**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 will be consulted upon the SPD.

Following the consultation period this statement will be expanded to summarise the comments received during the formal consultation period, including details of how the issues raised have been dealt with in working towards a final SPD for adoption.

The document is being produced by Chalford Parish Council and this consultation is being administered by Stroud District Council in accordance with the Environment Committee resolution on 28th March 2019. 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 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 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 EI12 (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, as the SPD progresses towards adoption, the ‘Consultation Statement’ will be expanded to recognise involvement by outside bodies and public participation during this consultation period.

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 SPD.

Copies of the Draft SPD, a covering letter and this consultation statement (setting out how comments can be made) is available to view at the following locations:

* Parish council offices open to the public
* Public libraries
* Stroud District Council offices, Ebley Mill
* The Tourist Information Centre at the Subscription Rooms, Stroud

If you have any queries or suggestions relating to the consultation please contact the Planning

Strategy team on local.plan@stroud.gov.uk or phone the team on 01453 754143. This document and background documents can 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 following measures were undertaken to inform persons of the SPD consultation and document availability:

- Notification letters / emails sent to all individuals/ organisations/ bodies that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD

- The SPD and details of the consultation were posted on the Council’s website.

The consultation period runs from 30th April 2019. Any person may make representations on the SPD. **Any such representations should be received by Tuesday 11th June 2019**. The Council will send a copy of the adoption statement to the author of any representation which specifically asks for notification of the adoption of the document.

Representations on the Chalford Design Statement SPD must 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.

**Appendix A(i)**

**CHALFORD PARISH COUNCIL DESIGN STATEMENT**

|  |  |
| --- | --- |
| **Response to suggestions for changes to guidance** |  |
|  | **Comment** | **Response** | **Action** |
| 1 | P26, 4.2.2 MaterialsC9 – 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. |
| 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. |
| 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. |
| 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. |
| 14 | 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. |
| 15 | 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. |
| 16 | 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. |
| 17 | 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. |
| 18 | Need to ensure the design statement would not be used to prevent good works e.g* 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.
 | 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 can be helpful, 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. | No action. |

**Appendix A(ii)**

**Comments and suggestions for changes to text and images – updated at meeting 8/10/18**

Page numbers refer to the printed copy not the online version at that time.

|  |  |  |  |
| --- | --- | --- | --- |
| # | **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 Brownshill 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 |
| 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. |
| 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 2nd and 3rd “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 |
| 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.  |