



Lisa Jackson/Marianne Hopton
4 October 2022

STATEMENT COMMUNITY INVOLVEMENT

Chute Design Guide

I. Statement of Community Involvement

- 1.1 This short report ¹explains the approach to community involvement in the development of the Chute Design Guide developed by a small team of interested residents.

Background

Chute Village Design Statement (VDS) 2005

Local Issues

- 1.2 Within the Chutes it has become increasingly apparent that some development proposals were causing significant objection and complaints from residents. Residents had become particularly dismayed that the guidance within the 2005 VDS appeared to have little weight in the planning process and was rarely considered by those making the decisions either at Wiltshire or in some cases within the Planning Inspectorate.
- 1.3 Research into planning decisions made within the Chutes since the adoption of the first VDS in 2005 demonstrated that the most controversial proposals centred around a small number of sites where there were often repeated applications. In some cases, the applications were unsuccessful, but in others the repeated applications had over time resulted in developments that were seen as unsympathetic to the character of the Chutes.

Understanding the Problem

- 1.4 In order to understand where the main issues were there were three streams of work involving the community to highlight key considerations for the residents:
- Street surveys of each part of the Chutes as a detailed record of the character and attributes
 - A photo survey to identify key likes and dislikes within the parishes
 - Analysis of planning applications in Chute and Chute Forest since 2005 to create a database
- 1.5 These work streams are reported below.

Street Surveys

- 1.6 A series of detailed street surveys were completed by the residents in 2020 (see Appendix 1). This is a detailed proforma that records fine detail of the character of each sub area within the villages. The standard format enables a detailed record of street scale, building scale and materials scale so that all levels of character are recorded, including defined metrics when they are available to allow direct comparisons against new proposals.

¹ The report has been prepared by Lisa Jackson MA BSc MRTPI a chartered town planner and resident of the Chutes (20 years) who was the original author of the Village Design Statement and practices as a planning consultant based in Lower Chute.

2. Community Engagement

Early Consultation

Chute Chronicle

- 2.1 From the outset of the project involvement of the community has been encouraged. Request for help regularly set out in the Chute Chronicle. The Chute Chronicle is a monthly magazine supported by the parish and distributed to most households within the community. It is also available at the church and at the public house as reference copies.
- 2.2 Items on the development of the Village Design Statement/ Guide were reported in the Chute Chronicle magazine as follows:

2019 – May, August, December

2020 – January, February, April, June

2021 – March, May, July and October

2022 – February, March

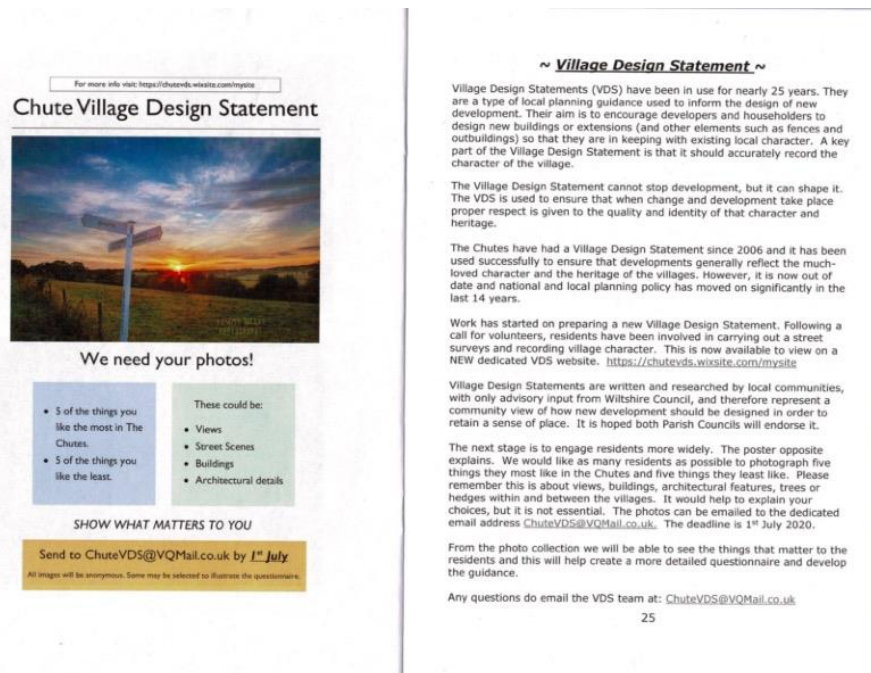
Parish Council

- 2.3 It was first reported in May 2019 that Chute Parish Council agreed to revisit the existing village design statement and consider updating this or producing a neighbourhood plan. From August 2019 it became a regular item on the parish council agenda. At that point the chairman of Chute Parish met the Chairman of Chute Forest Parish Council to begin the project in earnest.
- 2.4 Presentations were made to Chute and Chute Forest Parish Councils throughout the process by chartered town planner Lisa Jackson who had relevant professional experience having been commissioned to work with communities on Neighbourhood Development Plans (NDP) (Wisborough Green, East Meon and Westbourne) – these have all been ‘made’ and all allocated sites for development. Lisa Jackson’s advice was an NDP was not appropriate for the Chutes as there were no sites being allocated for development. The process was costly and cumbersome, and the process was disproportionate to the desired outcome.
- 2.5 Following a change to the National planning policy framework in July 2021, and with the adoption of the national model design code and design guide, it was recommended to the Parish Councils that they adopt a local design guide rather than update the Village Design Statement. Both Parish Councils supported this and resolved to produce a village design guide for formal adoption by Wiltshire Council.

Photo Survey

- 2.6 During 2020 a photographic survey was carried out asking residents to submit photographs of what they liked and disliked in The Chutes.

2.7 In order to secure community interest and understand issues the photo survey was advertised in a double page spread in the Chute Chronicle and on posters around the village. (Image



below)

2.8 The results revealed a high level of consistency about the characteristics which people liked. Those characteristics were:

- the rural environment of The Chutes,
- the heritage assets,
- the uncluttered character of the roads,
- the traditional design of many of the houses,
- the low density of housing and
- the quality of boundary walls and hedges.

2.9 Dislikes included the urban appearance of certain roads (pavements, street furniture, parking on the roadside), areas of over development, poor quality design and inappropriate boundary fencing and hedging.

Formal Consultation- Draft Document 5 February-5 March 2022

2.10 A dedicated community event was carried out on 5 February 2022 at a drop-in event held in the village hall.

2.11 The event was well advertised with a flyer delivered to all households within the parishes. Notice was placed on the Village Hall noticeboard. The event was also advertised in the January 2022 edition of the Chute Chronicle and the magazine contained a small editorial piece on the matter.

2.12 A copy of the advert is on the following page. The event had copies of the document available, street surveys were displayed for comment and authors of the document were available for

questions. Participants were asked to fill in a response form and to post sticky notes of any comments on the document or the street surveys.

Community
Consultation
Event
CHUTE VILLAGE
HALL
5 February 2022
10.30-12.30

**Please attend the
drop-in event on
5 Feb 2022 to play
your part in
shaping the Chute
Design Guide**

*Community support is
vital for Wiltshire to
adopt the guide to help
keep The Chutes special*

**Advance copies of
the consultation
document are
available on these
websites**

chuteparishcouncil.co.uk

thechutes.co.uk

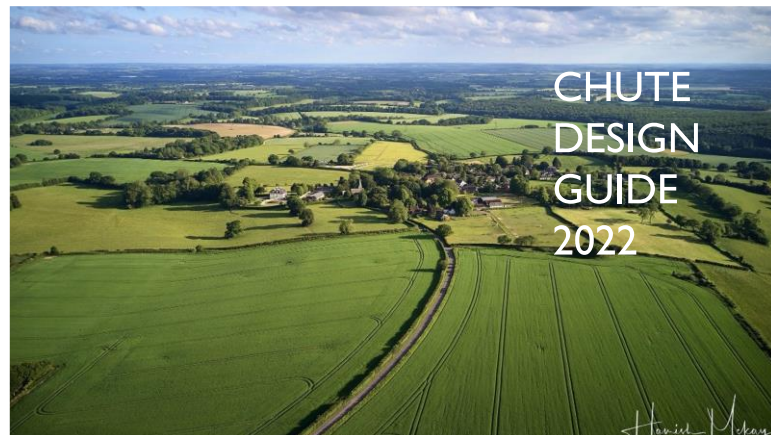
chutevillagehall.co.uk

**Or request hard
copy by calling
Carolyn on 730758**

**Drop in event to introduce the draft Chute Design Guide
intended to replace the Chute Village Design Statement**

Your chance to review the Draft Design Guide

The first Village Design Statement for the Chutes was prepared by the community and adopted by the then Kennet District Council in 2005 it is now appropriate to revise and update it.



The purpose of the Chute Design Guide is to describe in detail the distinctive character and identity of the Chutes based on detailed baseline surveys and community views following the Government's National Design Guide and National Model Design Code. It aims to provide guidelines to all those involved in development in the villages to ensure it is truly characteristic of the Chutes.

It is intended the Design Guide will serve as a supplementary planning guideline to Wiltshire Council's Development Plan Documents, being formally adopted by them for planning decision making to give significant weight in the planning process.

Please attend the event and/ or respond to the consultation – your views count. Responses to the consultation by 5 March 2022 sent to Chute and Chute Forest Parish Council, Orchard House, Hatchet Hill, or by email to chute&chuteforestparishcouncils@hatchethill.plus.com

Results

2.13 The attendance at the event was excellent with 52 local residents attending the event. This represents about 17% of residents, or 22% of households. This is a good representative sample of the community.

2.14 Residents were asked to share their address to determine if the geographic extent of the event was well covered.

2.15 The number of participants is as follows:

- Lower Chute - 12
- Upper Chute - 18
- Chute Cadley - 9
- Chute Forest -5
- Chute Standen - 5
- Clanville - 2
- Ludgershall -1 (Local Councillor)

2.16 This shows a good geographic spread throughout the two parishes.

Local Comments

2.1 Attendees were asked to complete a questionnaire (see Appendix 1) or return it by post or email before the end of the consultation period.

2.2 The comments made at the event, and in response to the document and the response form are summarised in Tables A and B below.

2.3 Generally there was good support for the document. This was confirmed verbally at the event and the majority of forms completed confirmed support.

2.4 There was only one entirely negative response against the project, but when considered in detail there was inherent support for the aims of the design guide.

2.5 All the comments have been recorded, these have been considered and are addressed in Table A.

Document Revisions

2.6 The minor changes to address the comments made are reported in Table A.

2.7 Given the very minor changes to the document and overall positive response it was felt further consultation is unnecessary.

