
Stanford Dingley Parish Design Statement (2025)

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| Committee considering report: | Individual Executive Member Decisions |
| Date of Committee: | 26 March 2026 |
| Portfolio Member: | Councillor Denise Gaines |
| Report Author: | Paula Amorelli |
| Forward Plan Ref: | ID4794 |

1 Purpose of the Report

To report on the formal public consultation undertaken on the updated Stanford Dingley Parish Design Statement and to consider its adoption as part of the community planning process.

2 Recommendation

- 2.1 To endorse and adopt the updated Stanford Dingley Parish Design Statement (2025) as outlined in Appendix B.

3 Implications and Impact Assessment

| Implication | Commentary |
|-------------------------|--|
| Financial: | There are no direct financial implications at this stage. |
| Human Resource: | There are no direct HR implications at this stage. |
| Legal: | There are no direct legal implications at this stage. |
| Risk Management: | There are no direct risk management issues arising from this Design Statement. |
| Property: | There are no specific property implications at this stage. |

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| Policy: | Design Statements prepared as part of the community planning process in West Berkshire can influence the operation of the statutory planning system. |
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| | Positive | Neutral | Negative | Commentary |
|--|----------|---------|----------|--|
| Equalities Impact: | | | | |
| A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality? | | X | | |
| B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users? | | X | | |
| Environmental Impact: | X | | | Better designed buildings and places will have a positive impact on the environment |
| Health Impact: | X | | | Better designed buildings and places will have a positive impact on overall health and wellbeing |
| ICT Impact: | | X | | No impact |
| Digital Services Impact: | | X | | No impact |

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| Council Strategy Priorities: | X | | | Priority Area 5 – thriving communities with a strong local voice – encouraging and supporting local communities to take the lead in driving what is important to them (5A) and helping our villages to remain vibrant long term (5D) by helping them develop their local plans |
| Core Business: | X | | | Priority Area 5 – thriving communities with a strong local voice – encouraging and supporting local communities to take the lead in driving what is important to them (5A) and helping our villages to remain vibrant long term (5D) by helping them develop their local plans |
| Data Impact: | | X | | No impact |

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| Consultation and Engagement: | Local stakeholders and officers previously consulted during the preparation of the Design Statement – see Appendix A for responses | | | |
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4 Executive Summary

4.1 The Stanford Dingley Parish Design Statement was originally adopted by West Berkshire Council in 2010 but has now been factually updated and revised by a Parish Council working party to reflect the situation in 2025. The draft document was subject to a six-week period of formal public consultation and has been revised as appropriate. If the updated Stanford Dingley Parish Design Statement (2025) is endorsed and adopted by West Berkshire Council it will replace the original 2010 design statement, provide detailed context for existing policies in the West Berkshire Local Plan and, where appropriate, will be used as a material consideration in the determination of planning applications.

5 Introduction/Background

Introduction/Background

5.2 The Stanford Dingley Parish Design Statement is a document describing the qualities and characteristics that local people value in the parish. It sets out clear and simple guidance for the design of all development in the parish. It cannot be used to stop new development, but it can be used to influence developers and the local planning authority, and to ensure that new buildings respect and reflect local character.

- 5.3 Such design statements are intended to influence the operation of the statutory planning system and this has worked well in West Berkshire in the past. The Council has actively encouraged the production of design statements and since 2001 seventeen Design Statements have been adopted by the Council.
- 5.4 Since June 2008 design statements achieve recognition through the community planning process rather than the statutory planning process, as previously. However, it does not mean that they are seen as any less important.
- 5.5 To ensure that design statements produced in this way are still accorded weight in the planning process, for example, by planning inspectors at appeals, it remains particularly important to show that they:
- have been produced in consultation with the local community and stakeholders, including statutory consultees;
 - conform with relevant development plan policies; and
 - have been adopted by the Council.
- 5.6 The following procedures are therefore being adopted by community groups in West Berkshire when preparing design statements:

Stage 1

Production of draft design statement by the design statement group with the involvement of a wide cross-section of the local community;

Stage 2

Officer agreement to final version of draft design statement;

Stage 3

Six week 'formal' consultation period where the design statement group consults with the local community and West Berkshire Council consult with relevant stakeholders & statutory consultees;

Stage 4

Amendments to the design statement made as appropriate;

Stage 5

Design statement group presents final design statement to the Council for adoption as an Individual Executive Member decision.

- 5.7 The review and updating of the Stanford Dingley Parish Design Statement has been carried out in accordance with this procedure.

6 Options for consideration

6.1 No other options were considered as this was a review and updating of the Stanford Dingley Parish Design Statement, originally adopted in 2010.

7 Proposals

7.1 The Stanford Dingley Parish Design Statement was originally adopted by West Berkshire Council in 2010 but has now been factually updated and revised by a Parish Council working party to reflect the situation in 2025. It is not considered that this review has fundamentally changed the original design statement but the changes, although minor, do provide a more up to date document. While much of the content of the updated Parish Design Statement remains the same, it incorporates:

- some factual updates;
- expanded descriptions of some buildings and features;
- information on developments built post-2010; and
- some updated design guidelines to reflect current circumstances.

7.2 Formal consultation on the draft design statement was undertaken by West Berkshire Council for a period of six weeks from 7 November to 19 December 2025. Officers consulted directly with a range of statutory agencies, national interest groups, adjacent parish councils and local interest groups. The document was also made available on the Council's website.

7.3 Overall, eleven formal consultation responses to the draft document were received. Of those who made comments, the consultation representations were positive and constructive. The Working Group has made amendments to the draft document in response to the consultation as set out in Appendix A. A final text version of the updated Stanford Dingley Parish Design Statement (2025) is attached as Appendix B.

8 Conclusion

8.1 If the updated Stanford Dingley Parish Design Statement (2025) is endorsed and adopted by West Berkshire Council it will replace the original 2010 design statement, provide detailed context for existing policies in the West Berkshire Local Plan and, where appropriate, will be used as a material consideration in the determination of planning applications. A full colour version with maps and images will also be produced by the Working Group following adoption.

8.2 Appendix A – Table of consultation representations and responses

8.3 Appendix B – Text version of Stanford Dingley Parish Design Statement (2025)

Background Papers:

*(add text)

Subject to Call-In:

Yes: No:

Wards affected: Bucklebury

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