

Chalford Parish Design Statement SPD Consultation Statement

1. Introduction

This statement is the 'Consultation Statement' for the Chalford Design Statement SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders have been consulted upon.

The draft Chalford Design Statement has been produced by members of the Parish Council working with the local community since 2016. Comment and advice from Officers of the District Council has been sought seeking compliance with the National Planning Policy Framework and Adopted Local Plan policies. The SPD consultation was administered by Stroud District Council in accordance with the Environment Committee resolution on 28th March 2019. The SPD consultation period ran from Tuesday 30th April until Tuesday 11th June 2019. A newspaper advert was placed in local press, the consultation was available on the SDC website and hard copies of consultation statement and draft Design Statement were made available at Stroud District Council Offices and at Chalford Parish Council.

The Design Statement has been the subject of publicity, consultation and scrutiny at various stages of production since 2016. The records of community involvement is given in Appendix A of this Consultation Document.

2. Consultation regulations

Whilst local public consultation has been carried out in accordance with the original Countryside Agency Design Statement production advice, to be able to adopt the document as SPD the Council must legally ensure it is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below. The SPD does not create new policy, but provides detailed guidance on how Stroud's current planning policies relating to design will be applied to different types of development. Our current policies are set out in the Adopted Stroud District Local Plan (November 2015). Policies covering design issues within the Local Plan include Core Policies CP4, CP8, CP13, CP14, CP15, and Delivery Policies HC1, HC5 and HC8 (Housing chapter); Delivery Policies E12 (Economy and Infrastructure chapter), and Delivery Policies ES3, ES4, ES6, ES7 and ES10 of the same Plan document (Environment chapter).

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.

This statement is the 'Consultation Statement' for the SPD as required by Regulation 12(a). The document also sets out information about the consultation as required by Regulation 12(b). Following the consultation period, the 'Consultation Statement' recognises involvement by outside bodies and public participation during the consultation periods.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. This consultation statement sets out this requirement.

Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- Make the document available at the principal office and other places within the District that the Council considers are publically accessible and appropriate;
- Publish the document on the Council's website.

3. The Statement of Community Involvement (SCI)

The SCI was adopted in March 2019 and reflects the 2012 Regulations, set out above. It also specifies measures that the Council will undertake in consulting upon draft SPDs and these have been reflected in the consultation process for the Chalford Design Statement to now be adopted as SPD.

As stated earlier copies of the Draft SPD, a covering letter and this consultation statement (setting out how comments can be made) were made available. Any queries or suggestions relating to the consultation were invited the Planning Strategy team on local.plan@stroud.gov.uk or by phone on 01453 754143. This document and background documents could be accessed through our web page <https://www.stroud.gov.uk/council-and-democracy/about-the-council/have-your-say/consultations>

For Stroud District Council the SPD consultation period ran from Tuesday 30th April until Tuesday 11th June 2019. A newspaper advert was placed in local press, the consultation was available on the SDC website and hard copies of consultation statement and draft Design Statement SPD were made available at Stroud District Council Offices and at Chalford Parish Council and details of the consultation were posted on the Council's website in accordance with the regulations.

Any person could have made representations on the SPD. Representations on the Chalford Design Statement SPD were invited to be sent:

- Via Email – all responses must be emailed to local.plan@stroud.gov.uk ; and
- Via Post to – Planning Strategy Team, Stroud District Council, Ebley Mill, Stroud GL54UB.

From 2016 and throughout the drafting of the plan, consultation has taken place using a Councillor and Resident Group. Feedback on its development commenced with consultation through newsletter, web site and facebook. Assistance of residents was called for to carry out surveys of various parts of the Parish. Since 2017 there has been in effect ongoing consultation as there were always documents and drafts available at the Parish Centre/Web site/facebook to be considered outside formal consultation.

CHALFORD PARISH COUNCIL DESIGN STATEMENT (February 2017)

Neighbouring parishes and the District Council were consulted and drop in sessions were held at the Parish Centre. Notices were put on web site/facebook/notice boards.

Response to suggestions for changes to guidance			
	Comment	Response	Action
1	P26, 4.2.2 Materials C9 – Design Statement text says that good quality reproduction stone tiles may be used to match original stone tiles but SDC do not permit reproduction stone tiles on listed buildings, so there are affordability issues with replacing a roof.	SDC have confirmed that on listed buildings they allow reconstituted slates only where an original stone roof has been replaced with something less sympathetic in the past.	Change text of C9 to “Good quality reproduction stone tiles laid in decreasing courses may be used on unlisted buildings to match original stone tiles. Reconstituted stone tiles may only be used on listed buildings where an original stone roof has been replaced with something less sympathetic in the past”
2	Smaller houses are needed for young families and bungalows for downsizers. This might mean large gardens need to be sold and in fill sites used	This would be more appropriate for a Neighbourhood plan.	No action.