Formal Parish Council Consideration

- 2.8 Chute Parish Council and Chute Forest Parish Council were asked to endorse the village design guide document at the meetings on March 3rd and March 10th respectively.
- 2.9 A report to each Parish Council explained the outcome of the community engagement and the recommendations textual changes to the document to reflect community concerns.
- 2.10 Formal resolutions of the two Parish Councils were as follows:
- 2.11 The meeting of the Chute Parish Council on 3rd March debated the merits of the Design Guide and agreed to endorse it without a further round of consultation. It was agreed that policy 5 should include exceptions and that the effective date for the original dwelling should be from the 1st of April 2009 which represents when Wiltshire Council was formed. Wiltshire Councillor Chris Williams explained that the document would be considered at the Eastern Area Planning Committee before being endorsed as part of the Wiltshire Design Guide. He reported that he had positive discussions with the offices at Wiltshire Council and they were looking for it to be adopted as an exemplar of a local guide that would fit within the Wiltshire guide parameters.
- 2.12 Chute Forest Parish Council considered the consultation draft and the response to consultation at their meeting on 10th March. They considered the revised version of Policy 5 and a detailed explanation of how comments were taken into account to represent a more balanced response to the policy. The Parish Council resolved to support the Village Design Guide without further consultation. As at the meeting of Chute Parish Council the Wiltshire Councillor Chris Williams explained that the document would be considered at the Eastern area planning committee before being endorsed as part of the Wiltshire Design Guide. He reported that he had positive discussions with the offices at Wiltshire Council and they were looking for it to be adopted as an exemplar of a local guide that would fit within the Wiltshire guide parameters.

Professional Assessment -Wiltshire Council

- 2.13 The Council's Senior Urban Design Officer responded to the consultation draft by email as follows:
- 2.14 *Inserting, right at the beginning, a map or 2 of The Chutes in their environmental context of the AONB, maybe an aerial map, and maybe with public rights of way:*
- 2.15 *Uses – this section is locally specific and the inclusion of their own definition of 'small' being no larger than 100sqm is useful for sure. Some new builds are proposed as 3 times that size. (And No. of bedrooms is a poor indicator of house size too, esp executive style newbuilds with multiple reception rooms, studies and ensuites!)*

- 2.16 *Regarding size of rebuilds - What if someone wanted to extend backwards and it was not perceptible from the public realm, by retained a small modest frontage? What if their home was really small to begin with? For example this converting this small bungalow² to something more similar to the not-enormous home opposite would probably be an increase of over 30% yet your parameters would seem to prohibit that. If you are sure that's the intention, OK, but if not, some rewording may be helpful:*
- 2.17 *Could there be any more specific comments on form, tying back to the baseline studies? What about garages – are they to be included in the floor-area calcs as they are often desirables in new homes.*
- 2.18 *Policy 5 (3) (b) – there could be misinterpretation or disagreement as to the word 'overbearing'. Is there any more specific wording that can be said about height or form, esp. w.r.t. existing or adjacent buildings? I.e. go no higher, or only go x% higher?*
- 2.19 *Is it possible to elaborate a little more in the 'Lessons' section of each of the Baseline studies? Because I think its important that any reader/designer gets as much info as possible as to what conclusions are were drawn from all the description of the characteristics of each area; they should not be left unsure or presuming that your recognition of a particular trait necessarily equates to a mandate for it to be incorporated into a new design. Unless that is the intention? If it's the general intention but there are some exceptions, please do state the exceptions (Tibbs Meadow?)*
- 2.20 The response to this consultation is included in the table below Table A.
- 2.21 Comments made on baseline street surveys are included in Table B

Commentary and Proposed Changes

- 2.22 Policy 5 attracted the most negative comment. 5 of the 25 respondents did not support the policy as on he whole they felt it prevented the opportunity to develop. The concerns seem to focus on equality of opportunity and property values.
- 2.23 The discussion at the Parish Council also reflected some concern over the limit to extensions. However, when considered in context that this was an emerging policy constraint in the Wiltshire Council Local Plan Review and that it was widespread throughout the south of England in a number of planning authority areas, there was a better understanding that this was an appropriate step in order to protect the characteristics of the village and to protect the limited number of modest dwellings remaining in the community.
- 2.24 Views were expressed both in support that Policy 5 should be an absolute, or against that it should not exist at all. To better reflect the balanced position that the consultation has highlighted the policy has been revised to appeal overall to all parts of the community. This is set out in table A.

² Example given extends across a hedgerow (and outside the plot) to achieve the rear extension and is a good example of why a relatively modest % is necessary given most plots are small and would impact on the rural edges of the site.

- 2.25 The first change is to establish the point of the original dwelling at the date 1st of April 2009. This is consistent with the date of which Wiltshire Council was formed. This has a logical basis as it is Wiltshire Council who are the local planning authority determining applications within Chute. In addition, the availability of Planning History from 2009 can easily be obtained, and therefore establish what existed in 2009. This addresses the concern that going back 50 years was too restrictive.
- 2.26 The second change is to add a list of the exceptions to the policy, to be clear what those exceptions might consist of and how they are to be considered in the planning process. This addresses the point raised by respondents who felt that exceptions were necessary, and those who felt they needed defining to stop them being a panacea for all proposals to exceed the guideline.

Further Consultation and Changes

- 2.27 In June the Parish Councils received comments on the draft Chute Design Guide from Wiltshire Council's Neighbourhood Planning Manager and his team
- 2.28 A meeting was held on 18th July to discuss these comments which was attended by the local Councillor Chris Williams, Lisa Jackson (Planning Consultant), Marianne Hopton (Chute Parish Councillor) Michael Kilmister (Neighbourhood Manager at Wiltshire Council) and two Development Managers at Wiltshire Council.

2.28.1 Following this meeting changes were made to the draft Chute Design Guide as follows:

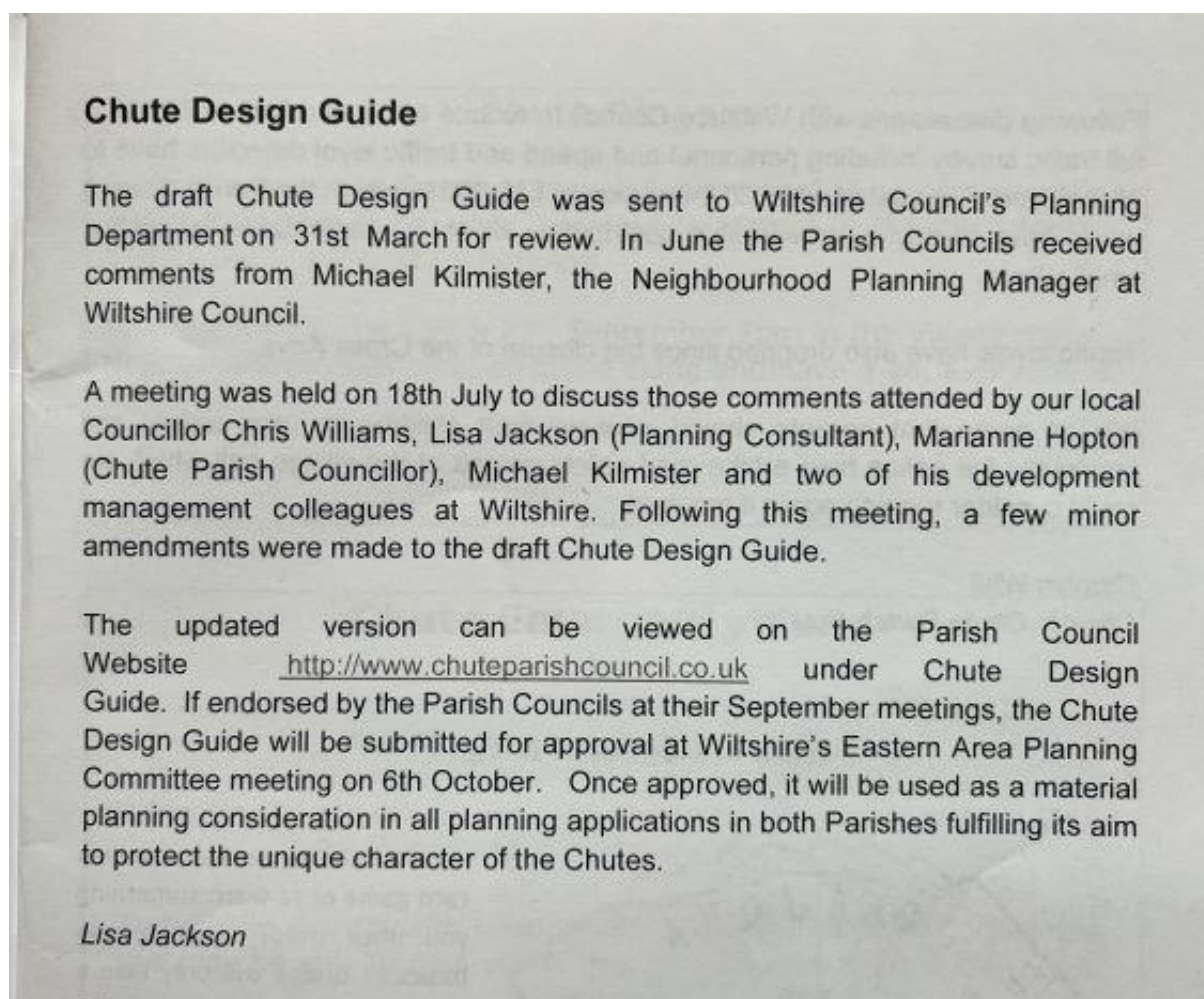
Page	Original (April 2022)	New (July 2022)
2	<p>Foreward</p> <p><i>It was adopted at Wiltshire Council's Eastern Area Planning Committee on [date] and contains locally derived design guidance for the Chutes. The Chute Design Guide will work alongside the Wiltshire Design Guide which is to be adopted as a supplementary planning document.</i></p>	<p>Foreward</p> <p><i>It is to be considered for approval as a material planning consideration at Wiltshire Council's Eastern Area Planning Committee on 3 November 2022 as locally derived design guidance for the Chutes. The Chute Design Guide will work alongside the Wiltshire Design Guide which will follow the National Design Guide.</i></p>
7	<p>1.11 <i>The Chute Design Guide, once approved, will be a 'material consideration' with significant weight in the planning process. This is set out in NPPF paragraph 134 which says that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. The</i></p>	<p>1.11 <i>The Chute Design Guide, once adopted, will be a 'material consideration' with significant weight in the planning process. This is set out in NPPF paragraph 134 which says that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. The NPPF will give the new local guide more weight in the planning process than the 2005 VDS. From</i></p>

