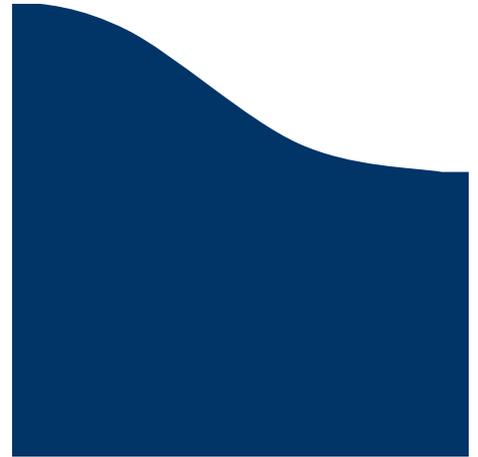


Local
Development
Framework
for Pendle



Conservation
Area Design and
Development
Guidance
Supplementary
Planning
Document



Final
Consultation
Statement
(Regulation 17 (1))



August 2008

  اردو
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Borough of
Pendle
Putting people first



Consultation undertaken in accordance with Regulation 17 (1)

The Council is required to prepare its Supplementary Planning Documents (SPDs) in accordance with procedures set out in the Town and Country Planning (Local Development) (England) (Amended) Regulations 2008. Regulation 17 requires that before an SPD is adopted, a Consultation Statement be prepared setting out who was consulted in connection with the preparation of the SPD, how they were consulted, a summary of the main issues raised in those consultations and how those issues have been addressed in the SPD.

The SPD has also been prepared and consulted upon in accordance with the Council's adopted Statement of Community Involvement (SCI).

Pre-production stage

Before work began on drafting the SPD a number of organisations were consulted on the SPD objectives. These are listed in appendix A. These groups/people were sent a list of SPD objectives that had been prepared, in draft, by the Council and covered issues that the Council considered should be covered by the SPD. This was a four week consultation period which ran from 21st May to 15th June 2007.

In line with the Council's Statement of Community Involvement these groups/persons were consulted by letter which included the proposed objectives and copies of the relevant Local Plan policy (policy 10). In addition copies of 'Framework', the newsletter which keeps organisations up to date on the progress of the Local Development Framework, was distributed. This included details of the proposed Supplementary Planning Document.

As a result of this consultation several of the objectives were amended and new ones added.

The comments received during this informal consultation stage and the resultant final objectives are included in appendix B and C respectively.

Consultation on the draft SPD

The draft SPD was drawn up by officers in the Planning and Building Control section of the Council with the aim of providing guidance on the implementation of Policy 10 of the Adopted Pendle Local Plan relating to Areas of Special Architectural or Historic Interest.

As required by the Planning and Compulsory Purchase Act as amended 2008, the Council carried out a Sustainability Appraisal alongside the preparation of the draft SPD. Comments received through the pre-production stage of consultation and the results of the Sustainability Appraisal of the draft SPD were considered in the drafting of the document.

Conservation Areas

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The draft SPD was approved for consultation by Pendle Council's Executive on 22nd November 2007 and as a result was subject to a period of formal consultation from 18th January to 29th February. The draft SPD, its supporting documents and representation forms were available at public libraries, Council Shops and Town Halls. These documents were also available on the Council's website: www.pendle.gov.uk.

A public notice was published in the Nelson Leader, Colne Times and the Barnoldswick and Earby Times on 18th January 2008 and a press release with details of the SPD was issued.

Appendix A contains the list of specific consultees that were invited by letter to comment on the draft SPD and its accompanying documents.

Appendix D contains the list of other consultees that are on the Council's LDF consultation database and wished to be consulted on Conservation issues. These groups or individuals were consulted either by letter or email, depending on their indicated preference.

In addition to these consultees all Pendle Council Councillors were sent copies of the draft SPD and invited to comment.

Once the consultation period had ended the responses were analysed and the Council decided to whether to make changes to the draft SPD as a result. Appendix E details the list of comments and the Council's response to these and also any changes made.

Appendix A

Organisation
Ancient Monument Society
Barley with Wheatley Parish Council
Barnoldswick History Society
Barnoldswick Town Council
Barrowford Parish Council
Blacko Parish Council
Bracewell and Brogden Parish Council
Bradford Metropolitan District Council
Brierfield Town Council
Briercliffe-with-Extwistle Parish Council
British Council of Archaeology
British Georgian Society
British Telecom
Burnley Borough Council
Burnley, Pendle & Rossendale PCT
Cable & Wireless Communications
Calderdale Metropolitan District Council
CE Electric UK
Chamber of Commerce East Lancashire
Colne Connected
Colne History Society
Colne Town Centre Forum
Commission for Architecture and the Built Environment
Cowling Parish Council
Craven District Council
Department for Transport (DfT)
Downham Parish Meeting
E-on UK Renewables
Earby & District History Society
Earby Parish Council
East Lancashire NHS
Elevate East Lancashire
English Heritage
English Nature
Environment Agency
Ericsson Services Ltd. (Vodafone)
Foulridge Parish Council
Gisburn Parish Council
Goldshaw Booth Parish Council
Government Office North West
Haworth Cross Roads & Stanbury Parish Council
Heritage Trust for the North West
Higham with West Close Parish Council
Highways Agency
Horton Parish Meeting
Hutchison 3G UK Ltd
Ightenhill Parish Council
Kelbrook and Sough Parish Council
Lancashire Constabulary
Lancashire County Archaeological Service
Lancashire County Council
Laneshawbridge Parish Council
Lothersdale Parish Council

Martons Both Parish Meeting
National Grid
National Trust
Natural England
Nelson Local History Society
Nelson Town Centre Partnership
North West Development Agency (NWDA)
North West Regional Assembly (NWRA)
North Yorkshire County Council
NTL
O2 (UK) Ltd
Old Laund Booth Parish Council
Orange PCS Ltd
Oxenhope Parish Council
Padiham Town Council
Pendle Heritage Archaeological Group
Reedley Hallows Parish Council
Ribble Valley Borough Council
Rimington & Middop Parish Council
Roughlee Booth Parish Council
Sabden Parish Council
Salterforth Parish Council
Simonstone Parish Council
Sport England
T-Mobile UK Ltd
The Civic Trust
The Victorian Society
Thornton-in-Craven Parish Council
Trawden Parish Council
United Utilities
Vodafone Ltd
Wadsworth Parish Council
Worston & Mearley Parish Meeting
Yorkshire Forward
Yorkshire Tourist Board

