

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

**AGENDA  
ITEM NO**

**28<sup>TH</sup> MARCH 2019**

**9**

<b>Report Title</b>	<b>CHALFORD COMMUNITY DESIGN STATEMENT</b>
<b>Purpose of Report</b>	To approve a Design Statement for public consultation so that it may become adopted as a formal Supplementary Planning Document (SPD). The report sets out the recommended response to the Parish Council on the Chalford Design Statement.
<b>Decision(s)</b>	<b>The Committee RESOLVES to:</b>  <b>(1) Approve the draft Chalford Design Statement for the purposes of public consultation</b>
<b>Consultation and Feedback</b>	This draft 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 record of community involvement to date is given in Appendix B of this report. Formal public consultation will now take place for six weeks administered by the District Council and responses will be reported as part of a future SPD adoption report to this Committee.
<b>Financial Implications and Risk Assessment</b>	There are no direct financial implication arising from this report. Any associated costs for officer time and the statutory advert will be administered within the service budget.  Adele Rudkin, Accountant Tel: 01453 754109, email:adele.rudkin@stroud.gov.uk
<b>Legal Implications</b>	The proposed design statement is a draft supplementary planning document (SPD) and will not form part of the Council's development plan. SPDs are allowed to contain policy, but it must be justified and must not conflict with the adopted Local Plan; they should build upon and provide more detailed advice or guidance on the policies in the Local Plan. SPDs cannot supersede development plan policy and will not itself dictate how planning applications are determined but if adopted are a material consideration when determining relevant applications. SPDs cannot contain policy identifying development and use of land, making site allocations or site allocation policies or setting development management to guide application decisions.

	<p>Local Planning Authorities must produce a Statement of Community Involvement (SCI) which is subject to a separate report before this committee. The SCI sets out the Council's policy for consulting and engaging with individuals, communities and other stakeholders in the preparation and revision of supplementary planning documents amongst other matters. Any consultation must adhere to the SCI (if adopted, the version before the committee tonight), as well as the Town and Country Planning (Local Planning) Regulations 2012 and be adequate and fair.</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>
<b>Report Author</b>	<p>Conrad Moore, Principal Planning Officer, Planning Strategy. Tel: 01453 754328 Email: <a href="mailto:conrad.moore@stroud.gov.uk">conrad.moore@stroud.gov.uk</a></p>
<b>Options</b>	<p>Options are:</p> <ol style="list-style-type: none"> <li>1. approve the draft document for public consultation; or</li> <li>2. amend the draft document for public consultation.</li> </ol>
<b>Performance Management Follow Up</b>	<p>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.</p>
<b>Background Papers/ Appendices</b>	<p>Background papers Appendix A – Chalford Design Statement (February 2019)</p> <p>Appendix B – Chalford Design Statement Consultation Audit Trail Reports</p> <p>Paper copies have been placed in the Members Room.</p>

## 1. INTRODUCTION / BACKGROUND

- 1.1 The Chalford Design Statement has been 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. An effective VDS:
- is developed, researched, written, and edited by local people;
  - is representative of the views of the village as a whole and has involved a wide section of the village community in its production;
  - describes the visual character of the village and demonstrates how local character and distinctiveness can be protected and enhanced in new development locally;
  - is compatible with the statutory planning system and is suitable for approval by the District Council as supporting its Adopted Local Plan;
  - is applicable to all forms and scale of development; and is about managing change in the village, not preventing it.
- 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. Furthermore work undertaken for the Design Statement is to be used as a first step in drafting a future Chalford NDP. Plans can share a common evidence base. The adopted Local Plan contains a number of policies which refer to Neighbourhood Development Plans, Design Statements and accompanying evidence. The National Planning Policy Framework (NPPF) July 2018 at paragraphs 124 - 127 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 approving 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. Chapters 4, 5, and 6 set out the 24 policy recommendations. Chapter 8 links them with the current NPPF, Adopted Local Plan policies and the Cotswolds AONB Management Plan Policies

required by SPD regulations. The document embraces the SDC Protocol for Pre-Application Community Involvement process and which in turn should mutually benefit all parties involved in the development process.

- 2.2 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 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 Consultation Audit Trail Report is given at Appendix B of this report. The CDS 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 to the policy implementation process. However the Council, in wishing to elevate the planning status of this excellent community document, must ensure six weeks of 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 then adoption.

### **3. NEXT STEPS**

- 3.1 The District Council will undertake six weeks of public consultation in accordance with the 2012 Regulations and adopted Statement of Community Involvement. The contents of the Design Statement will be reviewed in the light of formal consultations received and a future report to Environment Committee will consider whether the document should be adopted as a Supplementary Planning Document.
- 3.2 The District Council is committed to undertaking an early review of the 2015 Adopted Local Plan and Chalford Parish have also committed to undertaking a review of the VDS advice once the Local Plan Review has been completed.

### **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 approved as draft SPD for the purposes of public consultation. Following formal consultation and subject to responses received the Council could then formally adopt the document as SPD. In this role it will materially support and inform decisions on future planning applications.