	<p><i>NPPF will give the new local guide more weight in the planning process.</i></p>	<p><i>the research it was clear that residents were disappointed about how little weight was given to the 2005 VDS in previous decisions by the Local Planning Authority and Planning Inspectors. Residents were therefore determined to create a robust and meaningful design guide. The approved design guide should be taken into account by the Local Planning Authority (Wiltshire Council) and any appeal decision determined by a Planning Inspector. The Chute and Chute Forest Parish Councils will also refer to the Chute Design Guide when commenting on planning applications.</i></p>
<p>11</p>	<p>Policy 2</p> <p><i>Most critically in the Chutes the sense and presence of the natural environment and tranquillity predominate, and the scene is totally dominated by the natural rather than the built. New development must respect this balance.</i></p>	<p>Policy 2</p> <p><i>Most critically in the Chutes the sense and presence of the natural environment and tranquillity predominate, and the scene is totally dominated by the natural rather than the built. New development should respect this balance. Development proposals will be supported where they conserve and enhance the character of the Chutes by demonstrating that:</i></p> <p><i>a) They are informed by the character documented in the Chute Design Guide, reflecting the immediate context and type of village character in which the development is located (as recorded in the baseline surveys).</i></p> <p><i>b) The design, layout and scale of proposals should conserve and enhance existing landscape and village-scape character features which contribute to the distinctive character, pattern and evolution of the villages;</i></p> <p><i>c) Proposals should safeguard the experiential and amenity qualities of the Chutes; and</i></p> <p><i>d) Designs should be used so nature dominates over built form in a way that is consistent with local character (as recorded in the baseline surveys) and also enhances biodiversity, using native species, unless there are appropriate and justified reasons to select non-native species</i></p>

16	<p>Policy 3 – Built Form - Compliance with Baseline Survey</p> <p><i>All development will be subject to a detailed review against the relevant street survey. A setting and design checklist must be submitted with all planning applications in the Chute and Chute Forest Parishes. To be acceptable developments must be consistent with the parameters set out in order to demonstrate that the built form proposals are characteristic of the Chutes.</i></p> <p><i>a. The key parameters ensure that form, orientation, plot width, density, storey height, roof form, materials and details are consistent to ensure the high level of design cohesion found in the Chutes is maintained.</i></p> <p><i>b. Departing from the specific range expressed in the relevant street survey for plot width, depth, spaces, set back and storey height must be adequately justified (for example to meet a specific need under the public sector equality duty).</i></p> <p><i>c. Any loss of native hedgerows, especially yew and box hedging, which are highly characteristic of the Chutes, is avoided or if unavoidable, suitable compensatory replacement planting is secured by planning condition</i></p>	<p>Policy 3 – Built Form - Compliance with Baseline Survey</p> <p><i>All development proposals should be subject to a detailed review against the relevant baseline survey. A setting and design checklist should be submitted with all planning applications in the Chute and Chute Forest Parishes. To be consistent with the Chute Design Guide developments should be consistent with the parameters set out in order to demonstrate that the built form proposals are characteristic of the Chutes.</i></p> <p><i>a. The key parameters ensure that form, orientation, plot width, density, storey height, roof form, materials and details are consistent to the high level of design cohesion found in the Chutes and will therefore be maintained.</i></p> <p><i>b. It is recommended that where proposals depart from the specific range expressed in the relevant baseline street survey for plot width, depth, spaces, set back and storey height, this should be adequately justified (for example to meet a specific need under the public sector equality duty).</i></p> <p><i>c. Any loss of native hedgerows, especially yew and box hedging, which are highly characteristic of the Chutes should be avoided or if unavoidable, suitable compensatory replacement planting should be secured by planning condition.</i></p>
25		<p>Policy 5 – a definition of “Overbearing” has been included</p> <p><i>5) Overbearing is defined to mean when a proposal is so domineering in respect of its relationship to neighbours (in terms of scale and massing, increase in intensity of use or reduction of privacy) that it would adversely impact the amenity and enjoyment of the neighbouring property.</i></p>

2.29 The revised version of the draft Chute Design Guide incorporating the above amendments highlighted in green was uploaded on to the Parish Councils’ websites on 11th August 2022 so they could be reviewed by the residents of the Chutes who were alerted to its existence the same day via the Community WhatsApp group. As a result the comments in the “Lessons” box of the baseline Street Surveys for Tibbs Meadows and Chute Collis were slightly modified at the requests of local residents.

- 2.30 A notice was published in the September Chute Chronicle in order to draw the community's attention to the updated draft Design Guide:



- 2.31 The updated draft of the Chute Design Guide was an agenda item at the meeting of Chute Parish Council on 1st September and the Chute Forest Parish Council meeting on 8th September. Members of the community were given the opportunity to express their views at these meetings. The updated draft was approved unanimously by both Parish Councils. This is recorded in their minutes as follows:

Chute

Village Design Guide – Cllr Hopton

Cllr Hopton reported that on 18th July a meeting was held to discuss Wiltshire Council's comments on the draft Chute Design Guide. It was attended by our local Councillor Chris Williams, Lisa Jackson, Cllr Hopton, Michael Kilmister (Neighbourhood Planning Manager) and two of his team at Wiltshire Council. Following this meeting a few minor amendments were made to the draft Chute Design Guide. The updated version can be viewed on the PC website.

The Parish Council unanimously agreed to endorse the revised Village Design Guide. If it is also endorsed by Chute Forest Parish Council, it will be submitted for approval at Wiltshire's Eastern Area Planning Committee on 6th October. Once approved it will be used as a material planning consideration in all planning applications in both Parishes, fulfilling its aim to protect the unique character of the Chutes.

Chute Forest

Chute Village Design Guide

The amended document was unanimously supported by all councillors. Cllr Geraghty proposed to formally approve the Design Statement, seconded Cllr Mike Farrell. Carried.

3. Conclusion

- 3.1 This report confirms the engagement to understand local concerns and issues and demonstrates the extent of effort to engage the local community in the production of the Chute Design Guide. The various stages including the photo survey, the street surveys, the drop-in event to explain the document and the subsequent consultation gave ample opportunity for local engagement.
- 3.2 There were only two individuals who made a criticism or complaint that the efforts to engage the community were not adequate. In addition, one resident felt there was not long enough to respond, but that was due to a misunderstanding and comments were made on time by the individual.
- 3.3 The report confirms that the community engagement completed meets the requirements of the Council's Statement of Community Involvement in terms of the steps required to involve the local community.
- 3.4 The report sets out the changes made to the document, where it was possible to address concerns raised, prior to submission for formal adoption. The engagement confirms overall local community support for the Chute Design Guide. Following completion of the consultation and endorsement by both Parish Councils, the draft Chute Design Guide has been forwarded to Wiltshire Council for approval.

Table A - Analysis of All Comments Made through formal consultation

Number	Issues	Response	Changes to Document
1	<p>1. The adoption of a 30% limit to extensions or replacement dwellings seems arbitrary. The rest of the document is (correctly) couched in qualitative or statistical terms. These allow applicants to demonstrate compliance and Planners to apply professional judgement when considering the merits and nuances that always pertain. In contrast, the 'quantitative' 30% policy doesn't appear to be backed up by any objective evidence and might be seen as rather petty. Indeed it might be seen by applicants as a rule made by those who've benefited from '+30%' development (most of the larger houses in the Chutes) to the disadvantage of those who are following. I think it would be fairer and wiser to use the comprehensive qualitative criteria to guide the approval of increased floor area. Further, this smacks of one rule for Chute with another (set by National Policy) for a different postcode. I suggest the 30% bit is toned down to 'guide' thinking, not to regulate it.</p> <p>2. PLANNING. In my time here (29 years) the problems with planning have largely been down to poor decision-making by the Planning Authority (refusing development that was patently good, and approving some that clearly was not). So I wonder if this admirable DG could be supported by a closer PC liaison with the planners? So with contentious applications, rather than 44 similar letters of objection (that are ignored), the DG is used by the PCs to provide the 'voice' that objectors are seeking in a single powerful submission?</p> <p>3. VILLAGE GROWTH. Finally, I'm sure you've all heard my rather hackneyed saying: "I live in Lower Chute, not Lower Aspice". The story of the Chutes is identical to the story of myriad villages nationwide. They start small and get bigger. Each in-comer to Chute is blessed. The feeling is pretty universal and marks us out (think of Sundowners and other community forums as an expression of this). It follows that no group, at one particular time, ought to be seen as the ones pulling up the drawbridge. I detect a slight whiff of this locally and hope that the DG will help get sensible additional</p>	<p>1. It is important that to remember that this is a guide. The Chute Design Guide is not a development plan policy. It should be noted however, that the Wiltshire Local Plan Review is contemplating a similar restriction – this is part of evidential basis and emerging local plan policy as described in Wiltshire's Regulation 18 Local Plan Consultation.</p> <p>30% is not arbitrary it represents the policy restriction adopted in the South Downs National Park that has the same landscape status (AONB is equivalent landscape protection to NP – Article 2(3) land. This is not therefore different for postcodes it is based on an equivalence in planning policy terms. Cranborne Chase AONB have a 40% rule. However, Cranborne Chase is a much more wider scale open landscape that generally lacks the intimacy of the North Wessex Downs or the South Downs.</p> <p>In terms of 'fairness' – the response has arisen from analysis that shows widespread and significant discontent with large replacement dwellings and extensions, and the ineffectiveness of the current VDS. The specific metric is in response to the appeal decision that pointed to a lack of any clear justification for size restrictions. See APP/Y3940/W/19/3239783. It therefore appears to be 'fair' to address the community concerns now rather than ignore them and run the risk of further damage to the character of the Chutes through planning applications or appeal decisions.</p> <p>2. The DG will provide a tool for residents, the Parish Councils and planning officers giving them a detailed objective assessment of the character of Chute to better inform decision making. If adopted as Supplementary Planning Document the planning officers can give more weight to the Chute Design guidance in decision making (see National Planning Policy Framework paragraphs 130-134).</p> <p>3. The design guide is not a tool to prevent development. This is expressed clearly in the document. The development</p>	<p>Additional wording added to explain that there will be some legitimate departures from the guide where this is justified in terms of the size of extensions/replacements.</p> <p>Alter 'Policy' to 'Guideline'</p>

	housing and not be a tool to stop it. This plays, I think, to my second point above: some development ought to be actively encouraged. Especially if it leads to young families joining our community.	strategy is set by the Wiltshire Local Plan. Chute is deemed a small village where only minor proposals are likely to be acceptable. The DG does encourage development that accords with the distinct character of the Chutes. In addition, the DG should prevent many dwellings become so enlarged that they become entirely unaffordable for families with modest budgets. The guide on size restraint will help retain the existing stock of smaller dwellings in the community.	
2	Supports the DG for explaining clearly what is expected for design, supports the DG for explaining characteristic of Chutes, agrees with baseline surveys, supports the identity checklist. Thinks it is a very good document	Noted – typos identified	Thank you for identifying typos
3	Supports the DG for explaining clearly what is expected for design, supports the DG for explaining characteristic of Chutes, agrees with baseline surveys, supports the identity checklist. Hopes intentions are taken into account by planners	Noted	
4	Supports the DG for explaining clearly what is expected for design, supports the DG for explaining characteristic of Chutes.	Noted	
5	Some development has not been consistent with this latest design guide. New development towards Upper Chute in particular has created precedent to size and ugly design. Supports the DG for explaining characteristic of Chutes, agrees with baseline surveys, supports the identity checklist. Street lighting in Upper Chute out of character. Emphasise the community support for the design guide.	DG intends to ensure Chute retains its identity by ensuring new development is consistent with prevailing character and rural / natural dominance.	Add community support in the aims
6	Supports the DG for explaining clearly what is expected for design, supports the DG for explaining characteristic of Chutes, agrees with baseline surveys, supports the identity checklist. Thanks for your hard work on the DG	Noted	