Appendix B

Group	Comment	Response	Action
Yorkshire Forward	No Comment.	Noted.	-
English Heritage	Review national guidance and others related to this topic.	Noted. The SPD content will draw on such guidance where appropriate.	-
Council for British Archaeology	No comment.	Noted.	-
The National Trust	The scope of the SPD is more limited than the policy and should explicitly state that its focus is more limited than all the areas encompassed in policy 10.	The SPD is intended to provide further detail to policy 10 of the Local Plan where it is considered necessary. Where the policy is considered sufficient the SPD will not need to provide further detail, however it will cover a wide range of design related issues in conservation areas.	No change.
	Objectives 1, 2 & 3 do not explicitly include matters such as the role of open space, boundary treatments and hard surfacing materials, and the contribution they make to conservation areas, they should explicitly make the link.	It is considered that objective 7 relating to the natural environment including open space and landscaping provides a sufficient objective for these issues. The SPD will contain guidance regarding open space and appropriate treatments. Therefore adding this particular detail to the	No change.

		objective is not considered necessary in order to achieve this.	
	Objective 5 should be reworded "To ensure that the wider setting of conservation areas, including views and vistas, is protected and to ensure that the siting, design and appearance of new development outside a conservation area but within its wider setting respects the area's character and special features.	Partially agree.	Reword objective 5 to read 'To ensure that valued views and vistas are considered and where possible enhanced in the siting of new development, including proposals which are outside conservation areas but may affect views in or out'.
	The matter of sustainability issues when sourcing materials is important and it is considered that in developing the SPD particular attention should be paid to a. the re-use of existing materials and b. the use of local materials (ideally from the same source as the original construction materials used in the development of the conservation area) especially as	Noted. This will be taken account of in the content of the SPD.	-

	<p>this will involve lower transportation costs.</p>		
	<p>The content of the SPD needs to reflect, in both its overall extent and its detail, the particular nature of the Borough's conservation areas and their significant features.</p>	<p>Noted. This will be taken into account in the content of the SPD.</p>	-
<p>Friends of Pendle Heritage Archaeological Group</p>	<p>Suggest additional objective 'To ensure that minor alterations, which materially affect the external appearance of buildings (including permitted development to houses) such as replacement doors, windows and shop fronts, minor extensions and porches, installation of roller shutters, changes to roof materials and the erection of walls and fences, preserve and/or enhance the character and appearance of the conservation area'.</p>	<p>When development does not require planning consent the principles in the SPD cannot be applied through the decision making process. As such it would be inappropriate to include an objective relating explicitly to such development. When an Article 4 Direction is in place, (currently only Whitefield conservation area), and such small scale changes are brought under control of the planning system it is considered that the current objectives, namely 1, 2 & 6, are sufficient.</p>	<p>No change.</p>
<p>United Utilities</p>	<p>Extend the wording of objective 8 'To encourage the consideration of</p>	<p>Partially Agree. The SPD will need to address the wider issues</p>	<p>Reword objective 8 to read 'To ensure the</p>

	<p>sustainability issues in managing the demand for natural resources (e.g. energy and potable water) and in the sourcing of materials’.</p>	<p>relating to sustainability such as energy generation and this should be reflected in the objectives.</p>	<p>consideration of sustainability issues in the design of development and in the sourcing of materials within conservation areas’</p>
<p>Roughlee Parish Council</p>	<p>The Parish Council feel ‘that we are reasonably content with the current situation where we examine each and every planning application within our village on its individual merits and comment accordingly. As we understand the new proposals formal rules would govern all situations. We are therefore of the opinion that adoption of such ideas would be a retrograde step.’</p>	<p>The SPD would be a material consideration in any planning application in a conservation area. As such this does not remove the ability for Parish Councils to comment on applications and, indeed, should provide further guidance for such bodies to continue to do so. The SPD is needed to give more clarity to applicants for planning permission in conservation areas and to ensure a more consistent approach to applications in these areas.</p>	<p>No change.</p>
<p>Earby and District Local History Society</p>	<p>The committee welcomes any initiative to improve guidance for conservation areas and broadly agrees with the objectives suggested for the SPD. Two</p>	<p>It is considered that such signage issues would be covered within the content of the SPD. Colour schemes cannot normally be controlled by the</p>	<p>No change.</p>

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	<p>additional comments are made</p> <ul style="list-style-type: none"> • Inappropriate and excessive signage in conservation areas can detract from the general ambience • Inappropriate colour schemes can spoil the general outlook of an area 	<p>planning system, although the SPD will be able to offer advice on such issues.</p>	
Lancashire County Council	<p>The adopted joint Lancashire Structure Plan Policy 21 provides guidance on natural and manmade heritage. Further detail is provided in the Landscape and Heritage SPG. The proposed document should reflect this overall context and that provided by the draft Regional Spatial Strategy.</p>	<p>Noted. The SPG will take account of all relevant guidance.</p>	-
	<p>The SPD objectives should include explicit reference to the Elevate Housing Market Renewal Pathfinder and the implications of this for conservation areas.</p>	<p>It is not considered necessary to include a reference to a particular initiative in the SPD objectives – reference will be made in the SPD content as part of setting the context.</p>	No change.
	<p>The government's latest proposals for modernising the planning system</p>	<p>The SPD will be drafted in accordance with the latest guidance</p>	No change.

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	should be reflected including any relevant changes to the current listing procedures, permitted development rights and the impact of the Code for Sustainable Homes.	and information. The SPD will include advice relating to the BREEAM initiative for sustainable buildings.	
Environment Agency	Some of the proposed SPD objectives appear to replicate the objectives of policy 10 of the local plan.	The SPD is providing further detail to supplement policy 10 and as such will have much the same overall objectives as the local plan policy, albeit further developed and more detailed, as is the purpose of SPD.	No change.
	Objectives 7, 8 & 9 do not specifically relate to policy 10 in the Local Plan. We support the principle of such objectives but feel they would be of greater use as part of a Development Control Principles DPD.	The objectives are considered to be appropriate as they develop issues pertinent to conservation area policy. Further, by including such content it is considered that consistent decisions relating to conservation area issues are more likely to be made.	No change.
	The SPD should be simple and easy to understand. It would be beneficial to include maps and locations of all the conservation areas in the	Noted. Visual examples will be included in the SPD. It is not considered appropriate to include maps of all the conservation	-

	<p>borough to which the SPD applies. In addition visual examples of the materials, types of buildings and general streetscapes should be included to give people an idea as to the standards expected in new development.</p>	<p>areas in the borough in this document. They are available on-line and with each Conservation Area Character Appraisal. Including a separate map for each of the 26 conservation areas would significantly increase the document's length.</p>	
North West Regional Assembly	<p>The following documents and policy should be considered</p> <ul style="list-style-type: none"> • Policy DP3 of the adopted RSS Quality in new development • ER1, ER2, ER3 & ER4 all provide a policy framework for design and development within conservation areas • DP1 & EM1 of the draft RSS • The North West Best Practice Design Guide • NWRA Sustainability Appraisal Toolkit. 	<p>Noted. The SPD will be drafted in accordance with the latest guidance and information. The sustainability appraisal toolkit was taken into account in the scoping stage of the sustainability appraisal.</p>	-
Natural England	<p>Objective 7 is quite broad and although it includes reference to landscaping it does not include landscapes, but</p>	<p>Agree.</p>	<p>Reword objective 7 to read 'To retain and where possible enhance the</p>

