

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

**AGENDA  
ITEM NO**

**13 DECEMBER 2018**

**12**

<b>Report Title</b>	<b>FRAMPTON COMMUNITY DESIGN STATEMENT</b>
<b>Purpose of Report</b>	To approve a Design Statement: The report sets out the recommended response to the Parish Council & Community work on the Frampton Design Statement.
<b>Decision(s)</b>	<b>The Committee RESOLVES to Adopt the Frampton Design Statement as Supplementary Planning Advice (SPA).</b>
<b>Consultation and Feedback</b>	The Frampton Design Statement process commenced in July 2016 and has involved the GRCC. Officers became involved following the Issues and Options Local Plan Review. It has been produced by members of the Parish Council with the assistance of community volunteers.. 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. Public consultation is in accordance with the Council's Adopted Statement of Community Involvement (SCI) and the original 1995 Countryside Agency Design Statement production process advice. 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. Adele Rudkin, Accountant Tel: 01453 754109Email: <a href="mailto:adele.rudkin@stroud.gov.uk">adele.rudkin@stroud.gov.uk</a>
<b>Legal Implications</b>	The proposed design statement is a supplementary planning document. It should not set out the development policy for the area in question but rather should supplement such policy and advise as to how existing plans and policies are implemented; as is set out in the report, it may also inform any revisions to the Local Plan following the forthcoming review. Members should be satisfied that there is no conflict between the proposed statement and existing plans and policies. If adopted, the statement will not itself dictate how planning applications are determined but will be a material consideration where it is relevant to such decisions. Mike Wallbank, Solicitor & Deputy Monitoring Officer Email: <a href="mailto:Mike.Wallbank@stroud.gov.uk">Mike.Wallbank@stroud.gov.uk</a>

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<b>Options</b>	The Council may decide not to approve Supplementary Planning Advice or specific guidelines within it. However the provision of up to date Supplementary Planning Advice (SPA) will assist effective and efficient planning and development control decision-making within the District.
<b>Performance Management Follow Up</b>	Progress on the use of the Design Statement will be monitored by the Parish through the development control process and the guidance reviewed to ensure continued conformity with any future local planning and national planning policy direction.
<b>Background Papers/ Appendices</b>	Background papers <b>Appendix A</b> – <a href="#">Frampton on Severn Community Design Statement (November 2018)</a> <b>Appendix B</b> – <a href="#">Frampton on Severn Community Design Statement Consultation Audit Trail Report</a>  Paper copies have been placed in the Members Room.

## 1. INTRODUCTION / BACKGROUND

- 1.1** The Frampton on Severn Community 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 could be used as a first step towards drafting a future 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 section 12 is clear on the role that design statements and guidance can have.

## **2. ISSUES FOR CONSIDERATION**

### **2.1 Frampton on Severn Community Design Statement Content**

The DS covers the Parish of Frampton on Severn. 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 and provides planning guidance to respect the local environment characteristics and to influence how future development should be carried out. It also identifies aspirations that the community has such as infrastructure to accompany any new development and growth. The DS covers a range of planning related topics which then have a series of policy guidelines accompanying that topic. More detailed ward descriptions are given in Part B of the document. It is an advisory document that will not stop change from happening, but it can influence how any new building can better complement the existing Parish characteristics. By approving the document as Supplementary Planning Advice (SPA), the guidelines within it can be carefully considered in planning decisions relating to Frampton on Severn Parish. The appendices set out the 43 policy advice recommendations linking them with the current NPPF, Adopted Local Plan policies and/or other reference material. They also provide useful local contacts on a range of themes.

### **2.2 Frampton on Severn Community Design Statement Consultation**

Local public consultation has been carried out in accordance with the Council's Adopted Statement of Community Involvement and original Countryside Agency Design Statement production advice. The DS has an accompanying consultation audit trail document that sets out public consultation events and this provides a comprehensive 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. By

drawing a wide section of the community into the planning process, 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, thereby adding value to the policy implementation process.

### **2.3 Future Document Review**

The Design Statement will be monitored and reviewed by the Parish Council post any adoption as Supplementary Planning Advice. Any future potential changes will need to be made in accordance with the relevant guidance and policy at that time. The Design Statement was adopted by the Parish Council unanimously on 7<sup>th</sup> November 2018 with the following resolution:  
*Frampton on Severn Parish Council approves the Frampton on Severn Community Design Statement 2018 and resolves to adopt it for a minimum of ten years from 7th November, 2018. It requests that Stroud District Council approves this design statement and adopts it as supplementary planning advice. Frampton on Severn Council agrees to review and update its Community Design Statement at least every five years, including responding to changes to the SDC Local Plan and National guidance..*

The District Council is committed to undertaking an early review of the Adopted Local Plan and Frampton on Severn Parish have committed to undertaking a review of the VDS advice within the Local Plan review timeframe.

## **3. CONCLUSION / RECOMMENDATION**

- 3.1** Every parish, village and small town should consider the benefits of preparing a DS. Officers consider for the reasons set out in this report to recommend that the Frampton on Severn Community Design Statement is adopted as Supplementary Planning Advice (SPA). In this role it can support and inform development management recommendations and decisions through joint working and collaboration.