7	The draft DG does not sufficiently reflect the characteristics of Chute Forest with particular reference to the history of Chute Lodge and its parkland	Additional narrative description added to the Chute Forest baseline survey	See Table B
8	Support the DG but the size limit on buildings should only refer to dwellings. Whilst few and far between the non-dwelling opportunities should not be limited by this policy as they may provide good brownfield development opportunities.	This suggestion is sensible and given the partial reason for the policy is to retain the stock of modest dwellings that is a sensible precaution	Remove the word 'building' form Chute Design Policy 5
9	<p>Answered 'YES and NO' – to question do you support the DG aims?</p> <p>Answered 'WRONG question' about representing the character of Chutes</p> <p>Answered 'NO' -to the question does the baseline survey the record the character of each area in detail? Then goes on to say it does not say that it does record the views of the village that have been overridden in three specific examples.</p> <p>Insufficient time to respond</p> <p>Criticism of jargon, too many pictures, lack of index, colour choices</p> <p>Criticism that the document has editorial defects and would benefit from review by a professional editor</p> <p>The Chute design guide should say that the reader should read the national design guide first.</p>	<p>The detailed written response would suggest that the resident does support the aims but would have produced a different document</p> <p>Given the detailed response says the CDG is a good place to find out what is and what is not allowed in a planning application – appears to suggest the resident does believe it represents the character of the Chutes – no criticism of the baseline survey is made.</p> <p>This response refers to the planning decisions at the Wesleyan Chapel, Lower House Farm Stables and Thicket Cottage as examples of development that shouldn't have happened. None of these projects were completed at the time of the baseline surveys. Given the divisive nature of these projects and the potential to impact the new residents of these properties this is not appropriate to show them as poor examples. The guide illustrates acceptable solutions.</p> <p>The respondent misunderstood that the consultation ran for a month.</p> <p>The 'jargon' refers to language commonly used in planning documents. The document was produced as a draft at speed for consultation purposes. The intention is that once the final text is agreed the document will be published by a professional graphic/ web designer. The colour coding reflects the National Design Guide.</p> <p>Despite numerous requests for assistance no one stepped forward to assist with editing or document formatting.</p>	<p>Make direct reference to National Design Guide.</p> <p>Add GIA definition</p>

	<p>A definition of Gross Internal Area is required</p> <p>Document should be reduced in size and more accessible and hard hitting</p>	<p>This is included in the text, but this could be made more explicit in the final version.</p> <p>Noted – this will be added</p> <p>The detail of the baseline survey is necessary to support the decision making in the distinct. The baseline survey has been provided in a shorthand format and it is difficult to envisage how it could be more succinct. The final document will be desk top published with appropriate photos. The document is only a guide, it cannot be planning policy as the Councils chose not pursue an NDP.</p>	
10	<p>The issue about the AONB and therefore the impact of developments upon some of the significant views is very important as much of the housing stock, though well loved, is not architecturally valuable. Would it be helpful to identify some of the views that are crucial - for example down from the Causeway and the corner near New Barn looking down to Upper Chute, the view up from the road from Biddesden towards Forest House, the view across from the footpath behind the houses on Hatchet Hill looking towards Chute Standen etc.</p> <p>I don't have an immediate alternative suggestion to the restriction of 30% based on the 1972 layout of each dwelling. This feels like an attempt to close a door after the horse has bolted and may restrict some perfectly legitimate development. Would it be feasible to have a time period of ownership of a property before which a significant development could be planned?</p> <p>I agree with the comment about ensuring future developments include sufficient curtilage to allow for parking on site but I am concerned about the amount of parking on verges and greens.</p>	<p>The DG team considered identifying views- but there are so many that it is difficult to single out key views;</p> <p>Not possible to impose a time restriction on ownership of a property- would not be reasonable -not all property is owned. Anyone can make a planning application even if you don't own the property.</p> <p>The point of the size restriction is two-fold to ensure development meets the characteristics of Chute but also to keep some of the modest stock from becoming over extended. The size restriction is a guide and where a legitimate reason (for example to cater for a disabled person) this would be taken into account.</p> <p>The guide should assist in making sure there is adequate parking for all new proposals.</p> <p>These ideas go beyond the scope of the design guide.</p>	Views added to street surveys

	<p>I believe that as a nation we need to progress more rapidly towards renewable energy, but that comes at some cost in terms of land usage and visible infrastructure (wind or solar, even small scale, but also the large units required for air and ground source heating). There are few houses in our villages, I would say, that could have south facing roof mounted solar panels that are not visible to neighbours. Is there a solution which encourages neighbours to come together to share these resources, including car charging, to minimise the impact but maximise the benefit?</p> <p>Impressive piece of work -should allow to move forward as a community with fewer contentious issues over planning</p>		
11	<p>Inserting, right at the beginning, a map or 2 of The Chutes in their environmental context of the AONB, maybe an aerial map, and maybe with public rights of way:</p> <p>Uses – this section is locally specific and the inclusion of their own definition of 'small' being no larger than 100sqm is useful for sure. Some new builds are proposed as 3 times that size. (And No. of bedrooms is a poor indicator of house size too, esp executive style newbuilds with multiple reception rooms, studies and ensuites!)</p> <p>Regarding size of rebuilds - What if someone wanted to extend backwards and it was not perceptible from the public realm, by retained a small modest frontage? What if their home was really small to begin with? For example this converting this small bungalow³ to something more similar to the not-enormous home opposite would probably be an increase of over 30% yet your parameters would seem to prohibit that. If</p>	<p>Map of the Chutes would assist those non-residents to navigate the various parts of the Chutes. Public Rights of Way are included in Appendix 6</p> <p>This is the intention in order to retain modest size dwellings within the village and ensure that the natural dominates the built, which is clearly harmed in the worked example. The document is a 'guide', additional text required to explain this.</p> <p>Need to consider outbuildings as part of the guide</p>	<p>Add map</p> <p>Additional text to explain that exceptions to the guide are possible</p> <p>Revise wording to consider outbuildings</p>

³ Example given extends across a hedgerow (and outside the plot) to achieve the rear extension and is a good example of why a relatively modest % is necessary given most plots are small and would impact on the rural edges of the site.

	<p>you are sure that's the intention, OK, but if not, some rewording may be helpful:</p> <p>Could there be any more specific comments on form, tying back to the baseline studies? What about garages – are they to be included in the floor-area calcs as they are often desirables in new homes.</p> <p>Policy 5 (3) (b) – there could be misinterpretation or disagreement as to the word 'overbearing'. Is there any more specific wording that can be said about height or form, esp. w.r.t. existing or adjacent buildings? I.e. go no higher, or only go x% higher?</p> <p>Is it possible to elaborate a little more in the 'Lessons' section of each of the Baseline studies? Because I think its important that any reader/designer gets as much info as possible as to what conclusions are were drawn from all the description of the characteristics of each area; they should not be left unsure or presuming that your recognition of a particular trait necessarily equates to a mandate for it to be incorporated into a new design. Unless that is the intention? If it's the general intention but there are some exceptions, please do state the exceptions (Tibbs Meadow?)</p>		<p>Overbearing is a well understood planning term. It is where the proposal will harm the amenity of the neighbour. Difficult to add a specific metric to this term, it is a matter of judgment.</p> <p>Review all the lessons in the baseline surveys.</p>
12	<p>Policy Statements</p> <p>Policy Statements in coloured boxes are generally saying no Chute specific action is needed. The exception is under the "Uses" title where there is a lot of detail regarding size and style of alterations. Frankly this seems to respond to particular applications rather than a holistic design statement applicable to all aspects of the environment of the Chutes. To my mind this section also needs to refer explicitly to appropriate density of housing ensuring there is sufficient space between dwellings and also consideration of impact on infrastructure as a whole. The current wording says it's shouldn't be detrimental in terms of light and privacy , but this is a very subjective measure . I think there needs to be consideration of development adding to local population numbers and the increased activity on roads etc this brings</p>	<p>The policy statements can only respond to those issues that the design guide can influence. The document is holistic in the sense that it looks at every area in the detailed street surveys.</p> <p>The street surveys give specific advice about density and space between dwellings.</p> <p>The design guide is not the appropriate document to consider infrastructure, that is dealt with in the Wiltshire Local Plan.</p> <p>Harm to amenity in terms of light and privacy are not subjective (BRE standards for example). The Wiltshire Local Plan sets out policy considerations in this regard.</p> <p>The design guide is not the appropriate document to consider additional traffic movements this is dealt with by the NPPF and Wiltshire Local Plan.</p>	<p>Not required – dealt with in Wiltshire Local Plan and the NPPF</p>

