

**Committee:** Development Control

**Agenda Item**

**Date:** 16 December 2009

**5**

**Title:** Great Canfield Village Design Statement

**Author:** Sarah Nicholas Senior Planning Officer  
ext 454

Item for  
decision

---

### Summary

Great Canfield Parish Council has adopted its Village Design Statement. 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 Great Canfield 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

Great Canfield Village Design Statement 2009

### 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	Great Canfield
Workforce/Workplace	None

### Situation

## Gt Canfield Village Design Statement

### Development Control, item 5

- 1 The community of Great Canfield has produced a Village Design Statement which describes the unique make up and character of the village. It gives a detailed description of the existing character and main features of design in Great Canfield.
- 2 The plan was produced using the results of public meetings and a questionnaire carried out in March 2008. The response rate to the questionnaire was 72%.
- 3 The Village Design Statement considers the history of the settlement; landscape and wildlife; roads, verges and footpaths; community, and commercial activities.
- 4 The design statement includes a detailed description of each of the 'Ends' which make up the parish of Great Canfield. It includes details of the properties and architectural design features which contribute to the character of the End.
- 5 The statement includes design guidelines which supplement a number of the Council's adopted policies. Some of the guidelines are general such as protecting the historic layout of the village into 'Ends' and development maintaining and strengthening the visual cohesion of the village. Other guidelines are very specific such as offering guidance on use of traditional building materials; and appropriate treatment of boundaries by walls or fences.
- 6 In conclusion the statement lists a number of pointers to residents who are considering altering their property. It is asked residents to consider distinctive features of their property and of the area and to consider how the alterations affect them. Alternatively it asks residents to consider if there are opportunities to remove any uncharacteristic features.

### Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
That the Village Design Statement is not taken into account as a material consideration	1:- Officers will be aware of the plan and will include reference to it in any relevant reports	Medium. The views of the community of Great Canfield 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 Great Canfield Parish.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.