Response to suggestions for changes to guidance			
	Comment	Response	Action
3	France Lynch has no edging, i.e. kerb stones, on its Green Bank, so is used for uncontrolled parking. Kerbing along the bottom edge, leaving a break for parking, would seem to be a possible way of controlling over-parking and would not be too obtrusive.	The Parish Council could consider this but it is not something that needs to be included in the Design Statement	No action.
4	The plan does not address signage. Road signs are ambiguous and need to be replaced with something more positive, e.g. 'road width' at its narrowest point between Thyme Cottage and Creeds Cottage. Many vans have to reverse from this point down to the Green Bank, causing more erosion of the bank itself. It would be good to limit the number of road signs and other signage.	This is a County Council matter so not appropriate for the Design Statement.	No action.
5	Special note should be given to protection of trees (not strictly-speaking a design issue) any removal can materially alter the amenity value of an area	Existing controls including Tree Protection Orders and the need for planning permission for tree work in the Conservation Area provide enough protection.	No action.
6	Rendering should be discouraged as in most areas it is totally out character both materially and colourwise	This is covered by C8 in the Design Guidance	No action.

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	Comment	Response	Action
7	Glass roof lanterns and large windows should be discouraged due to the affect of light emission. This can be detrimental to both neighbouring properties and those at quite a considerable distance.	This would be considered on at the level of individual applications so no need to change the guidance.	No action.
8	Extensions to properties should be discouraged. Every time a property is extended it becomes less affordable in itself and reduces the stock of available smaller, more affordable properties	Parish Council have asked SDC about this issue but there are no planning grounds relating to effect on housing stock. This would also not comply with local plan.	No action.
9	Oppose the installation of uPVC windows and doors. Where these have been installed, they should be replaced at the end of their natural life.	This is covered by C10 in the conservation areas. uPVC is not necessarily inappropriate in other areas.	No action.
10	No reference to making new developments meet guidelines for reducing carbon footprint and designs such as earth sheltered buildings would not be allowed under the proposed criteria.	Parish Council do not have powers to influence design in this way other than to check that planning applications comply with relevant Building Regulations.	No action.
11	Encourage the demolition/conversion/updating of 1950s – 1980s bungalows and houses throughout the parish. These are mostly eyesores, it would be better to have either cottage style replacements or ideally attractively designed contemporary architecture.No action.	This is not a practical proposition. Guidance in the Design Statement will ensure that future updates and conversions will be sympathetic to their surroundings.	No action.

Response to suggestions for changes to guidance			
	Comment	Response	Action
12	One or two out of keeping properties should not be used as a reason to allow more of the same in the vicinity	This is covered by the guidance in the Design Statement.	No action.
13	Retain the few areas of open countryside remaining especially between CH and Bussage. There is still plenty of potential for infill construction.	This is covered by C21	No action.
14	Avoid over sanitisation of the village, we do not have to make footpaths accessible to everyone, efforts to do thus are damaging Chalfords character.	Covered by Footpath Group. This has been addressed.	No action.
15	Require all properties to have dry stone walls made of local stone.	This is covered in C11 for Conservation areas and C18 for other areas.	No action.
16	Enforce Conservation area requirements, there are dozens of infringements	PAC already comment on applications. SDC are responsible for the decisions and any enforcement needed.	No action.

Response to suggestions for changes to guidance			
	Comment	Response	Action
17	<p>Need to ensure the design statement would not be used to prevent good works e.g</p> <ul style="list-style-type: none"> • the building using old stone in “The Pound”, Silver Street • The real stone extension in the FL building shown in photo on P27. The extension was not set back or lower as suggested by policy C5. I believe that part of the policy should be removed. 	<p>The Design Guidance is not so prescriptive that it would preclude good design. C5 is an example of this, the guidance suggests that differentiation in height and setback <u>can be helpful</u>, this does not mean all extensions need to be setback and have height differentiation. This guidance would not have prevented the extension shown on P27 being built.</p>	No action.

Comments and suggestions for changes to text and images – October 2018

Page numbers refer to the printed copy not the online version at that time. Formal consultation at this time was carried out with the District Council, statutory bodies and residents. DS was launched and discussed at the Annual Parish Meeting.