	<p>this could be included with objective 5 as this does refer to views and vistas which could be similar. We would appreciate 'landscapes' being included in some form and preferably it would be more relevant to the natural environment and objective 7.</p>		<p>natural environment and landscape, including protecting and improving areas of open space and landscaping.'</p>
	<p>Consideration should be given to the enhancement of views and vistas as well as protecting them when considering proposals for new development.</p>	<p>Agree.</p>	<p>Reword objective 5 to read 'To ensure that valued views and vistas are considered and where possible enhanced in the siting of new development, including proposals which are outside conservation areas but may affect views in or out'.</p>
	<p>The historic environment, including buildings, can often provide habitats for wildlife and in particular protected species. We consider that protected species issues are not</p>	<p>The effect of proposals on habitats would be covered by Local Plan policy 4D – Natural Heritage, and so it would be unnecessary to include these issues in the</p>	<p>No change.</p>

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	covered within the objectives and would appreciate objective 7 being expanded to include them.	objectives, but it will be referred to in the SPD.	
East Lancashire Primary Care Trust	It would be helpful to include some reference to designing in initiatives to promote healthier lifestyles and behaviours. A supplementary SPD objective could be "To promote healthier lifestyles by encouraging developments that facilitate increases in physical activity and healthy eating".	This is considered to be outside the scope of this SPD, although such issues will be considered by the Core Strategy.	No change.
	It is important to include within design, features that prevent accidents particularly in children and older people.	The SPD will promote good design principles, which although will not explicitly cover many such detailed issues will help to improve overall standards of access by all groups of people.	No change.
Barrowford Parish Council	Objective 2. It is felt that 'respect' is too weak and needs to be strengthened to perhaps 'support and enhance' this character.	'Respect' in this context is considered to be appropriate. New development is not necessarily required to enhance areas, but should consider its surroundings to ensure it is not detrimental.	No change.

	<p>Objective 3. After 'whilst encouraging improved linkages and accessibility' this should have a clause regarding sympathetic accommodation of motor vehicles.</p>	<p>This objective relates to all modes of transport not just motor vehicles. Objective 1 covers the general form and layout of development, and the SPD will include information on car parking issues. Also policy 31 of the Local Plan 'Parking Standards' deals with such issues.</p>	<p>No change.</p>
	<p>Objective 4. Should be very limited use of flat roofs.</p>	<p>Noted. The matter of roof design will be included in the content of the SPD.</p>	<p>-</p>
	<p>Objective 9. After 'existing buildings and structures' possibly add where that continues to be viable and desirable.</p>	<p>Agree that some qualification should be given but suggest alternative wording.</p>	<p>Reword objective 9 to read 'To encourage sustainable communities by supporting and facilitating the continued use and re-use of existing buildings where they are considered to contribute positively to the character of conservation areas'.</p>

Appendix C

1. To ensure new development will preserve or enhance the character of conservation areas and their setting in line with distinct settlement characteristics identified in conservation area appraisals.
 2. To provide guidance on the contribution of individual buildings and groups of buildings to the character of conservation areas and to provide information so that new development and repairs can respect this.
 3. To ensure that new development takes account of historic street patterns and built form, whilst encouraging improved linkages and accessibility.
 4. To ensure that new development respects and contributes to the overall quality of the roofscape and skyline, whilst acknowledging opportunities for design and improvement.
 5. To ensure that valued views and vistas are considered and where possible enhanced during the siting of new development, including proposals which are outside of conservation areas but may affect views in or out.
 6. To ensure the use of traditional or other appropriate materials that preserve or enhance the character and appearance of the conservation area.
 7. To retain and where possible enhance the natural environment and landscape, including protecting and improving areas of open space and landscaping.
 8. To ensure the consideration of sustainability issues in the design of development and in the sourcing of materials within conservation areas'
 9. To encourage sustainable communities by supporting and facilitating the continued use and re-use of existing buildings, where they are considered to positively contribute to the character of the conservation area.
-

Appendix D

Organisation
Accent North West
Advisory Council for the Education of Romany & Other Travellers (ACERT)
Age Concern Lancashire
Alison Rowland Town Planners Ltd
Anchor Trust
Ancient Monuments Society
Andrew Durham RIBA
Argos Retail Group
Arts Council England North West
Asda Stores
Asian Business Federation
Association of Inland Navigation Authorities (AINA)
B&Q plc
Barley Methodist Church, Mount Pleasant Methodist Church, Foulridge Methodist Church, St. Andrews Methodist Church, Higherford
Barnfield Construction Ltd.
Barnoldswick Cof E Voluntary Controlled Primary School
Barnoldswick Independent Methodist Church
Barrowford & Western Parishes Area Committee
Barrowford County Primary School
Bellway Homes Ltd. (Manchester)
Bethel Independent Methodist Church
Blackburn Diocesan Board of Social Responsibility
Blacko County Primary School
Blacko Independent Methodist Church
Boots Group plc
Bovis Homes Limited
Bradley County Primary School
Brierfield & Reedley Area Committee
Brierfield Action in the Community
Brierfield Baptist Church
Brierfield Environmental Campaign
Brierfield Jania Sultania Masjid Mosque
Brierfield Methodist Church
Brierfield Neighbourhood Action Group
British Geological Survey
British Waterways
British Wind Energy Association
Broden Lloyd Estate Agents
BSN Medical Ltd.
Building Bridges Pendle
Buoyant Upholstery Ltd.
Burnley & District Driving Instructors Association
Burnley & Pendle Dial A Bus Service
Burnley Borough Council
Burnley, Pendle & Rossendale CVS
Business in the Community North West
Business Link Lancashire
Carers Contact at CVS
Castercliff Community Primary School
Cendant VRG (UK)

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Central Jamia Ghausia Masjid
Chamber of Commerce East Lancashire
Chattan Developments Ltd
Christ Church CE Primary School
Christ Church Methodist Church, Southfield Chapel, Nelson
Church Commissioners
Civic Trust
Clifford, Smith & Buchanan
Coal Authority
Coates Lane County Primary School
Colne & District Area Committee
Colne Children's Centre
Colne Connected
Colne Cycling Campaign
Colne Neighbourhood Action Group
Colne Neighbourhood Action Group
Colne Team Ministry
Colne Town Centre Forum
Colne Trinity Baptist Church
Commission for Architecture and the Built Environment (CABE)
Commission for Racial Equality
Community Futures
Cott Beverages Ltd. (Nelson)
Cottontree Methodist Church, St. John's Methodist Church Colne, Temple Street Methodist Church
Council for British Archaeology
Council for British Archaeology - North-West Regional Group
Country Land & Business Association North
Crownway Homes Ltd.
Cyclists Touring Club
D&H Concrete
Dalesmoor Homes Ltd.
Darcy Estate Agents
Decorpart Ltd.
Department for the Environment, Food & Rural Affairs (DEFRA)
Disability Rights Commission
Dyspraxia Foundation
Earby & Salterforth Internal Drainage Board
Earby & Salterforth Mount Zion Baptist Church
Earby Springfield County Primary School
East Lancashire Building Partnership
East Lancashire Deaf Society
East Lancashire Deafblind Club
East Lancashire Hospitals NHS Trust
East Lancashire into Employment
East Lancashire Landlords Association
East Lancashire PCT
East Lancashire Strategic Economic Regeneration Group (ELSERG)
Eaves Brook Housing Association
ELE Advanced Technologies Ltd.
ELEVATE East Lancashire
English Partnerships