<p>Whilst few residents of Chute work now in agriculture, the environment of Chute is extremely rural dominated by and agricultural and forestry landscape typified by open fields, ancient woodlands and pastoral activities.</p> <p>I'm wondering if we are missing a trick here to beef up statements under other Policy sections so as to give better guidance in these areas. Recent dialogue on many aspects of the environment show there is keen interest here by many members of the community, namely footpaths and public spaces.</p> <p>Movement</p> <p>No mention of need to retain footpaths and other non vehicular rights of way and maintain them in a manner that allows their use by the community .I realise this is a landowner responsibility , but this is no different to everyone's responsibility to look after their land in a way conducive to the overall preservation of the beautiful environment we are lucky to live in.</p> <p>Nature</p> <p>Again no Chute Specific policy is specified, but I do wonder if there are any habitats that do warrant particular reference to support biodiversity or species specific habitat regeneration ? I also have no clue how existing policies are enforced.</p> <p>Public Spaces.</p> <p>These are have the subject of much debate over the years when there is tree work to be done ,parking to be deterred ir in the case of the Village Hall, change of use prevented. Therefore it seems a more detailed statement would be appropriate to preserve these in order to avoid future conflicts brewing .</p> <p>I also note there is no mention of Chute Club individually as a village amenity or resource . I believe this is an important physical space being a sizeable area on Hatchet hill and should therefore be uniquely referenced in some way.</p>	<p>This is recognised in the Design Guide – but the chief protection comes from NPPF ,AONB policies in Wiltshire Local Plan and Wessex AONB Management Plan.</p> <p>No suggestion what policies are required for footpaths and open spaces- difficult to know what design guidance is required for footpaths and public spaces. The design guide cannot change the status of the footpaths.</p> <p>This is not the appropriate policy document for PROW issues– this is a DESIGN GUIDE</p> <p>Maintenance is not an issue for the design guide</p> <p>Habitats and Species are protected by law under the Wildlife and Countryside Act 1981 and the Environment Act 2021. This is not the role of the Chute Design Guide</p> <p>The Design Guide is not a land use policy document and cannot prevent change. It will not be adopted by Wiltshire if it strays beyond the design guidance.</p> <p>The Chute Club is privately owned so it would not be appropriate to include it in public facilities. It is available to its private members. It is protected by Wiltshire Local Plan policies that prevent the loss of community facilities, this is not appropriate to the Design Guide.</p>	
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	<p>Resources</p> <p>There is mention of the low risk of flooding in Chutes due to elevation and geology , but the should still be consideration of water supply. Historically this has always been an issue to Chute and could well return as climate change accelerates . We should look to research where our pressure points are as a community in this regard.</p> <p>Similarly what can be done re securing green energy sources. We all use oil which is clearly not a long term option.</p> <p>For the question asked in the consultation response form:</p> <p>Section 1 Characteristics of Chute .</p> <p>I think more work needs to be done to Policy Statements as detailed above to represent the full character of the Chutes.</p> <p>Section 2 Baseline Street Survey.</p> <p>I can only comment on those areas adjacent to where we live at Hazel Cottage</p> <p>Lower Chute looks good.</p> <p>Hatchet Hill, Chute Club is mentioned , but should be pulled out as key feature .</p> <p>Section 3 VDG Checklist – Look good</p>	<p>The majority of the Chutes are located in Flood Zone 1 – where there is no identified threat of flooding even with climate change.</p> <p>Surface water flooding issues need to be identified in specific planning applications as advised by NPPF and not in the Design Guide.</p> <p>The Design Guide includes general advice in Section 10 and specific design advice as it relates to the Chutes.</p> <p>The respondent appears to have misunderstood the purpose of the Design Guide.</p> <p>Noted</p> <p>See above.</p> <p>Noted</p>	
13	<p>Agree with the aims of the Guide. Gives developers well-constructed steer to the Chute philosophy.</p> <p>Community Section – think there is a wider variety of materials than the guide suggests.</p> <p>Not enough emphasis on energy efficiency of new builds – thermal insulation, solar and heat pumps.</p> <p>Inset solar panels only is too restrictive</p>	<p>Noted</p> <p>No specific examples given – refer to Street Surveys for detailed advice on materials</p> <p>The regulations for thermal efficiency are governed by the Building Regulations and cannot be set out specifically in the design guide.</p>	

	<p>Forest Lane -views on developments is personal</p> <p>Checklist -support as useful tool for Parish Council</p> <p>Asks for Hamish McKays name to be removed from front cover as it appears that he authored the document.</p> <p>Asks whether Lisa Jackson has been paid for the work on the Design Guide</p> <p>Requests that all authors are named</p>	<p>The design guide does not prohibit solar panels that are on - roof. The advice is non-specific and the supporting text uses the word 'can'.</p> <p>The street survey accurately records what exists it is not a personal view</p> <p>Noted</p> <p>Different cover photo can be used to avoid this confusion</p> <p>No – the work by Jackson Planning has been entirely voluntary. Lisa Jackson was the author of the original VDS with one other Chute resident. The current design guide has been prepared on a similar basis. Lisa Jackson has 34 years' experience as a Chartered Town Planner and has used her expertise to help prepare a document that is capable of formal adoption by Wiltshire Council.</p> <p>There is no need to identify the authors as the hope is that through consultation it has widespread community support.</p>	
14	<p>Agree with aims of guide but feels Aim 3 is confused.</p> <p>Supports that the Guide represents the characteristics of the Chutes</p> <p>Supports baseline surveys –</p> <p>Concerned that it does not significantly address affordable housing in Chutes</p> <p>Careful editing required – offered proof reading assistance</p>	<p>Revised wording for Aim 3 as follows “To serve as a be adopted as supplementary planning guide cancel line to by Wiltshire Council's for use Development Plan Documents being formally adopted by them⁴ for in planning decision making to give significant weight in the planning process</p> <p>Noted</p> <p>Noted</p> <p>This is a design guide not a land use policy document so it CANNOT make policy on affordable housing. The guidance on ensuring extensions and replacements are limited will assist in preventing all smaller houses becoming very large and falling into the top Council Tax bands</p> <p>Very grateful for the offer of help.</p>	Revise wording of third aim

⁴ Insert Date of Adoption by Wiltshire Council

15	<p>Supports aims of Design Guide</p> <p>The design guide represents the character of the Chutes</p> <p>Supports baseline surveys</p> <p>A very comprehensive study of the village</p>	Noted	
16	<p>Respondent could not download the Design Guide</p> <p>Existing buildings are not a good guide to future buildings</p>	<p>Hard copies have been circulated to aid review</p> <p>The National Design Guide requires that design guidance is based on a study of the existing context. This is the only appropriate way to guide new development that is compliant with National Policy.</p>	
17	<p>General The Consultation Draft was beautifully presented and printed and the hard work that has been put into this is no mean feat and appreciated. It was very interesting to read but did take some time. I still have much of the NPPF, NMDC and National Design Guide to read.</p> <p>I hope the following comments will come across as constructive and a genuine desire to provide additional input to the draft.</p> <p>The whole document does need punctuation, spelling and grammar checking before it has another review. It could do with font and space standardising throughout.</p> <p>It would also be good to have a date and version number included in the next issue.</p> <p>Most importantly it does needs para numbering for referencing purposes.</p> <p>Page 2 Summary Aims It would be preferable to use the word Objective as that is measurable whereby <i>an aim is a</i></p>	<p>The more thorough the document the more it will be considered as material and be given weight by planning officers and planning Inspectors.</p> <p>Agreed proof reading required.</p> <p>The final document will have a date of adoption.</p> <p>The final document will have paragraph referencing.</p> <p>Aims is appropriate. Objective refers to an aim.</p>	<p>Proof reading</p> <p>Add adoption date</p> <p>Add paragraph references</p>

<p><i>statement of purpose.</i> I realise that the NPPF uses the word Aims so probably have to stick with that.</p> <p>The first two points are measurable while the third is not entirely clear.</p> <p>Page 3 Well Designed Places Wheel is difficult to read as wording is out of focus and against a coloured background. Maybe use black font for wording in wheel.</p> <p>Page 9 - Role of Chute Design Guide in the Planning Process</p> <p><u>1st para</u> "This is set out in the National Planning Policy Framework paragraph 134 which says that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"</p> <p>This should also include" and/or b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."</p> <p><u>3rd Para</u></p> <p>The Parish Councils should also refer to the Chute Design Guide when commenting on planning applications before them for comment. They therefore do need a clear structure document with reference numbers</p> <p><u>5th Para</u></p> <p>Insert a 'The' before "Chute Design Guide".</p> <p><u>Design Guide First Draft</u> without photos but with para reference numbers</p> <p>The content of Page 9 has not been included in the Consultation Draft</p>	<p>See reference to rewording in response 14 above, will be redrafted for clarity.</p> <p>This is a screenshot from the National Design Guide. It can be redrawn when the professional graphic designer completes the final version of the document.</p> <p>This is the purpose of the design guide to fulfil the requirement in NPPF134.</p> <p>This is National Guidance for all development everywhere and there is no need to repeat generic national guidance. The purpose of the guide is to show in detail what is required to fit with the local context.</p> <p>Yes-see above document will have paragraph numbering.</p>	<p>Reword third aim</p> <p>Graphic changes in final version</p> <p>Add paragraph numbers</p>
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<p><u>Section 1</u></p> <p><u>3 Context</u> <i>Location, Local character and built heritage.</i></p> <p><u>4 Built Form</u> <i>Pattern or Arrangement of buildings with open spaces</i></p> <p><u>5 Movement</u> <i>Design of street network</i></p> <p>5.8 Rights of Way</p> <p>More importance should be given to these as a means of walking from A to B for use in preference to the narrow lanes. Much safer to use for pedestrians, Also horse riders and cyclists use of bridleways.</p> <p>5.10 needs to have more specific wording. What reasons would allow a designated highway or right of way to be closed.</p> <p>5.11 Suggested electric vehicle charging points. Maybe where there is a suitable place for PV panels. Chute Club car park, Village Hall field.</p> <p><u>6 Nature</u></p> <p><u>7 Public Spaces</u></p> <p>7.5 The school and master's house were built in 1857-58. Subsequently in 1891 Mary Catherine Scroggs gave the adjacent meadow to the Salisbury Diocese.???? Carolyn</p> <p>7.9 Green Triangles no mention of Chute Standen green. Needs more clarity.</p> <p><u>8 Uses</u></p> <p>8.1 Include private stabling. Should any new stabling be built in permanent building materials or should it be wooden. Planning once given for this type of structure could result in it being more easily converted into living accommodation. Build a stable/barn, later convert to housing would lead to an ever increasing build cycle.</p>	<p>This is a design guide not a neighbourhood plan so cannot dictate transport choices.</p> <p>Not appropriate for a design guide. Any formal changes to rights of way are determined by Wiltshire Council as highway authority.</p> <p>Electric Charging point locations will need to be researched in detail – not within the scope of the design guide.</p> <p>PV arrays need relate to DNO connectivity – limited scope other than a domestic scale installation at Chute Club or Village Hall. Not within the scope of the design guide.</p> <p>Add Chute Standen greens</p> <p>Why would a brick and flint stable be unacceptable? Not a design matter, this is a planning policy matter controlled by Wiltshire Local Plan.</p> <p>Yes – May 2020 confirmed no one on housing waiting list for Chute Forest or Chute. Remove reference to building- dwellings only.</p> <p>This misses the point of trying to keep a stock of modest houses in the village. The Wesleyan/ Stable Cottage would have had a different outcome with the design guide based on</p>	<p>Add Standen Greens</p> <p>Remove reference to buildings refer to dwellings in policy 5</p>
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<p>8.6 is this statement really true? Should this be rechecked?</p> <p>8.9 needs discussion and agreement. Chute Design Policy 5 Limits to Build</p> <p>i) 30% on a plot that has 10 times as much garden could support a larger increase. By restricting this increase without including density of the plot could lead to what happened at Wesleyan/Stables cottage being tried again. E.g. knock down, split plot and rebuild resulting in more density without the infrastructure to support it.</p> <p>9 Homes and Buildings <i>are functional, accessible and sustainable.</i></p> <p>10 Resources <i>buildings conserve natural resources including land, water, energy and materials.</i> Should nitrates in waste pollution not be considered here? New sewage treatment plants that are put in place to combat this can lead to noise pollution and increase in power consumption.</p> <p>The locations of these should be considered as part of planning. Noise vibrations are increased in specific geology structures and geographical places e.g. Valleys capture noise and cannot escape, reverberates. Certain rock structures increase the transmission.</p> <p>Any increase in noise is more noticeable in the quieter rural areas.</p> <p>Air source heat pumps have been considered noisy and therefore planning conditions have in the past been applied here.</p> <p>Biomass boilers are these subject to planning and should they have any planning restrictions or considerations.</p> <p>11 Lifespan well-designed places sustain their beauty over the long term.</p> <p>Section 2 Baseline Street Surveys</p>	<p>the street surveys. This could have helped to control the detail and may have had a different outcome.</p> <p>Nitrate Neutrality is considered as part of Appropriate Assessment under the Habitat Regulations rather than through a design guide. Building regulations and environment agency licences control PTP.</p> <p>PTP do not emit noise to the extent it would harm amenity. The design guide is not the appropriate tool to control noise, this is through the planning development control process.</p> <p>Not design guide issues- ASHP can be permitted development</p> <p>No – not always development that requires planning – design guide not the document to control this</p> <p>Graphic designer will ensure final quality of document.</p> <p>Do not want to name and shame this is divisive. The guide is to show good examples.</p>	<p>Ensure graphics quality</p> <p>Add footpath numbers to street surveys</p>
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<p>The font colour and sizing inconsistent and in some cases difficult to read.</p> <p>With the delay of COVID etc., some Baseline Surveys are now out of date and need revisiting.</p> <p>New builds in Lower Chute, have had overbearing negative impacts in the narrow lanes.</p> <p>On the other hand, there have been extensions and improvements that have improved the looks of existing buildings. Changing the look of an old established building does not always mean it is bad. E.g. Chute Collis cottage.</p> <p>In the Townscape/Spatial Analysis sections. It is important to include and note the specific actual footpaths that provide the necessary links between the different areas of The Chutes. They are not there solely for the purpose of recreation. They exist as a means to communicate throughout the Chutes and provide an alternative means of transport.</p> <p>Page 51 Lower Chute CFOR3 and CFOR4 provides pedestrian link to Chute Forest.</p> <p>Page 47 Hatchet Hill CFOR2 provides pedestrian link to Chute Forest.</p> <p>Page 49 Chute Cadley is not predominately thatched. 15 tiled/slatted and 7 thatched</p> <p>Page 52 New Buildings</p> <p>CHUT28 provides link from Conholt House to the rest of the Chutes</p> <p>Page 58 Upper Chute Farms</p> <p>Only CHUT15 mentioned which provides link between Standen House and Church. CHUT17 and CHUT18 also exist on perimeter of this area. CHUT17 provides link to Cowdown</p>	<p>Footpaths numbers can be added</p> <p>This should be corrected to say that “ Number of thatched cottages survive”</p>	<p>Revise Chute Cadley Street Survey</p> <p>Add footpath numbers</p> <p>Add CHUT5 to Appendix 6</p>
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	<p>and New Zealand Farm. CHUT18 provides pedestrian link between farms and avoiding narrow lane.</p> <p>APPENDIX 6 Footpaths</p> <p>CHUT5 appears to be missing</p>		
18	<p>Excellent well presented guide with a few observations.</p> <p>Would a full index at the front make it more readable</p> <p>Number the pages</p> <p>Page 3 Para 4 not sure if this makes sense.</p> <p>Conservation Areas – Suggest an outline map as this is often bought up</p> <p>Views - Include views from the KGF South and views from Hatchet Hill South and North from the footpath.</p> <p>Hedgerows – Avoidance of Laurels, Leylandii and Eucalyptus on Arable land.</p> <p>Affordable Housing – I do not recall a survey being done by either Parish Council.</p> <p>Listed Buildings – Delete the School and change to Village Hall.</p> <p>Thank you for all of the hard work put into this.</p>	<p>Noted</p> <p>Content page – at front to be inserted</p> <p>Add page numbers</p> <p>See comments in relation to comment 14 above.</p> <p>Good idea to have conservation maps in the document as appendices.</p> <p>Add views on the street surveys.</p> <p>Guide is positive, avoiding negative criticism.</p> <p>Yes – Investigated by last CPC chairman following application by Debenhams. May 2020 confirmed no one on housing waiting list for Chute Forest or Chute.</p> <p>The formal listing describes it as “Village School and Master's House”</p> <p>Noted</p>	<p>Add contents page</p> <p>Add page numbers</p> <p>Add conservation area maps to Appendices</p> <p>Add views on street surveys</p>
19	<p>Supports aims of Design Guide</p> <p>The design guide represents the character of the Chutes</p> <p>Supports baseline surveys</p> <p>Will be a useful guide/ material consideration</p>	<p>Noted</p>	