#	Page	Suggestion/comment	Action
1	11	Butchers is now closed.	Paragraph 5. Delete the word butchers and change text to three shops.
2	13	St Mary's in Brownhill no longer a church	Paragraph 5. Add "The church has been deconsecrated and is now used for community events"
3	7 & 9	Confusion between names – 'Chalford', Chalford Parish, Chalford Vale.	P 7 Paragraph 2 and 3 – add Vale after Chalford. P7 Paragraph 5. Change next to last sentence to read – "A station was opened in Chalford in 1897 and there was also a halt west of Chalford at St. Marys" No change to P 9
4	20	Old Neighbouring or Old Neighbourhood?	Final paragraph change Old Neighbouring to Old Neighbouring
5	3	Second photo image caption should not read 'St Marys' but 'Old Neighbourhood junction with A419'	Correct the caption
6	3	Third photo image caption should read 'Toadsmoor junction with A419'	Correct the caption
7	7	image of half a mill – does not show scale of mill buildings	No change needed

#	Page	Suggestion/comment	Action
8	8	Only part of old cottage shown – purpose of photo was to show old windows – cropping for convenience should not happen. This photo is appropriate for text in section 3.1 on p10	No change needed
9	10	House not on roadside. All images on p22 should be on p10	Replace image with one of a cottage on the roadside. Disagree about P22 images, they illustrate detail of conservation area.
10	11	Images on pp 15, 22 & 26 should be used	Disagree with the suggestions but change caption on first picture to “View from Coppice Hill” and update the picture of CH Primary School
11	11	‘mainly’ is used twice	Para 1, Sentence 2 – Change mainly to mostly
12	13	P13 there is still a convent in Brownshill	Paragraph 2, sentence 2 – change “convent home” to Monastery. Paragraph 2, final sentence – Change this to read “ The Monastery remains active but many cottages have been bought privately and extended. The settlement still retains its feeling of peace and quiet.”
13	15	more photos of the High Street needed. P15 & 16 need more photos to demonstrate the typical vernacular design – e.g. school and Millswood House	Agree. Replace the picture of a parking place with one of a High Street house.

#	Page	Suggestion/comment	Action
14	20	Remove picture of church as deconsecrated	Replace with picture of FL or Bussage church
15	20	P20 show better photo of wooded hillside – the wooded hillside is not in parish	No change needed.
16	22	show typical cottage in full – not enlarged, photo on p35 illustrates first paragraph. Need a photo of a Cotswold tile roof	No change needed
17	35	wrong photo has been used – use photo on p24 or something else of good design	Replace with a photo illustrating good design. Suggestions are Skiveralls House, Quarries or Sevilles Mill
18	37	J Gaskell also took photos included in DS	Add Janet Gaskell to the photo credits
19	15	Second paragraph – the railway runs along the southern side of the valley	Correct this.
20	18	Too many “mainly” in 3.7.2	Delete the 2 nd and 3 rd “mainly” from first sentence.
21	34	Add view from Bussage Pleasure Ground towards fields behind FYC. P34 Add in an extra view from The Ridge looking West across Toadsmoor towards Nether Lypiatt (open fields may be subject to future development blocking this view)	Some of the suggested views would be difficult to capture. No change needed.
22	42	Brownshill CA missing	Add this map

#	Page	Suggestion/comment	Action
23	17	DS implies that the Manor Farm Estate is a homogeneous design. It fails to recognise that other developers were involved other than Robert Hitchens and therefore there are different design types and road site presentations.	This is reflected in the current wording so no change needed.
24	19	The River Frome Mainstream and tributaries Key Wildlife Site (KWS) is missing from section 3.7.5, need to check this with Gloucestershire Centre for Environmental Records if map is to be used.	Check map and add this KWS if appropriate. Also check that the names on the map are all correct, "River Frome and [Thames and Severn Canal KWS" is on the map twice.

Newspaper Statutory Advert Proof

STROUD DISTRICT COUNCIL
www.stroud.gov.uk

**Notice of consultation on the Chalford Village
Design Statement Supplementary Planning
Document**

Following resolution by the Stroud District Council Environment Committee on 28th March 2019, the draft Chalford Village Design Statement has been approved for consultation so that it may become formally adopted as a Supplementary Planning Document (SPD). The consultation period will run for 6 weeks from **30th April 2019 to 11th June 2019**. The draft SPD and Consultation Statement can be viewed on the District Council's website www.stroud.gov.uk/consultation. Hard copies can be viewed at the below locations and at town and parish council offices open to the public and at public libraries within the District.

- Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, GL5 4UB
(Monday to Thursday 09:00 -17:00, and Friday 9:00 - 16:30).
- Chalford Parish Council, The Parish Centre, 50 Gerald's Way, Chalford, Stroud, GL6 8FJ
(Monday to Thursday 10:00-15:00)

www.stroud.gov.uk

Comments and representations received during formal consultation period 30.04.19 – 11.06.19.

#	Page	Representation/comment	Action
1		None were received.	No further action required.