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Environment, Leisure & Rural Affairs Scrutiny Committee
Eric Wright Construction
Ethnic Minorities Development Association (EMDA)
Ethnic Minority Benevolent Association (EMBA)
Farmhouse Biscuits Ltd.
Farming & Wildlife Advisory Group
Federation of Small Businesses
Forestry Commission England
FR Asian Christian Fellowship CGM
FR Central Gospel Mission
FR Church of the Nazarene
FR Crossroads Christian Fellowship
FR Crossroads Christian Fellowship
FR Hebron Hall
FR Majestic Centre
FR Nelson Elim
FR New Life Christian Centre
FR Pendle Community
FR Sian Christian Fellowship, Woodlands Road
Freight Transport Association
Friends of Bent Head
Furnico Ltd.
Garden History Society
Georgian Group
Gingerbread North West
Gisburn Road County Primary School
Gospel Mission, Barnoldswick
Green Emmott Trust
Greenfield Residents Association
Grosvenor & Mable Street Residents Association
Groundwork East Lancashire
Gypsy & Traveller Law Reform Coalition
Gypsy Council, The
H.M. Prison Service
Haggate Baptist Church
Halifax Road Area Action Committee
Harris & Moss Estate Agents
Harron Homes
Haydock Developments Ltd
Health & Safety Executive
Help the Aged
Heritage Trust for the North West (HTNW)
Holme Park Developments Ltd
Holy Saviour RC Church
Holy Saviour RC Primary School
Holy Trinity RC Primary School
Home Builders Federation
Housing Corporation
Housing Pendle
Housing Pendle
Housing, Regeneration & Community Safety Scrutiny Committee
Hurstwood Group
HW Petty & Co. Estate Agents
Idara Minhaj-Ul-Quran Mosque
Ingham and York

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Inland Waterways Association
Irish Travellers Movement in Britain
Janet Dixon Town Planners Ltd
Jinnah Community Development Trust
Kelbrook County Primary School
Knight Frank LLP
L. & P. Springs U.K. Ltd.
Lancashire & Blackpool Tourist Board
Lancashire Branch of CPRE
Lancashire Community Recycling Network
Lancashire Constabulary
Lancashire County Council
Lancashire Economic Partnership
Lancashire Economic Partnership
Lancashire Economic Partnership
Lancashire Evening Telegraph
Lancashire Fire & Rescue Service
Lancashire Friend
Lancashire Partnership
Lancashire Rural Futures
Lancashire Youth & Community Services
Laneshawbridge County Primary School
Laneshawbridge Methodist Church, St. Peter's Methodist Church, St. Andrew's Methodist Church
LBS Group
Leader Times Newspapers
Learning & Skills Council
Libra Textiles Ltd.
Lidgett Preservation Group
Lidl UK GmbH
Lomeshaye County Primary School
Lord Street County Primary School
Lovell Partnership
Madina Masjid Mosque
Marsden Community Primary School
Marsden Heights Community College
McCarthy & Stone Developments Ltd.
MCP Planning
Member of Parliament
MENCAP
Mid Pennine Arts
Mobile Operators Association (MOA)
Morris Homes (North) Ltd.
Motorcycle Action Group
Muir Group Housing Association Ltd.
National Farmers Union
National Federation of Builders
National Federation of the Blind of the United Kingdom
National Grid UK Transmission

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Persimmon Homes (Lancashire)
Plot of Gold
Policy Development and Scrutiny Management
Primet County Primary School
Primet High School
Prince's Trust
Protec Fire Detection plc
Providence Independent Methodist Church
RAGE (Residents Against Gib Hill Exploitation)
Ramblers Association
Reedley County Primary School
Road Haulage Association
Rolls Royce plc
Roughlee Cof E Primary School
Royal Mail Property Holdings
Royal National Institute of the Blind (RNIB)
RSPB
RSPB
Sabden Methodist Church
Sacred Heart RC Church
Sacred Heart RC Primary School
Sally Harrison Estate Agents
Salterforth County Primary School
Salvation Army
Sanderson Wetherall
SELRAP
Shelter
Showman's Guild of Great Britain
Silentnight Beds
Society for the Protection of Ancient Buildings
Somerfield Stores
Space New Living
Sport England
Sport Pendle
St. Anne's EC Church Fence and St. John's CE Church Higham
St. John Fisher & Thomas More RC High School
St. John Southworth RC Primary School
St. John's C of E Primary School
St. John's CE Church, Nelson and St Philip's CE Church, Nelson
St. Johns CE Primary School
St. John's Southworth RC Church
St. Joseph's RC Primary School
St. Luke's CE Church, Brierfield
St. Mary-le-Ghyll, Barnoldswick and St. Michael's, Bracewell CE Churches
St. Mary's CE Church, Kelbrook
St. Mary's CE Church, Trawden
St. Marys CE Primary School
St. Michael & All Angels CE Primary School
St. Paul CE Church, Little Marsden, St. Mary CE Church, Nelson, St. Bede's CE Church, Nelson
St. Paul's CE Primary School
St. Phillips CE Primary School
St. Thomas CE Church, Barrowford and St Mary CE

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Church, Newchurch
St. Thomas's CE Primary School
St. Vincents Housing Association Ltd.
Stonehaven Consultants Ltd
Support the East Lancashire Line Association (STELLA)
Surestart Brierfield & Walverden
Sustainability Northwest
Taxi Operators Association
Tay Homes (NW) Ltd
Taylforth Estate Agents
Taylor Wimpey UK Ltd. (North West)
The Beacon Childrens Centre
The Beacon Childrens Centre
The Inghamite Church
The Planning and Development Network
The Theatres Trust
Traffic Commissioners
Transdev Burnley & Pendle Ltd.
Trawden Community Group
Trawden Forest County Primary School
Tum Hill Residents Group
Twentieth Century Society
Tyrer Tours Ltd.
United Co-operatives Ltd.
URC Nelson
Victorian Society
Vivien Green Planning Consultant
W.M. Morrison Supermarkets plc
Walter Street Primary School
Walton High School
Walverden County Primary School
Wardle Storeys (Earby) Ltd.
Waterside Community Network
West Craven Area Committee
West Craven High Technology College
West Craven Together (WCT)
West Street Primary School
Weston E.U. Ltd.
Wheatley Lane Methodist School
Whitefield Conservation Area Action Group
Whitefield Infant School and Nursery Unit
Whitefield Regeneration Partnership
Wildlife Trust for Lancashire, Manchester and North Merseyside
Wilkinson Hardware Stores Ltd.
Woodland Trust
Woodlands Road Baptist Church, Nelson
Woolworths Group plc
Yorkshire Water