	<p>Include a contents list, paragraph and page numbers</p> <p>Include a summary and all policies</p> <p>Is policy 5 to arrest decline of affordable houses</p>	<p>Agreed</p> <p>If time/space allows summary could be added</p> <p>No, the definition of affordable housing is defined clearly in the NPPF. The purpose of policy 5 is to preserve the rurality of the Chutes and one way of doing that is to stop the significant increase in dwelling size. A design guide policy that reflects this approach taken in AONBs and National Parks. It should mean that more modest houses are not lost to huge extensions but it will not make them affordable in terms of NPPF. They would not be available to someone who is in housing need. Note no one in housing need on waiting list in Chute and Chute Forest.</p>	<p>Add contents page</p> <p>Add page and paragraph numbers</p>
20	<p>Supports aims of Design Guide apart from Aim 3 – which does not make sense</p> <p>Summary would be useful.</p>	<p>Agreed -</p>	<p>See response to 14 – wording to be revised</p>
21	<p>Support aims –</p> <p>Should include “What is not wanted” in a direct format</p> <p>Negative points could be illustrated in the visual guide -poor infill, uncharacteristic driveways, overly modern extensions</p> <p>Longview is considered ‘dominating’. Not sure this is true as it stands on a very large plot and is not overlooked. Do we consider Conholt House, Chute Manor dominating?</p>	<p>Divisive to show poor examples. Planning guidance should be positive</p> <p>Divisive to pick out examples</p> <p>This comment taken out of context and misinterpreted. The quote is ‘Longview now dominates the skyline within Upper Chute from various vantage points’. The size of plot and lack of overlooking is not the relevant to the point here.</p> <p>Chute Manor and Conholt House both historic planned grand houses within formal grounds. Longview is a very extended vernacular style. These are different typologies.</p> <p>The lesson here is that Longview was not visible from public footpaths – now highly visible. Changed character of AONB</p>	<p>Remove reference to Longview but note general point to explain skyline and view impacts from significant redevelopments</p>

	<p>Supports identity checklist</p> <p>Needs proof reading</p>	<p>and rurality of Upper Chute and redevelopment should have been guided VDS.</p> <p>Noted</p>	<p>Final document will be proof read.</p>
22	<p>In relation to policy 3, I didn't really follow how a checklist would work against the baseline survey. The baseline survey seems very detailed, so I wasn't sure how you would produce a checklist against it and what people would be comparing their planning application to in that context. It seems to impose quite a bureaucratic burden on people making applications.</p> <p>In relation to policy 5, it seems to me quite restrictive. 30% is not all that much either for an extension or a replacement dwelling in some circumstances – e.g. if people have a small bungalow or small dwelling on a site which they might want to enlarge. There are some very sensitive sites in the villages, but there are equally some places which are not all that sensitive and where a more liberal policy might not do any harm.</p> <p>Also, there are some features of this policy in the footnotes which make it even more restrictive; for example the one that says that for the purposes of assessing the 30% you go back to when the AONB was created in 1972. 50 years seems an awful long way to look back. Even if there were examples where other people have chosen to do that, I don't feel it's all that reasonable. For example, there may be quite a lot of buildings in the villages that have been extended since then and where we might find that this policy prevented us from approving any sort of extension or development if they have already used up some or all of the 30% allowance since 1972. It might actually affect the resale value of houses or bungalows if this policy</p>	<p>Checklists are commonly used with design guides and encouraged by the national model design code -guidance notes. ADC has 43 checklists in its design code. A single page is not onerous. Given the vast amount of technical information for a planning application this is a short hand way of considering detailed contextual design and is a good discipline for designers.</p> <p>The rationale for 30% has good evidence. Cranborne Chase AONB limit to 40% this AONB has much wider open landscape and villages are less nucleated – they spread out in linear fashion. The intimate landscape in Wessex Downs AONB is therefore appropriate to have a lower %. It is the same as the South Downs – a somewhat similar landscape of nucleated villages and chalk downland.</p> <p>All sites in Chutes have sensitivity to keep the balance of rural over built. In addition, this misses the point that the proposal in part is to reflect Wiltshire Council's desire to prevent the over enlargement and suburbanisation of the countryside in emerging Local Plan Review. Keep the stock of modest houses to allow a mixed community and keep some cheaper housing stock in the village.</p> <p>The 1972 date has provenance in terms of approach by SDNPA which used the designation date of the National Park. There is a planning precedent. The other alternative would be to use the 'original' date from planning legislation 1947. Another alternative would be 1st April 2009.</p> <p>Property value is not a planning consideration.</p>	<p>No change</p> <p>Recommend that policy is reworded to say 'apart from in exceptional circumstances'</p> <p>Date revised to start of Wiltshire Council 1st April 2009</p>

	<p>meant that there was literally no ability to extend. So I think we should think carefully about that.</p> <p>For these reasons, I don't particularly like the reference to "in no circumstances" in the policy, because I think that leaves us with no discretion to allow developments which we think are otherwise inoffensive. I feel the key thing is that developments should be appropriate to their plot, environmental surroundings and infrastructure. I would prefer it if this was a policy directed at protecting the AONB so that these rules should be followed "unless there was a result which was not harmful to the AONB" or some other similar caveat so that developments that caused no harm could still be approved. I am nervous about putting ourselves in a straitjacket and then being criticised locally where we start refusing things because we have to if they don't comply with this policy.</p>	<p>The respondent misunderstands that this does not give power to Chute to determine applications. This remains with Wiltshire.</p> <p>Agree there needs to be exceptions and they would exist in any event as there are other material considerations that -see suggested alternative wording.</p> <p>This protection of AONB exists already – but the design guide helps to codify that and provides a robust metric that Planning Officers and Inspectors can respond to as a significant material consideration.</p> <p>Again this responder assumes a responsibility for planning decisions that will not exist as a result of the design guide.</p>	
23	<p>Chute Design Guide : Comment Please accept my thanks for the production of such a professional, detailed and well laid out document, the time and work involved is clear and appreciated.</p> <p>I have a couple of general comments that I would just like to raise, though I realise they are outside of the remit of the Design Guide, they are relevant to the whole process of planning application consultation.</p> <p>i) During the process of recent demolition and development of Stables Cottage, Lower Chute, various frustrations with the planning processes were exposed, highlighting failures of both the parish and the county council's imposition of legislative and planning policy regulation.</p> <p>i) The Chutes are subject to nitrate mitigation regulation and therefore applications need to be compliant, this means that</p>	<p>Noted</p> <p>As suggested not Design Guide Issues</p>	

