

## **Tutbury VDS Adopted Document**

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### **1.0 INTRODUCTION**

This document has been compiled on behalf of the community of Tutbury by Tutbury Village Design Statement Core Team Group. The group comprises local residents who have, collectively, over sixty years experience of living in Tutbury.

Research commissioned by the Countryside Agency, carried out in 2002 into the effectiveness of Village Design Statements, shows that they can influence new development in terms of the quality of planning proposals, assist in the negotiation process and influence the quality of resulting development.

#### **1.1 Statement of consultation**

The Village Design Statement was initiated following a series of public meetings held at the Village Hall in the Autumn of 2002. As a direct result of these meetings a Core Team Group was formed.

During the development of the VDS, there was a policy of on going consultation with the community. A questionnaire was produced, two exhibitions were held in the Summer of 2003 followed by exhibitions of draft VDS documents in 2004.

#### **1.2 What is a Village Design Statement ?**

❖ A Village Design Statement (VDS) is a document which describes the qualities and characteristics of a village.

❖ It is a document which can be linked to the planning system.

Village Design Statements were developed and promoted as part of the Countryside Agency's design in the countryside work which focuses on regional diversity, local distinctiveness and the harmony between buildings, settlements and the landscape. They were developed as mechanisms to encourage new development that fits its location and respects local character. Produced by local people they are an opportunity for the local community to play a constructive part in plans for building development in their area.

#### **1.3 Objectives of a Village Design Statement**

- ❖ To draw up design principles based on distinctive local character.
- ❖ To work in partnership with the planning authority and provide the authority with guidance generated by the local community.

#### **1.4 Why is a Village Design Statement important ?**

- ❖ It will contribute towards securing a thriving and viable future for Tutbury. By producing a document which will enhance and protect the general quality of the village, based around the historic core, the village will remain an attractive location for both residents and visitors. This in turn will ensure that the village will continue to thrive commercially.
- ❖ It will support and strengthen the role of the Parish Council when consulted over planning applications.
- ❖ It will enable local priorities to be considered in the development process.

#### **1.5 Government Policy**

The principal planning acts are:

The Town & Country Planning Act 1960

Planning (Listed Building and Conservation Areas) Act 1990

Planning & Compulsory Purchase Act 2004

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Government policy is published in the form of Planning Policy Statements (PPS's) and government circulars. These are material considerations in determining planning applications. The PPS's and circulars also determine the content of the Regional Spatial Strategy (RSS 11) and the Local Development Framework.

### **1.6 Development plan**

The Development Plan is made up of the Regional Spatial Strategy for the West Midlands, the Staffordshire and Stoke - on - Trent Structure Plan 1996 - 2011, and the East Staffordshire Local Plan – adopted in 2006. The Planning and Compulsory Purchase Act 2004 sets out the requirements for new plans to be called Local Development Frameworks to replace Structure Plans and Local Plans. Until such time as these are prepared, policies in the Structure Plan and adopted Local Plan will be used to determine planning applications supported by PPSs / PPGs

#### **1.6.1 Regional Spatial Strategy**

The main purpose of the RSS is to provide a spatial strategy to guide the preparation of local authority plans.

#### **1.6.2 Structure plan**

This is the strategic element of the plan. It sets out broad policies for all types of development, including employment and housing across the county.

#### **1.6.3 Local Plan / Local Development Framework**

The local plan / Local Development Framework deals with more site and subject specific issues.

The LDF will be more than simply a land use document by setting out in its Core Strategy a spatial strategy for the Borough.

The East Staffordshire Local Plan 2006 places a greater emphasis on achieving its goals in a sustainable manner. ESBC has stated that it also wants to involve local communities in the planning process.

### **1.7 This document (VDS)**

The Local Plan / Local Development Framework allocates land for different uses and incorporates policies, to ensure development is located in the most appropriate locations - a Village Design Statement is complementary to this.

This document has been approved by East Staffordshire Borough Council's Cabinet, for use in determining planning applications.

This Village Design Statement is based on a model format produced by the Countryside Agency 2001.

The authors of this VDS acknowledge the significance of the existing Conservation Area document. The VDS however, is a village wide document.

#### **1.7.1 Other policy tools**

Other ESBC policy tools include:

Subject specific policies such as built environment policy BE1 (Design).

Conservation & Environment policies, (BE6, BE7, BE8, BE9, BE12, and BE14).

Policy R11 identifies High Street in Tutbury for limited growth in retailing to support tourism.

There is also an adopted development brief for Tutbury Crystal Site, fronting Burton Street / Ludgate Street.