Appendix E

Summary of Representations

Conservation Area Design and Development Guidance SPD

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R504/C057	Mr. David Penney	Object	<p>Under Section 2, "New Development", I would like to see more buildings of historical and architectural merit, as part of Pendle's Industrial Heritage when "Cotton was King" included in the List of those to be conserved, such as: * Springfield Gardens Mill [formerly Haslam's Mill] in Waterside, Colne - this one of the few 5 Storey former Cotton Mills left in the Borough - the last one in Colne; * Rows of Terraced Houses, a feature of Cotton Mill houses built at the turn of the 19th and 20th centuries, such as : [1] Atkinson Street, Waterside, Colne, with its cobbled setts. This Street has the added historical interest in that it is one of the few streets in the North West with one side of the street built with local stone and the other side built with local bricks. The Stone Quarry was located just above the Knotts Lane Brick Factory - both less than 1/4 mile from Atkinson Street;and, [2] Basil Street or another similar Street built on the side of the South Valley, Waterside, with slopping roofs and cobbled setts - a distinct feature of housing in Waterside.</p>	No change	<p>Section 2 relates to the design of new development in conservation areas and does not refer to buildings that are to be protected or conserved . In any event this is not considered to be the purpose of this SPD and other processes are in place should the objector wish to put these buildings forward for protection as historic assets. There is also currently no conservation area in the Waterside area of Colne so the SPD would not be used to assess planning applications.</p>
R226/C058	Mr. Len Howard Cyclists Touring Club	Observations	<p>I regret that I am unable to take seriously any consultation on design and appropriate forms of development from a Planning Authority which had recently recommended for approval a development of 25 Holiday Chalets in the centre of the Southfield Conservation Area. Indeed, it beggers belief that Pendle may be imposing strict constraints on minor additions to existing dwellings located adjacent to a new estate of log cabins which is non complaint with most relevant policies of the Local Plan.</p>	No change	Noted

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R463/C059	Mr Peter Iles Lancashire County Council	Object	<p>Section 1, Introduction. We would like to see a mention of the intrinsic worth of historic buildings and townscapes in this section, their value in establishing a sense of place and local distinctiveness, as well as providing a link to the past peoples and activities in an area. A historic structure is a record of the time in which it was originally constructed, but in its repairs, alterations and extensions it also charts changes of function, technology, social settings and economics. It is always best to see a structure in use, especially in the use for which it was originally designed, than to try to preserve an empty, under-used and unvalued structure. As a consequence it is often necessary for changes and alterations to be made to buildings, as well as to maintain and repair them. Such changes and repairs are likely, if well-executed, to benefit the long term future of the building and the area in which it is situated, as well as being more sustainable and environmentally sound than demolition and replacement. It is necessary, however, to consider the impact that repairs, alterations and additions may have on the buildings and their settings, and on the historical record that is retained in the fabric of the structure. It is also possible that building works will impact buried remains – perhaps relating to the construction and use of the existing building, or on the foundations or other remains of earlier structures and activities. The document 'Homes with History', a short guide produced jointly by The Housing Corporation, English Heritage and The Institute of Field Archaeologists in 2003 is a useful and accessible summary of this subject, with sources of further information and advice, and is available to download from the internet: http://www.english-heritage.org.uk/server/show/nav.00100200500a00e A longer study of the subject is Kate Clark's 'Informed Conservation' (English Heritage 2001, London), which sets out approaches to planning and managing change as well as outlining stages of assessment, evaluation and recording. Specific government advice on archaeological remains is set out in Planning Policy Guidance Note 16 Archaeology and Planning (DoE 1990), and this is echoed and amplified in the current Joint Lancashire Structure Plan (JLSP) Policy 21 and the associated Landscape and Heritage SPG (LCC 2006). The evolving Regional Spatial Strategy will soon take over from the JLSP, and is also relevant here. Detailed guidance on the impact of development proposals on historic buildings and archaeological remains, historic landscapes, etc. in Pendle is not only provided by the boroughs own conservation team, but also by the County Archaeology Service on behalf of the Borough. It is appropriate, therefore, to suggest that the</p>	No change to introduction but include such wording in section 4.	Agree that some form of wording should be included in the SPD. However it is considered that such detail should be included in section 4 rather than the introduction, which is more for setting the layout and tone of the document.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R463 /C060	Mr Peter Iles Lancashire County Council	Object	<p>SPD should include a brief discussion like that above. If a specific objective was thought necessary, the following may be considered: To ensure that items of architectural, historic and archaeological interest (including both built structures and buried remains) are not needlessly lost or damaged and that where necessary a scheme of recording or other impact mitigation is implemented as an integral part of any works.</p> <p>Section 2, New Development. A short section on archaeology needs to be inserted near the top of this section. The following is suggested: Given that Conservation Areas generally identify the historic cores of the towns and villages of the Borough, it is only to be expected that proposals for new development may sometimes impact on historic and archaeological remains, particularly when a brownfield or infill site is being redeveloped. Government advice on this matter is set out in Planning Policy Guidance Note 16 Archaeology and Planning (DoE 1990), as well as in the current Joint Lancashire Structure Plan (JLSP) Policy 21 and the associated Landscape and Heritage SPG (LCC 2006). The evolving Regional Spatial Strategy will soon take over from the JLSP, and also has relevant guidance. In some cases where nationally important remains would be damaged, it may not be possible for new development to go ahead, in other cases careful design of foundations or works to mitigate the impact may make development acceptable. Where the importance of the remains, or where the impact of the proposed development is not known, the results of formal archaeological investigations may be required from the prospective developer before any decisions can be made. In all cases early discussion between potential developers, the Borough and their archaeological advisors can minimise delays and costs to the development process.</p>	<p>Add the following new paragraph: " 2.22 Archaeology Development proposals should fully consider the possible implications for archaeological remains Given that conservation areas cover many historic cores of the towns and villages of the Borough, it is only to be expected that proposals for new development may sometimes impact on historic and archaeological remains, particularly when a brownfield site or infill site is being redeveloped. In some cases where nationally important remains would be damaged, it may not be possible for development to go ahead, in other cases careful design of foundations or works to mitigate the impact may make development acceptable. Where the importance of the remains, or where the impact of the proposed development is not known, the results of formal archaeological investigations may be required from the prospective developer before any decisions can be made. In all cases early discussion between potential developers, the Borough and their archaeological advisors can minimise delays and costs to the development process.</p>	Accept