	<p>details of the foul water treatment system need to be supplied, and ticking a box on the application form is not sufficient information for genuine appraisal.</p> <p>ii) The Parish council advised objectors to resist pressurising them to object to applications in order for the parish council to retain a professional respect with the Planning department. Recent conversation with a planning professional has identified staff shortages within planning departments has resulted in the importance of community vigilance to alert planning officers to issues relevant to the specific application.</p> <p>In light of the gameplaying by planning agents it is important for residents and the Parish Council to alert the planning department to every aspect of an application that requires specification, i.e. foul water system, nitrate mitigation, highways, non compliance with conditions and variations from the planning permission as granted.</p> <p>ii) Nowhere in the Chutes is there roadside parking. The Parish councils' are well aware of the issues arising from cars parking on the communal areas, it is therefore relevant that any development provide for an area dedicated to parking for the appropriate number of vehicles. The Chutes have a higher ratio of cars per adult than average and this has to be a factor in consideration of any development.</p> <p>iii) In the hope that the process of building will consider the environment at some point and, in the context that any property in the Chutes is a premium cost development, a statement of consideration of zero emission principle should be requested by the developer - it is time the true cost of what we do is to be paid!</p> <p>Design Guide comment My comments are biased to the areas I am most familiar with, I.e. lower chute!</p> <p>i) page 16 Lower Chute is described as ribbon development this, for me, describes urban development. I think "sporadic individual property development along the lane running south west-north east" is a better descriptive. The properties lie</p>	<p>See policy 5 regarding on -plot parking</p> <p>The Chute Design Guide cannot legislate on zero carbon development</p> <p>The term ribbon- development is appropriate, but set in speech marks – but could be expanded to better reflect the sporadic nature of the plots The views to woodland are to the north -these are glimpsed between dwellings</p> <p>Agree – views of the woodland backdrop are characteristic of Lower Chute</p>	<p>Revise wording to reflect comments</p> <p>Add description of views</p>
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	<p>predominantly to the north of the lane providing open views to woodland.</p> <p>ii) page 20-Views A view is not solely panoramic, though the views from Upper Chute are dramatic there are views essential to Lower Chute also. The views of the woodland surrounding the north/northeast are essential to the character of the valley of Lower Chute settlement. The landscape rising above this area of the settlement. From the perspective of any resident of Lower Chute, from the Hatchett Inn to New buildings, the visibility of grove copse/round copse/fishers hanger is a vitally important contribution to the aesthetic value of this area of the Chutes. It would change the area detrimentally if development of the stables, currently part of Providence cottage, were to effect the dominance of the woodland to Lower Chute/Chute Cadley. Height and size of any potential development would need to ensure subservience to the ancient woodland.</p> <p>iii) page 37 Uses I wonder if the term “residential” could be “domestic”. There are stables and workshops serving residents, there are very few commercial premises with the exception of the club/ inn/agricultural.</p> <p>iii) page 38/39 Uses</p> <p>I fully support a limitation on the increase in size of any development of an existing property and would hope that “30% net increase of the floor space/ net gross internal area is a clear definition and cannot be manipulated, I.e. gross floor space cannot be interpreted as purely footprint. Extension to accommodation should include appropriate provision for vehicular parking.</p> <p>I know, from what I saw at community meeting, that you will have received comment on every typo.</p>	<p>Given the scale of woodland and scale parameters from the street survey no development that would dominate the woodland would meet the scale parameters and would fail the checklist approach.</p> <p>Residential uses is clearly understood as part of planning use class. Domestic is not a well understood term.</p> <p>A definition of gross internal area should be added to make this clear</p>	<p>Add definition of GIA</p> <p>Typos identified. Proof reading essential</p>
24	<p>I have read the design statement and I have a fundamental issue with the limitations which the draft consultation seeks to place on what homeowners are</p>	<p>The Town and Country Planning System has placed limitations on what homeowners can do with their properties without the need for planning consent. The design guide does not change this basic premise. The purpose of the consultation was to identify any specific representations and</p>	

	<p>entitled to do with their own properties. The proposals are inherently unfair.</p> <p>The 30% stipulated is taken from 1972, some 50 years ago, when the village was substantially different ie a sizeable number of houses have been built since that date. If any limitation is to be applied, and I fail to see the need for any such restriction, this should be from the date on which the design statement comes into effect. Home owners will have brought properties on the basis of the information available at the time of that purchase and should not be subjected to retrospective limitations.</p> <p>A sizeable number of owners in recent years have extended their homes and such extensions have been considerably in excess of the 30 % being stipulated. Examples include Shepherd's Cottage and Long View in Upper Chute, Fox Cottage in Lower Chute, Chute Cadley Farmhouse and 2 New Buildings in Chute Cadley. The owners of these properties have undertaken this work for the benefit of their families and their lifestyle. In the process they have been in a position to maximise the potential of their properties with some making considerable financial gains. All of these developments were subject to the normal planning processes and were approved taking into account the specific issues for those properties and any objections that the community may have had. The 30% stipulated will prevent other homeowners from having the same opportunities as those who have already completed development works with is inherently unfair. For example: 1 New Buildings is a semi-detached house. No 2 has been extended by 50% and accommodates a growing family which is a clear positive for a village with an aging population. With a 30% ban such development would not be possible for No 1. There are very clearly other examples in the village.</p>	<p>respond appropriately. The consultation exercise has led to changes that respond to local representations.</p> <p>Following consideration at the Chute parish council meetings and in response to other comments it was agreed 1972 was not appropriate date as a cut-off for the 30% guideline. It was agreed that the 1st of April 2009 was more appropriate as this is the date at which Wiltshire Council was formed, current development planning policy is led by Wiltshire council and records of approvals since 2009 are readily available in Wiltshire's records. Both national and local policy will impact both land and property, in this case national policy change has led to the development of a locally derived guide.</p> <p>The rationale for the limit to the size of extensions and replacement dwellings has come largely from the significant concerns raised in planning applications since the adoption of the village design statement. This was one of the key drivers for the production of the village design guide.</p> <p>Wiltshire Council are proposing to introduce a limit to extensions in rural areas as they are increasingly finding difficulty and by resisting significant extensions to property that means that no modest dwellings are left in villages.</p> <p>Size restrictions on extensions have been imposed in recent years on large swathes; for example in 2009 in the South Downs National Park, The New Forest has operated this restriction since the late 90s. Winchester City Council has operated a limited size extension/ replacement since at least 2006.</p> <p>Note 30% is not a ban- it is a guideline. Agree that a semi-detached property that has already had an extension in excess of 30% would be a reasonable exception to the guideline to allow the other half to be extended in a similar fashion.</p>	<p>Change the original date at which the 30% guide applies to 1st April 2009</p> <p>Revise wording to prevent the guide being considered a ban.</p> <p>Add exception category for equity for semi detached properties.</p>
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	<p>There are already substantial divisions within the Chutes and the 30% stipulated will very clearly create yet further division in the villages between those who have been able to develop their properties (who are more likely to simply accept the design statement as it will not adversely impact them) and those who would be unable to undertake any development under the current proposals.</p> <p>The 30% stipulated takes away any discretion of the planning process which takes into account a multitude of factors when determining whether permission should be granted eg the size of the existing property, size of plot, whether it is listed, proximity of neighbours and right to light issues, circumstances of the owners and the rationale for the development sought eg to accommodate elderly relatives or a member of the family with a disability.</p> <p>The 30% stipulated would only be applicable to the Chutes and would potentially make a property, that could otherwise be developed, less marketable compared to properties in other local villages. This is inherently unfair. The determination of any proposed development at local authority level seeks to apply a consistent approach across the county so preventing this.</p> <p>There are areas in the villages where I, and others, would welcome development to provide a more attractive and cared for environment. For example, the bungalows on the right handside of the road travelling from the war memorial to Chute Cadley. The 30% stipulated would mean substantial restrictions for redeveloping that site to provide aesthetic housing.</p>	<p>This is not a valid reason to not introduce guidance.</p> <p>The rationale has to be based on the protection of the unique character of the Chutes, as set out in the National Design Guide and National Planning Policy Framework, if this has overall support from residents.</p> <p>The majority of those who have responded support the policy to restrict extensions and replacements.</p> <p>The guideline, is only a local guideline as set out in the Design Guide and does not superseded the many material considerations that the Local Planning Authority (Wiltshire Council) are required by law to consider. The Wiltshire Local Plan has primacy that considers all the merits of the proposal.</p> <p>An exceptions clause should be added for disabled persons/ elderly relatives as an example of special circumstances.</p> <p>The value of a persons' home is not a valid planning consideration. There is no evidence to support that property marketability is adversely affected. Wiltshire Council already have a 40% limit in the Cranborne Chase AONB area and are seeking to introduce a limit in the Local Plan Review. This is therefore the consistent approach emerging across Wiltshire.</p> <p>The bungalows given as an example have a low spreading form that almost fills the plots. If the properties were redeveloped with a +30% increase they could have a more traditional compact form (reduced ground floor with rooms in steeper pitch roof) that would increase the space around the dwelling and would be more thermally efficient.</p> <p>The purpose of the design guide is to assist the Local Planning Authority and Planning Inspectors making more consistent decisions by having a detailed study of context and a checklist that allows the designer and the planning officer to understand where a proposal is outside the characteristic parameters. The Design Guide will not stop an independent</p>	<p>Add exceptions criteria to guideline.</p>
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	<p>I fully acknowledge that there have been developments in the village to which there has been strong opposition. However, in the majority of those cases, this has been due to animosity between the different factions in the village. The purpose of the council planning process is to rise above that and allow an independent assessment of the merits of a proposed development. While people in the village may not like the newer buildings that have been built, they have in the main bought families with young children into the village eg Wesley Cottage is now occupied by a young couple with a baby.</p> <p>My personal view is that a village cannot stagnate and live in the past. It should be allowed to develop in accordance with the planning laws and should not be stifled by restrictions which are being imposed by unelected members of the community, especially where they themselves have already benefitted from developing their properties and will be unaffected by the restrictions they seek to impose on others.</p>	<p>professional assessment by either Wiltshire or the planning Inspectorate, it will help make the assessment more informed.</p> <p>National Planning Policy see paragraph 129 sets out policy with regard to design guides</p> <p><i>Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.</i></p> <p><i>and</i> <i>Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code.</i></p> <p><i>And at paragraph 134</i></p> <p><i>Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design52, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:</i></p> <p><i>a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes</i></p> <p>The Chute Design Guide has been prepared by members of the community. It is not the imposition of unelected members of the community, but a properly evidenced and detailed assessment of character as set out in the National Design Guide and Model Design Codes. It is the result of extensive community engagement at all stages and reflects the majority of those in the community who responded and therefore has community support. Where possible comments have been taken into account to reflect a more balanced view from the</p>	
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	<p>Finally, I would note that I was not provided with a copy of the design statement, I was not aware of the consultation process or of the meeting at the village hall to discuss the design statement. In addition. I have not been sent a form to fill in to provide comments although I understand some villagers have been sent such forms. I am concerned that there may well be others within the village in a similar position who are not aware of the proposals or the impact that it may have on them either in seeking to realise the most money they can for their most substantial asset or to develop it to ensure it works for their lifestyle. I would also note that I was advised by a fellow villager to send this email.</p>	<p>community. It has been endorsed by two elected Parish Councils and will be consider by Wiltshire's elected representatives at Eastern Area Planning Committee.</p> <p>The event was well advertised with a flyer to every address, emails to many residents, and posters. The event was included in the Parish Magazine as a full page advert and circulated on the What's App Group. Given the attendance at the event was by over 50 people including from all parts of the community it seems appropriate to conclude that the consultation was well advertised.</p>	
25	<p>I do not believe that a "design guide" has the right to restrict what people can do with their own houses - we have a planning committee and 2 parish councils that building and planning applications need to go through - lets keep planning as not personal and independent - I would ask that the 30% gets removed from the guide entirely. I do not think its appropriate or belongs in a design guide such as this</p> <p>I also think retrospective dating back to 1972 is unfair people have purchased houses in the last 50 years based on certain circumstances and back dating is unacceptable.</p> <p>I believe a fairer way would to suggest that planning and building on is more based on size of land, neighbouring properties and the area - rather than stating any figure.</p> <p>Looking around in the last 50 years many a property has been extended way over the 30% already - some good and</p>	<p>The new Chute document is a guide only, and planning applications will still be determined by Wiltshire Council. See comments on 30% guide in response above. The 30% guide is appropriate if locally derived and locally supported. The majority of respondents support it. It has impact on both character and the aim to keep Chute a mixed community rather than all houses being extended beyond the reach but all but the most wealthy.</p> <p>Note response to point 24. Revised to 1st April 2009 the cut-off.</p> <p>This would be ineffective – Longview for example is in a large plot. The significant extensions to this rebuilt property have changed it from a house you could not see, to one that has impact on the AONB. The Chute Design Guide would help reduce impact on the AONB.</p>	

