

APPENDIX I

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 30 NOVEMBER 2010

Title:

CHURT VILLAGE DESIGN STATEMENT

[Portfolio Holder: Cllr Adam Taylor-Smith]

[Wards Affected: Frensham, Dockenfield and Tilford]

Summary and purpose:

The purpose of the report is to recommend that the Churt Village Design Statement (VDS) be adopted by the Council as a material consideration when determining planning applications and other information and comments in the document be taken into account when developing future planning policy related to the town. The document has been prepared by Churt Parish Council.

How this report relates to the Council's Corporate Priorities:

The VDS supports the environmental priorities of the Council. The document not only sets out the distinctive character of Churt, but it also encourages good quality design in new developments.

Equality and Diversity Implications:

There are no equality and diversity implications arising from this report.

Climate Change Implications:

The document identifies the need for all new developments to be sustainable, both in terms of location and also in terms of energy consumption.

Resource/Value for Money implications:

There are no resource/value for money implications. The document will be used when relevant to assist in determining planning applications and as evidence to consider when developing new planning policy. This will be managed within existing resources.

Legal Implications:

The VDS will be a material consideration to be used by Waverley when assessing planning applications in Churt.

Background

1. A Village Design Statement is a published document that gives a detailed guide to the character of a village. It sets out the specific nature of the buildings and landscape which make the town distinctive, with recommendations on how to encourage new development that enhance and compliments what already exists.
2. In the autumn of 2009 Churt Parish Council approached Waverley to discuss the opportunity of undertaking a VDS for the village. This document gives guidance to residents, developers and the Planning Service for consideration when preparing plans for development, for pre-application discussion and in the determination of planning applications.

The Churt Village Design Statement

3. It is intended that the VDS will serve a number of purposes. It contains specific design guidelines that are intended to be used in the consideration of proposed new development within the village. It also provides local views and comments on wide planning issues in the village, with the intention that these will be taken into account by the Council when developing future planning policies.
4. The aim of the VDS was to record what is distinctive about Churt, indicating what is particularly valued and should be conserved, and to provide guidance for future development and design. Churt Parish Council began work on the VDS in September 2009. A copy of the latest version of the document is available in the Members' Room and on the website. Copies are also available on request.
5. The VDS will directly relate to the Development Plan. In this case the policy to be amplified is Saved Policy D4 (Design and Layout) of the Waverley Borough Local Plan 2002. The supporting text has evolved out of the significant public consultation that has taken place (see below). It identifies residents concerns and also highlights aspirations for the future of the town.

The Consultation Process

6. The VDS has been subject to a comprehensive consultation process, ensuring that it will be a robust document and stand up through the planning process. The following table outlines the key dates and events in the consultation process:

Key Date	Event
November & December 2009	Advert asking for volunteers published in Parish newsletter and Churt magazine.
30 & 31 July, 1 & 8 August 2010	Exhibition (advertised at village fete, in local shops, parish notice boards and the parish website).
20 August – 2 October 2010	Letters to key stakeholders consulting on the VDS (including: English Heritage, Surrey Hills AONB, Natural England, Environment Agency etc.)

2 & 3 October 2010	Second exhibition
11 November 2010	Formal submission to Waverley Borough Council for adoption

7. Churt Parish Council have co-ordinated all of the responses, and where practicable accommodated changes in the document. In addition a number of changes have been made to the document reflecting the response to the consultation by WBC Officers. These changes include:
- Points of clarification to ensure that the document does not conflict with local or national planning policy.
 - An amendment to the wording to ensure a consistent message is given throughout the document (e.g. on the point of potential growth).
 - Strengthening some sections to reflect current planning.
8. These amendments are not considered to be at odds with national, regional or local plan policy. The design guidelines, as set out in the document, are considered to comfortably supplement the policies of the local plan. The supporting text, in places, goes beyond commenting on design principles/guidelines, and embrace issues more appropriate to the LDF. This information will help to shape future policies for the parish of Churt.

Conclusion

9. The VDS is a well constructed document providing a study of the character of the village. It has also been subject to a robust and transparent consultation process to ensure that residents and interested stakeholders have had the opportunity to comment on, and shape the final document. This means that the document is considered ready to be published as a material planning consideration when determining planning applications. Given that the document serves a number of purposes, it is important to stress that when using the document to assess planning applications, the focus will be on the specific design guidelines for the village, rather than the general text of the document which, for reasons explained above, goes wider than just setting out specific design guidelines.

Recommendation

It is recommended to the Council that the Churt Village Design Statement be adopted as a material planning consideration.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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