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R463/C061	Mr Peter Iles Lancashire County Council	Object	<p>Section 4, Alterations As noted above, an addition to this section is required. The following may be suitable: An historic structure is both a record of the time in which it was originally constructed and that it also charts changes of function, technology, social settings and economics in its repairs, alterations and extensions. It is always best to see a structure in use, especially in the use for which it was originally designed, than to try to preserve an empty, under-used or unvalued structure. As a consequence it is often necessary for changes and alterations to be made to buildings, as well as to maintain and repair them. Such changes and repairs are likely, if well-executed, to benefit the long term future of the building and the area in which it is situated, as well as being more sustainable and environmentally sound than demolition and replacement. This not only applies to historic churches, ancient halls and country houses, but to the local buildings that form the grain of our settlements and the frame of our everyday lives. It is necessary to consider the impact that repairs, alterations and additions may have on the buildings and their settings, and on the historical record that is retained in the fabric of the structure. A well thought-out scheme incorporating as much of the historic fabric as possible can be much more effective than wholesale removal and replacement in retaining the character and local distinctiveness of a building. A statement of the historical significance of the building, and the impact that the proposed works will have on it is required for Listed Buildings (Planning Policy Guidance Note 15 Planning and the Historic Environment DoE 1994, paragraph 2.11), and is a sensible inclusion for any development proposal in a Conservation Area. It need not be excessively detailed or lengthy, but it will need to be appropriate to the building and the proposals so that informed decisions can be made. Where an impact on historical fabric is identified, and is not so severe as to require re-design or refusal, a scheme of mitigation may well be necessary. This is likely to involve a careful and appropriate scheme of recording before the start of, and perhaps also during, any works. This would normally need to be undertaken by an appropriately qualified or experienced professional. The specification of such works is beyond the scope of this guidance, and will need to be agreed on a case-by-case basis with the boroughs conservation team and their archaeological advisors. The document 'Understanding Historic Buildings: a Guide to Good Recording Practice' English Heritage (2006): Understanding Historic Buildings: A Guide to Good Recording Practice sets out techniques and standards expected, and Planning Policy Guidance Note 16: Planning and Archaeology DoE (1990):</p>	<p>Add following new paragraph after existing 3rd paragraph in General Principles: "Historic buildings and townscapes within Pendle's conservation areas are also important because of their value in establishing a sense of place and local distinctiveness, as well as providing a link to the past peoples and activities in an area. A historic structure is a record of the time in which it was originally constructed, but in its repairs, alterations and extensions it also charts changes of function, technology, social settings and economics. It is always best to see a structure in use, especially in the use for which it was originally designed, than to try and preserve an empty under-used and unvalued structure. As a consequence it is often necessary for changes and alterations to be made to buildings, as well as to maintain and repair them. Such changes and repairs are likely, if well-executed, to benefit the long term future of the building and the conservation area in which it is situated, as well as being more sustainable and environmentally sound than demolition and replacement." Include new sub-section 4.29 Archaeological Issues "4.19 Archaeological issues A scheme of alterations to a building should fully consider any possible implications for archaeology. When alterations are proposed it is necessary to consider the impact that they may have on the building and its setting, and on the historical record that is retained in the fabric of the structure. A well thought-out scheme incorporating as much of the historic fabric as possible can be much more effective than wholesale removal and replacement in retaining the character and local distinctiveness of a building. A heritage statement is required for all applications in a conservation area and it should consider these issues. Where an impact on historic fabric is identified, and is not so severe as to require redesign or refusal of a proposal, a scheme of mitigation may well be necessary. This is likely to involve a careful and appropriate scheme of recording before the start of, and perhaps also during, any works. This would normally need to be undertaken by an appropriately qualified or experienced professional. The specification of such works is beyond the scope of this guidance, and will need to be agreed on a case-by-case basis with the Borough's Conservation Team and their archaeological advisors. The document 'Understanding Historic Buildings: a Guide to Good Recording Practice' sets out techniques and standards expected."</p>	<p>Accept insert some of the wording into general principles and create new sub section relating specifically to archaeology.</p>

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
			Planning Policy Guidance Note 16: Planning and Archaeology sets out the context and planning requirements.		
R463/C062	Mr Peter Iles Lancashire County Council	Observations	Section 6, References A number of publications are noted in other representations. All will need to be included in the references section.	Add the following publications to the Section 6: Housing Corporation, English Heritage & The Institute of Field Archaeologists (2003), 'Homes with History' Department of the Environment (1990) Planning Policy Guidance Note 16 'Archaeology and Planning' English Heritage (2001) 'Informed Conservation'	Accept
R275/C063	Cllr. Chris Tennant	Observations	Page 25, Picture 2.18 - The word "can" is at the wrong side of of word "landscape".	Put the word "landscape" before "can" in the caption to picture 2.18.	Accept
R275/C064	Cllr. Chris Tennant	Object	Page 39, 3.5 Street Lightling - I believe there should be some reference to the colour of street lamps ie. preferably painted black, or else the use of standard galvanized lamp columns. We have already had a problem with a LCC replacement scheme in Earby - LCC have so far failed to address any issues raised, firstly they said they were not aware of the Earby Conservation Area (2004) which is no excuse, and now they refuse to even paint the standard of the shelf urban street lamps they have installed, would not consider re-using the ornate cast iron gas lamp columns and have said we will have to buy them back if we wish to have some of them for the Lead Mining Museum.	In sub-section 3.6 Street Furniture Insert 'colour' after 'design' and before 'and illumination' and insert 'the most appropriate colour for lamp posts will often be black' at the end of paragraph 3.5	Agree
R198/C065	Mr. Stephen Hedley Natural England	Support	Natural England is a statutory agency charged with the responsibility to ensure that Englands unique natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development. We very much support the preparation of design and development guidance and therefore welcome in principle the preparation of this document. In relation to section 2.10 and elsewhere, we strongly support the principle that development should conserve and enhance the character of the conservation areas and, of course, the character and quality of the landscape and townscape generally. Open spaces have a vital role to play in the character of many areas and are important in delivering multiple benefits to the population of the area, its biodiversity and amenity.	No change	Noted

