

Agenda Item 6 – Chute Village Design Statement

The council's constitution sets out that one of the roles of the area planning committees is to consider matters of local importance within the area such as Village design statements (VDSs).

Their approval by Committee, following an Officer appraisal of the VDS including an assessment of the robustness of the consultation undertaken to inform its preparation, gives the document weight in decision making. The Council in approving a VDS as a material consideration will ensure that these are taken into account in determining planning applications.

Village Design Statements (VDS) are prepared by the local community but are often led by a Town/Parish Council. Chute Parish Council and Chute Forest Parish Council have submitted their village design statement known as the Chutes Design Guide for the Chutes.

The original Chute village design statement (VDS) was prepared under the old Kennet Local Plan in 2006 and whilst still relevant, the community have found that it has not had the anticipated success in defending the design quality of the Chutes. The Parish Councils are looking at a refresh of the VDS to bring it up to date and make a more meaningful document

This VDS contains a descriptive analysis of the relationship between landscape, settlement patterns and buildings. From the survey analysis, the VDS identifies principles to be applied to new developments such as the design of buildings and the spaces between them. The document should benefit local people, developers, new occupants and planners

The statutory development plan is the Wiltshire Core Strategy adopted in January 2015 (WCS) which includes the saved policies of the Kennet District Local Plan 2011 providing the policy context for considering development for villages in the eastern part of Wiltshire.

The Village Design Statement Protocol (appendix 3) adopted by Wiltshire Council in 2012 sets out the validation checklist that is used to appraise VDSs such as the Chute Design Guide to ensure that they are fit for purpose and appropriate for the council to approve as a material planning consideration.

The Chute Design Guide has been appraised against each of the objectives and the detailed results of the VDS assessment is presented in Chute VDS validation checklist in Appendix 4.

To summarise the Chute Design Guide provides a comprehensive description of the Chutes and their environs. Throughout the Chute Design Guide, a detailed description of the local character is provided, and design principles are provided throughout the document based on this character.

Wiltshire Council's Urban Design and Development Management services have been consulted on the Chute Design Guide and have raised no concerns to its approval and use in the planning process.

It is recommended that approval of the Chute Design Guide is given by committee thereby giving the document weight in decision making. It will complement existing planning policy and guidance, strengthening the Council's position when advising or negotiating on design and allows local views to be taken into consideration early in the process.