continued conformity with any future local planning and national planning policy direction.
<b>Background Papers/ Appendices</b>	Appendix A – Chalford Design Statement (February 2019) Appendix B – Chalford Design Statement Consultation Audit Report

## 1. INTRODUCTION / BACKGROUND

- 1.1 The Chalford Design Statement was produced under the initiative originally launched by the former Countryside Commission to encourage communities to identify local character and to set out design guidance at the local level. A Village Design Statement [VDS] is a practical tool to help influence decisions on local design. Prepared correctly, a VDS will provide a clear statement of the character of a particular village or locality against which planning applications may be assessed. It is not about whether development should take place (this is one of the purposes of both the current Adopted Stroud District Local Plan, but about how development should be undertaken so as to respect the sense of place and local identity.
- 1.2 Local people in villages and smaller more dispersed rural communities are well placed to identify local character and distinctiveness, described in terms of the landscape setting of their villages, the pattern and shape of the settlements, and the nature of buildings, spaces, landmarks and special features.
- 1.3 At the national scale Government continues to seek to devolve powers to local councils and neighbourhoods thereby giving local communities influence and a voice in making planning decisions. This design statement is about letting the people who know and care for an area to influence development within it. The adopted Local Plan contains a number of policies which refer to Neighbourhood Development Plans, Design Statements and accompanying evidence. In particular Core Policy 4 Place Making (CP4) explicitly refers to the use of design statements for the consideration of development proposals. The National Planning Policy Framework (NPPF) June 2019 at paragraphs 124 - 128 is clear on the role that design statements and guidance can have.

## 2. ISSUES FOR CONSIDERATION

- 2.1 The DS covers the Parish of Chalford. The introductory and background text gives the location of the Parish and the document role and purpose in the planning context. It points out the distinctive characteristics of the locality. The document draws together the particular aspects that the community value. It provides planning guidance to respect the local environment and to influence how future development should be carried out. It usefully refers to the Pre Application Community Involvement Protocol of which Chalford is a signatory. The DS covers a range of planning related matters which then have a series of policy guidelines accompanying that matter such as Conservation Areas. As formal SPD it will influence how any new building can better complement the existing Parish characteristics valued by the Community. By formally adopting the document as

Supplementary Planning Document (SPD) in the future, the policies within it will add further detail to the policies as part of the Adopted Local Plan.

- 2.2 Since the last Environment Committee resolution and to be able to adopt the document as SPD the Council must legally ensure full compliance with Town and Country Planning (Local Planning) Regulations 2012. The DS does have an accompanying consultation audit trail of how comments from stakeholders have been taken into account in putting together the design statement in accordance with production guidelines. The updated Consultation Audit Trail Report is given at Appendix B of this report. The DS provides an important evidence base on local design issues that can help inform the implementation of national and Local Plan policies by recognising that local communities have a detailed appreciation and understanding of their own place. As SPD the Council will formally recognise the added value for policy implementation process. The Council, has ensured public consultation fully in accordance with the Town and Country Planning (Local Planning) Regulations 2012 (Parts 12 and 14) relating to stakeholder and public participation and now proposes adoption.

### **3. NEXT STEPS**

- 3.1 The District Council is currently undertaking an early review of the 2015 Adopted Local Plan and Chalford Parish have also committed to undertaking a review of the DS advice once the Local Plan Review has been completed (anticipated 2020). If agreed as SPD an adoption statement will be published.

### **4. CONCLUSION / RECOMMENDATION**

- 4.1 Every parish, village and small town should consider the benefits of preparing a DS. Officers consider for the reasons set out in this report that the Chalford Design Statement should be adopted formally as SPD. In this role it will materially support and inform decisions on future planning applications.