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R198/C097	Mr. Stephen Hedley Natural England	Object	<p>While section 2.10 (page 22) refers to wildlife corridors, mention should also be made of other nature conservation designations. While the text says that full consideration should be given to the nature conservation aspects' of a proposal for a building or land where protected species may be present, this statement does not go far enough to embody the legal and policy requirements in relation to protected species. The text should remind prospective developers and others of the legal requirements in relation to protected species, which go beyond full consideration. In order to make clear the requirements relating to protected species, which may arise in developments in conservation areas and elsewhere, I have set out some standard paragraphs which we strongly recommend for inclusion in the SPD. Protected Species Species such as bats, which use roof spaces as roost or hibernation sites, and birds which nest under the eaves of buildings are protected from harm by law. Applications for developments that involve alterations to existing roof spaces, listed buildings, pre-1939 houses, barns or other traditional buildings and, any work involving disturbance to trees or hedges may have an impact upon protected species. If the presence of bats or birds is suspected then an application may need to include a survey report, together with details of mitigation measures to safeguard the protected species from the adverse effects of the development. The Council may impose planning conditions or obligations on planning permissions to ensure that these measures are implemented. Such measures may simply include, for example, avoiding carrying out any work during the bird breeding season, or the inclusion of artificial nest boxes as part of the development. The Council may refuse permission for developments where inadequate survey and mitigation details are included with an application. For further information please visit the Natural England web site, www.naturalengland.org.uk We ask that reference to our web site is included as this will help with many questions on protected species, and only rarely will there be a need to speak with officers on specific enquiries. The requirements in relation to protected species should also be included in the Councils list of validation requirements for planning applications. Similarly, within any development, whether protected species are present or not, the aim should be to conserve and enhance biodiversity, which may include protection or creation of habitat. This again should be reflected in the guidance. I have set out below a reminder of the duty of all public authorities in relation to biodiversity introduced in the Natural Environment and Rural Communities Act (NERC) Act, 2006, section 40.</p>	At the end of the 5th paragraph add (www.naturalengland.org.uk)	Section 2.10 of the SPD does make reference to protected species. The SPD cannot cover in detail such issues as they are moving away from the real focus of the document. It is Policy 4D of the Pendle Local Plan that provides protection to these species . In light of this it is considered appropriate to make reference to the issue to make users aware of the requirement, but not cover it in detail. However it is agreed that it is appropriate to refer to the Natural England website as suggested as this will guide readers to more indepth information regarding protected species.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
			<p>NERC Act Duty in Relation to Biodiversity The duty in relation to biodiversity introduced in the Natural Environment and Rural Communities Act (NERC) Act, 2006. Section 40 of the Act states that: 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Advice on implementing this duty is available from the Defra website, and we would of course also be pleased to help.</p>		
R088/C066	Mr. David Hardman United Utilities	Object	<p>Page No 23 Paragraph No 2.11 Objection to the SPD Please would you add the words "Deep rooted shrubs and trees should not be planted in the vicinity of utility services"</p>	<p>Add the wording 'Deep rooted shrubs and trees should not be planted in the vicinity of utility services.' at the end of paragraph 2.11.</p>	Agree
R088/C067	Mr. David Hardman United Utilities	Support	<p>Page No 32 Paragraph No 2.22 Supporting the SPD United Utilities supports the wording of this paragraph, particularly in relation to reducing water consumption and improving the efficiency of potable water use via utilization of CSH or BREEAM standards.</p>	No change	Noted
R088/C068	Mr. David Hardman United Utilities	Support	<p>Page No 66 Paragraph No 4.16 Supporting the SPD United Utilities supports the wording of this paragraph in relation to allowing surface water to soak away if possible.</p>	No change	Noted
R050/C069	Mr. John Pilgrim Yorkshire Forward	Observations	<p>Thank you for seeking Yorkshire Forwards comments on the above document. We welcome the opportunity to comment on local planning policy within neighbouring districts of the Yorkshire and Humber region as part of our statutory consultee role. In this instance, we do not have comments to make. However, we look forward to future opportunities for the involvement in the ongoing Local Development Framework preparation process.</p>	No Change	Noted

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R331 /C070	Ms. Judith Nelson English Heritage	Object	<p>Heritage Protection Reform - It would be helpful if the forthcoming changes in the Heritage Protection Bill due for publication this spring were trailed in the document. This would give the document a longer shelf life and alert readers to these changes affecting the way historic assets are protected and managed. This link provides further information http://www.helm.org.uk/server/show/nav.11237 Under the current regime I suggest that reference to Scheduled Monument Consent is included in section 1.4</p>	<p>At the end of sub-section 1.4 add 'Some of Pendle's conservation areas contain Scheduled Ancient Monuments. Schedule Monument Consent is required from the Secretary of State for any work that affect these' Insert new subsection 1.5 'Heritage Protection Reform In the future changes will be made to the way heritage is identified and protected in this country. The following changes to the way heritage is managed will take place. This SPD will be revised to accommodate these changes when they take place. 1. A single Historic Asset Consent will replace separate Listed Building and Scheduled Monument Consent. Conservation Area Consent will be merged with Planning Permission. 2. Local authorities will be given the powers to grant all new Historic Asset Consents. English Heritage will give expert advice where applicable, as it does currently. 3. Heritage Partnership Agreements between owners, local authorities and English Heritage will let agreed work take place without the need for time-consuming, repetitive consent applications for large or complex sites.</p>	<p>Care has been taken to ensure that the document is as focussed as possible and not unduly long. Therefore reference to the future changes will be made but not in detail. When changes to the heritage protection system are made they will be incorporated through a review. Agreed reference should be made to Scheduled Monument Consent</p>

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R331 /C071	Ms. Judith Nelson English Heritage	Observations	Climate change - section 2.22 addresses sustainable design and construction. It may be helpful if the document included a specific section on climate change; this could bring together and refer to the guidance which English Heritage has published on the subject, including renewable energy, HIPs and SAP ratings, energy performance certificates, energy conservation in traditional buildings. This guidance is available on our HELM website, www.helm.org.uk In additional we will shortly be launching a special website Climate Change and your Home which will provide clear guidance to help people understand the impact of climate change on traditionally constructed buildings and how they might be adapted safely and effectively.	It is agreed that additional wording should be added to Section 2.22 Sustainable building Add "and climate change" to title and insert the following "2.23 Sustainable building and climate change New development in conservation areas should contribute to a sustainable future for the Borough. DEFRA state that 'Climate change is the greatest challenge facing the world today. We need to reduce the risk of climate change by contributing less to the causes of it'. The recently-published Supplement to PPS1 ; Planning and Climate Change Communities and Local Government (2007): Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1 states that planning authorities, developers and other partners in the provision of new development should engage constructively and imaginatively to encourage the delivery of sustainable buildings. The Regional Spatial Strategy (RSS) for the North West requires a reduction in the region's contribution to climate change, and for the energy to be used in new development to come from decentralised and renewable sources. It is often most efficient to 'build in' technologies to new development rather than add them retrospectively. Proposals for new development should therefore take the opportunity to incorporate technologies or appropriate design features. Siting, layout, landscaping, design and colour are factors that should be taken into account when considering sustainable building and the equipment needed for its implementation. The following technologies should be considered: Combined heat and power (CHP): the simultaneous generation of useable heat and electricity. Electricity is generated at the point of use which makes it more efficient than traditional methods of generation. This is an ideal technology to incorporate into new developments, and the RSS sets a target for the North West to double its CHP capacity by 2010 (Policy EM15). CHP often needs associated plant that is located externally, and the opportunity should be taken to include this in designs from the outset and locate it unobtrusively. Biomass: often called 'bioenergy' or 'biofuels'. These biofuels are produced from organic materials, either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. There are two main ways of using biomass to heat a property: Stand-alone stoves providing space heating for a room. Boilers connected to central heating and hot water systems. External flues from biomass installations should be located in unobtrusive positions away from principal elevations of buildings or important architectural features (See A3.1) Heat pumps - these save energy	Agreed