<p>beneficial some maybe not - but who are we to say that someone cannot repeat what a neighbour has done?? This design guide as it stands is doing exactly that</p> <p>2. we are not a national park - why should rules that apply to a national park apply to the chutes?</p> <p>Surely we want new people to move into the chutes we want to move with the times - this design guide seems to want to keep the village exactly how it is now forever - surely the village will end up getting forgotten no one will want to move here and the village will stagnate and become lost. We want new people new families - like the mobile library and bus route - use it or lose it - if its not an attractive idea to move here people won't. Houses won't sell, houses will stay empty and fall into disrepair - which is already happening - making things worse not better.</p> <p>3. telephone mast (I am sure I read about it in guide but I cannot find the page number) - its 2022 and I think not having mobile signal within the villages (certainly cadley and lower chute) can be a real problem for a lot of people - yes you can use wifi calling but when the power goes out - so does the wifi - for security and safety reasons I would like to consider looking at a mast in the area - maybe within a forest so that its surrounded by trees - or push for the church steeple route as mentioned.</p> <p>If someone breaks down in the village or workman come or even delivery drivers they cannot call to locate you - as no signal, we often have workers and delivery men walking around Cadley looking for signal. I had to offer when someone's car broke down passing through to call someone for them</p> <p>What if someone hurt themselves whilst out walking - I think we need to consider this and make it easier for people to communicate rather than harder</p> <p>4. As graphic design is my business I have also listed out a few errors spotted and general layout thoughts too - hope that this is ok ?</p>	<p>See response to 24 above.</p> <p>The AONB has exactly the same landscape protection status as a national park.</p> <p>The whole point of the Guide is to keep the characteristics of Chute but to encourage modest proposals that are in keeping and to prevent all houses becoming too over extended and having no modest houses left. The Chute Design Guide will help retain a mixed community of dwellings of different sizes. New families are unlikely to be able to afford overextended dwellings.</p> <p>Telephone signal is not an issue for the Design Guide.</p> <p>The document was produced by volunteers. It was never intended as the final document, it was to allow residents to see what type of document was possible and it is acknowledged that it does need work. Typographical changes will be amended and document will be proofread. It is intended that it</p>	
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<p>P49 spelling errors</p> <p>Soft with thatches predominate</p> <p>Togy</p> <p>Generally unspoilt grouping with relatively little modern infill. Sensitive extended dwellings in relatively attractive grouping around</p> <p>4. Page 64 errors</p> <p>Does the plot fit within the limits in the survey?</p> <p>Missing icons</p> <p>5. in general the look and feel of the guide itself - inconsistent fonts and font sizes, as well as line spacing and tracking, makes it look less appealing and harder to read than it could. There should be a set font throughout with a set of sizes for headings and text etc. With set line height and spacing to match</p> <p>I would insert better padding for all block boxes</p> <p>I would not use dark text colours on dark boxed out text</p> <p>the pages that have the tables on just don't really fit on the page - suggest rotate 90deg and spread across 2 internal pages</p> <p>a number of images are blurred</p> <p>6. Finally the distribution of the design guide - I am unsure how this guide has been distributed to people around the villages. I know that it has been detailed within the chronicle (but not everyone gets it and it was reported that they thought what was included within the chronicle was it.), on the whatsapp group (again not everyone is on it) and also via an email (not everyone has email) - can we be sure that this has reached everyone?</p>	<p>will be properly desk top published and published to the web as an interactive document.</p> <p>See comments in relation to number 24 above.</p> <p>It is impractical for the document to be published as hardcopy. The government are encouraging the rollout of digital documentation for the planning process.</p>	
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	<p>A document that has the potential to effect every household in the village surely needs to be accessible for everyone to read and comment on. Those that maybe don't have email or even a PC, or own property in the village but don't live here, have they also been considered? For something that could have a massive impact to everyone I think its really very important that its inclusive as possible and covers everyone - personal issues aside.</p>		
26	<p>The aims are commendable but doubt expressed as to whether the non-directive process built on guidelines rather than rules can be effective. Suggest that there should be step by step narrative for development to engage with the process and an overall summary of the major points they should consider.</p> <p>The guide does its best to distil characteristics from the plethora of styles in ages. Agree with the baseline studies but some of the comments regarding Chute Collis may not be objective. With only two recording the baseline studies personal bias is likely to be a problem</p> <p>There needs to be contents list and page numbers. The baseline surveys need to be in a logical order</p>	<p>See section on 'How to use the Chute Design Guide' this is already covered.</p> <p>A summary checklist is included in the Chute checklist.</p> <p>The baseline surveys are factual based on a rigorous pro forma allowing individual responses too accurately record the findings.</p> <p>This is addressed in the final version. Agreed – this will be organised in final version</p>	
27	<p>Agree with the aims of the design guide and agree that it represents the character of the Chutes. Support the identity check checklist draft visual guide.</p> <p>It would be useful if the dimensions were also defined as Imperial measures in parenthesis.</p>	<p>The planning system only operates in metric no coming applications can be made with imperial measurements, it would therefore, be inappropriate to put imperial measures in a planning document.</p>	

Table B
Comments on Baseline Surveys

Survey	Comment	Response	Changes Made
No street survey for Clanville	A small part of Chute falls within Clanville	Additional street surveys required for Clanville and Conholt	Additional Baseline surveys required
Chute Forest x 2	Needs to better reflect the history of the Chute Lodge	Additional detail added to Chute Forest	Update survey sheets

All	Make area names bigger – not clear where surveys are taken	Layout Changed + mapping to help identify	Update survey sheets
Cadley Pond	Why is there no street survey for Chute Cadley	There are two sheets for Chute Cadley – needs to reflect the different character in each part	No change
Forest Lane Corner	Ref to three storey house Is this really understated?	Revise the wording	Update survey sheets
Cadley Pond	Some UPVC windows	Revise	Update survey sheets
Cadley Pond	Needs money to maintain pond	Not an issue for baseline survey	None
Cadley Pond	“enclosed” – can mean restricted access to traffic	Think this is an over interpretation given the context	None
Lower Chute	Does not include Stable Cottage Example	Baseline surveys completed before this - not helpful to include divisive examples	Refer to date of baseline survey in Design guide
Lower Chute	Views are of woodland setting	Agreed	Update survey sheet
New Buildings	Typology considered subjective	Agreed	Update survey sheet
Chute Lodge	Narrative needs to explain role of Chute Lodge	Agreed	Update survey sheet
Upper Chute	Red sign should be removed as not in keeping (two comments)	Not an issue for DG -but an item for PC to consider	None
West of Forest Lane	Should also include village green	Agreed	Update survey sheet
West of Forest Lane	This area would be best defined as Village Green area west of Forest Lane. It is described as being on the edge of village and yet in the previous page of the guide opportunity is described as having to centre to the church and village green this area would be better describe the surrounding or leading to the village green. Baseline also describe the location still the 20 century it misses a prospect cottages parts of the former Cross Keys therefore it could be changed to 18 th -20 th Century	Agreed	Update survey sheet

Appendix 1- Questionnaire Response Form

CHUTE DESIGN GUIDE **Draft Chute Design Guide Consultation** Response Form 2022

If is not essential to fill in your details in the box below, but it helps to gauge if the response is representative of all of the Chutes

Your details:

Title	
Name	
Address	
Postcode	
Email	
Telephone	

Your personal details will not be retained and will not be included in any digital record. All responses will be generalised and will not be attributed to any individual.

Responses should be sent to:

Email: chute&chuteforestparishcouncils@hatchethill.plus.com

Post: Orchard House, Hatchet Hill, Lower Chute SP11 9DU

Closing Date for the consultation is 5th March 2022.

Your comments:

Please comment on any aspect of the draft design guide. The following questions are suggested as a guide:

AIMS Do you agree with the aims of the Design Guide? Does it clearly explain what is expected for design of development within the Chutes.
SECTION I – Characteristics of Chute – Does the design guide clearly represent the character of the Chutes?

Appendix 1- Questionnaire Response Form (cont)

SECTION 2 – Baseline Street Survey
The Baseline Survey of the Chutes has been completed to try and record the character of each area in detail. Do you agree with the findings of the baseline street surveys?
SECTION 3 - Identity Checklist and Draft Visual Guide
Checklists – Do you support the Identity Checklist?
Could you help add some images of key features for the visual guide?
Please email to: chute&chuteforestparishcouncils@hatchethill.plus.com
OTHER COMMENTS
Do you have any other comments on the design guide?
Please feel free to make any comments on the Village Design Guide.
What skills do you have which would help with the village design guide? Would you be willing to help? If so, how much time are you prepared to devote to it?
THANK YOU FOR COMPLETING THIS FORM – YOUR INVOLVEMENT IS IMPORTANT TO ADOPTION OF THE FINAL DESIGN GUIDE