

Committee: Development Control
Date: 1 July 2009
Title: Little Bardfield Village Design Statement
2009
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Agenda Item

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Summary

Little Bardfield Parish Council adopted its Village Design Statement in May 2009. The Parish Council have submitted it to the District Council and ask that it become supplementary planning guidance and used as a reference in the consideration of all future development proposals affecting the parish.

Recommendations

That the Council adopt the Little Bardfield Village Design Statement as Council Approved Guidance in determining planning applications in the Parish and as background evidence in the preparation of the Local Development Framework.

Background Papers

Little Bardfield Village Design Statement

Impact

Communication/Consultation	The plan has undergone significant community involvement in its preparation.
Community Safety	None
Equalities	The plan deals with equality
Finance	None
Human Rights	None
Legal implications	None
Sustainability	The plan deals with sustainability
Ward-specific impacts	Thaxted
Workforce/Workplace	None

Situation

- 1 The community of Little Bardfield has produced a Village Design Statement which describes the existing character, features and design of the village. It contains guidelines on how the village should be respected in the future in any development. It highlights the characteristics that local people value and want to conserve and protect. It is an advisory document for planners, designers, developers and local people.
- 2 The plan was produced using the results of a questionnaire and a photographic exhibition illustrating the results of the questionnaire.
- 3 The Village Design Statement considers the village of Little Bardfield and the two hamlets of Hawkspur Green and Oxen End. It considers the historic and built environment; farming and commerce; and the roads, pavement and street scene. The design statement has been prepared within the context of the Adopted Local Plan and supplements a number of the Council’s adopted policies.
- 4 Conclusions from the public consultation include
 - the rural setting of the village is not considered appropriate for housing estate type development.
 - Development in the future should only be infill and development in small clusters.
 - Residential extensions should be sympathetic in scale and design and use traditional materials similar to the surrounding buildings.
 - Consideration should be given to accommodation for the elderly, first-time buyers and low cost housing.
 - The street scene of old brick and flint walls with natural hedgerows was strongly felt to reflect the character of the village so options other than fencing should always be considered.
 - Further light industrial development was not wanted by the community.

Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
That the Village Design Statement is not taken into account as a material consideration	Low. Officers will be aware of the plan and will include reference to it in any relevant reports	Medium. The views of the community of Little Bardfield are not taken into account, devaluing community-led planning.	That Village Design Statement is included in check list of items to consider when determining applications within Little Bardfield Parish.