

# **Burton on the Wolds**

# **Village Design Statement**

**Supplementary Planning Document – Consultation Draft**

**September 2005**

**Statement of Consultation**

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1.1 Under the Planning and Compulsory Purchase Act 2004<sup>1</sup> it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPDs), to outline any initial consultation undertaken with key stakeholders and other bodies prior to formal public consultation.

1.2 This Consultation Statement describes the involvement of key stakeholders, the community, voluntary organisations and statutory consultees in the preparation of the Burton on the Wolds Village Design Statement SPD.

1.3 This statement details who the planning authority and Village Design Statement Group consulted in connection with the preparation of the SPD and how they were consulted. It presents a summary of the main issues raised in these consultations and explains how these issues have been addressed in the consultation draft version of the SPD.

1.4 There have been four previous consultation events that relate to the Burton on the Wolds Village Design Statement. The issues raised by these consultations have been taken into account when preparing the Burton on the Wolds Village Design Statement SPD.

- As part of the Parish Plan preparation a questionnaire was circulated to all residents of the parish, aged 12 and over, to obtain information to guide the preparation of the VDS.
- A walkabout was undertaken on 20<sup>th</sup> September 2003 with a total of 36 local residents followed by a public exhibition, held on 15<sup>th</sup> November 2003, which 127 people attended.
- A second public exhibition was held on 7<sup>th</sup> March 2004 which residents were informed about through the distribution of a ‘fliers’ (Appendix 1 ). No significant positive or negative comments were made at either exhibition. A comprehensive draft document was then sent to all households in the parish, indicating that further consultations on this draft would take place at a later stage.
- A consultation with Key Stakeholders was undertaken in January 2005. Details of responses to this consultation are set out in Appendix 2.

1.5 The Burton on the Wolds Village Design Statement SPD seeks to:

- Expand upon existing Local Plan policies in relation to Burton on the Wolds;
- Promote a design and layout that is high quality and locally distinctive;
- Maintain the established character of Burton on the Wolds and its surrounding landscape.

The Burton on the Wolds Village Design Statement SPD will be used in general to guide the design of potential new development. The VDS will identify specific features that create the intrinsic character of the village and surrounding landscape, and indicate what needs to be considered in creating locally distinctive new development.

1.6 We recognise and understand the increasing local concern over the impact of new development and

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<sup>1</sup> Regulation 17(1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004.

Leading in Design SPD has been adopted to encourage, promote and inspire higher design standards in development throughout Charnwood.

1.7 The draft Burton on the Wolds Village Design Statement SPD was considered by Cabinet on 3<sup>rd</sup> March 2005. The Cabinet resolved:

1. that the response of the Head of Planning Services to comments made by the Key Stakeholders, set out in Appendix I to the submitted report, be accepted;
2. that the undertaking of a full consultation on the Burton on the Wolds Village Design Statement be approved.

1.8 The SPD is now published for public comment. Representations should be submitted to the Council by 10<sup>th</sup> October 2005.

## Appendix 1

### *Burton Village Design Statement Group*

invites you to

## *an exhibition*

to see the latest work of this group

**Where?** Burton Village Hall

**When?** Sunday 7 March from 2.30 to 4.30 pm

### **Why is it important?**

Because the Village Design Statement – once it is accepted by Charnwood Borough Council – is the village's opportunity to have a say in the way this village is developed in the future.

### **How does this exhibition differ from the one we held in October?**

Last time we showed pictures and text about what we had discovered about our village. Now we have turned all that into a description of Burton and to it we have added the guidelines and recommendations which we hope will help to influence future development in the village.

Now we need **you** to take a close look at these guidelines and recommendations.

We need to know what **you** think.

Have we included **all** the points that are needed?

Have we **missed** anything?

Do you agree or disagree with the points we are making?

- *If you like living in Burton ...*
- *If you are concerned about what might happen to Burton ...*
- *If you have views on how the quality of life in Burton might be improved ...*

Come along and see what we have done.

We are there to listen to you and take note of your views.

Come and talk to us in the Village Hall on Sunday 7 March.

We shall then revise the document in the light of what you tell us and hope to publish the provisional Village Design Statement later in the year.

Every household in Burton will receive a copy.

This will then be presented to Charnwood Borough Council for its approval.

*PS If you can't be there on 7 March but would like to see our proposed guidelines, ring John Hindley on 880603 and we'll bring you a copy.*

## Appendix 2

### Burton on the Wolds Village Design Statement – Summary of Key Stakeholder responses.

<b>Respondent:</b>	<i>Comments</i>	<b>Response of Head of Planning Services</b>
Environment Agency	Welcome guideline S1 in respect of flood risk.	Noted
Nether Broughton & Old Dalby Parish Council	Commend the document but question the actual community benefit.	Noted. Reply sent, identifying the status of the VDS once it has been adopted as a Supplementary Planning Document.
English Nature	Strongly support the document in particular guideline L12 and S13. Methods of buffering existing habitats from new developments should be identified in the document	Noted. Method of buffering existing habitats from development would be better covered as landscape policy guidance in forthcoming SPD.
Wymeswold Parish Council	Fully support the document.	Noted.
Burton on the Wolds Parish Council	Fully support the document.	Noted
English Heritage	Support the document but identify that it should not be treated as a substitute for a Conservation Area Character Statement/Appraisal.	Burton on the Wolds is not a designated conservation area.
Leicestershire Constabulary	Care should be taken that new footpaths are designed in such a way that they do not provide opportunity for criminal activity. Links to the rear of culs-de-sac should not be promoted.  Concerned that parking areas with poor surveillance maybe created.  Concerned that guideline S20 may lead to inadequate lighting	Amend guideline S8 to reflect the advice set out in the Council's emerging SPD Leading in Design.  Amend guideline S14 to reflect the advice set out in the Council's emerging SPD Leading in Design.  Amend to include a caveat that that this guideline should not lead to inadequate lighting.

<b>Respondent:</b>	<i>Comments</i>	<b>Response of Head of Planning Services</b>
Leicestershire County Council, Policy Team.	Guidelines S16 & S17 relating to traffic management issues are being pursued by the Parish Plan and are not necessary in a VDS kind of document.	Suggest rewording of these guidelines to identify the impact of these issues on character of the village and focus on sensitive design solutions to solve the problems
Charnwood Borough Council, Housing Services	Concerns, that guideline B3 and B6 may conflict with priorities in the Parish Plan to create affordable housing. They maybe interpreted to exclude small terraced properties or developments of a sufficient density to attract social landlords.	Amend to reinforce the aims and objectives of the Parish Plan.
Loughborough & District Civic Trust.	Support the production of the document. Suggest that: <ul style="list-style-type: none"> <li>a) An analysis of the built form/fabric and building materials of the village should be included to help identify characteristics to be reflected in new development.</li> <li>b) Other planning constraints such as historic landscapes and ancient monuments should be identified.</li> <li>c) More cross referencing to the village map is needed.</li> </ul>	Support these suggested amendments.
Government Office for the East Midlands.	Although the VDS indicates conformity to the Local Plan it will need to be cross referenced to specific saved policies that it is indeed to supplement. A sustainability appraisal will need to be undertaken to ensure that the SPD is produced in accordance with the regulations.	Amendments to the VDS will be made to accommodate cross references to saved policies in the Local Plan. It is planned to undertake a comprehensive sustainability appraisal and produce a separate report prior to the full consultation exercise.