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
				<p>by extracting heat from an outside source, i.e. from the ground, air or water, and transfer it to a heating distribution system. Ground source (GSHP) are the most common in the UK. Such technology is unlikely to have an impact on the character or appearance of a conservation area, but care may need to be taken when carrying out ground excavations (see Section 2.22 - Archaeology). Passive solar - designing a building to take maximum advantage of sunlight. The location and orientation of buildings are key factors in maximising solar intake. Passive solar design can be best applied in new buildings, where the orientation of the building, the size and position of the glazed areas, the density of buildings, and materials used for the rest of the building are designed to maximise free solar gains. Designing a property to maximise free solar gain need not add to the price of construction. The orientation of a building should not compromise the valued character, distinctiveness, urban grain and building line of the existing conservation area (see Sections 2.2 -2.4). Solar thermal: the use of the sun's energy for heating purposes, ideal for domestic water heaters. However care needs to be taken that the building will achieve the necessary amount of sunlight. Solar photovoltaic: these use the sun's energy to create electricity rather than heat. The benefit of such panels is that they need only daylight rather than direct sunlight to generate electricity. The opportunity should be taken to include solar panels as part of overall designs so that they 'read' as part of the building, rather than as a later addition. When solar panels are used in this way they can be an impressive design feature. Building mounted wind turbines: these are small scale turbines usually located on upper walls or roofs. They generate electricity at lower wind speeds than the larger stand alone turbines. Careful consideration needs to be given to the use of such turbines in conservation areas, particularly for small scale infill developments where the relationship with adjacent buildings and character of the area can easily be affected. However larger developments on stand alone sites should offer the opportunity to design in such features so they are less obtrusive and perhaps become a design feature of the buildings. Stand alone wind turbines: these mostly suit large-scale non domestic developments. Careful consideration should be given to the character and appearance of a conservation area in choosing an appropriate location. Where the development is small-scale on an infill site there will be less opportunity for a stand alone wind turbine. However on larger sites there may be more opportunity to locate a turbine in a suitable area. The</p>	

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
				<p>relationship with the building itself should be considered, so that the turbine is seen in context rather than in isolation. (See 2.10 for larger scale stand-alone energy generation schemes)." before Code for Sustainable Homes. In addition Section A3.2 relating to energy conservation in existing properties will be added to and expanded to include the suggested additions. Add the following to Section A3.2 Replace section on insulation with the following: Insulation Installing appropriate insulation can be an important way of improving the energy efficiency of older buildings. The most appropriate types of insulation material for use in traditional buildings are natural fibre-based such as sheeps wool and hemp fibre. These materials have good thermal insulation properties and do not hinder the movement of moisture. Non-natural materials such as fibreglass and mineral wool tend to hold moisture, which in older buildings can increase the risk of damp, timber decay and mould growth. One of the least invasive ways of adding insulation is in the roof space. However it is important to consider the construction of the roof and the risks of adding insulation such as the likelihood of increased condensation. Care should be taken if considering insulating walls (either internally or externally) as adding insulation can cause problems in some circumstances. Adding insulation externally is likely to require planning permission. In certain circumstances it may be possible to add insulation under the ground floor. Again care should be taken to ensure this would not disrupt the moisture balance of the building and cause damp problems. Add to Draught Proofing in para A3.2 'One of the main sources of draughts is often badly fitting doors and windows. Repairing and improving such features can be achieved through steps such as introducing secondary glazing, draught proof strips, shutters or thick curtains.' Add to end of para A3.2 Energy efficiency and Home Information Packs Home Information Packs (HIPS) are compulsory for all homes being sold. The aim of a Home Information Pack is to assemble a range of essential information before a property is placed on the market. This includes information on energy efficiency, which is displayed by an Energy Performance Certificate (EPC). These assess the likely energy performance of homes and are similar to the labels provided with domestic appliances. They are a standard part of the Home Information Pack. Standard methods and assumptions are used to grade the energy efficiency of buildings so that one property can be compared to another. Energy Performance Certificates indicate how energy efficient a home is on a scale of A-G. The most efficient</p>	

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homes - which should have the lowest fuel bills - are in band A. The Certificate also rates, on a scale of A-G, the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO2) emissions. However, due to the way older properties are constructed and the traditional building techniques used, these standard assumptions can produce less accurate ratings for historic and traditional homes. There is a danger that this could lead to increased pressure to carry out energy efficiency improvements that may put the homes historic character at risk. Despite these issues with the assessment procedure, it is not to say historic or traditional buildings should not contribute to the aim of reducing energy usage and energy efficiency. Most homes can accommodate some energy improvements without harming either their character or physical performance. When considering the results of an energy efficiency rating and any possible work resulting from it, it is important to consider:

- Compatibility with the fabric of the building
- Conservation of any historic interest of the building
- Statutory protection for listed buildings
- Cost of the works

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R331 /C095	Ms. Judith Nelson English Heritage	Object	Section 2.19 covers the issue of affordable housing and alludes to the use of cheaper materials. I would suggest that it is good practice to integrate affordable housing into the overall scheme design so that it is not differentiated by design or the quality of materials. In terms of promoting social inclusion the type of tenure should not be deduced from the design or quality of the development. I do not agree that a special case should be made for the use of inferior materials for affordable housing in conservation areas.	Reword the policy to read as follows: "2.15 Affordable housing Where new affordable housing is proposed in conservation areas, imaginative design solutions and high quality materials will be sought which respect the context and character of the area. Affordable housing is priced lower than that generally available in the local housing market, and is intended to provide for those who cannot afford housing on the open market. The government has stated in Planning Policy Statement 3 'Housing' that it is committed to providing high quality housing for people who are unable to access or afford market housing. There are shortages of affordable accommodation in many parts of Pendle. In the rural areas house prices are high as a consequence of high demand. In many urban areas house prices have increased beyond lower income levels. In order to preserve the character and appearance of conservation areas, the design of any new affordable housing will require careful consideration. Most of the existing housing in Pendle's conservation areas is built using natural stone and slate, and these materials should be the norm for most new developments, including those with an affordable housing component. However it is acknowledged that these materials are sometimes more expensive than other materials that are available, and that their exclusive use in schemes which seek to deliver a significant amount of affordable housing could sometimes render a scheme unviable. Where this is the case, new and innovative solutions will be sought which explore contemporary design and materials, whilst respecting the form, colours and scale of surrounding buildings. The use of materials such as timber, metals, render or glass may be appropriate used in conjunction with natural stone and slate in more contemporary designs. In some of Pendle's rural villages and settlements, many of the stone cottages traditionally have a whitewashed finish, which could be used as a starting point to develop designs which make more use of renders in natural tones and textures to blend more easily with older buildings. The use of artificial stone and slate should be avoided as these materials always provide an inferior contrast when placed against natural materials, and will seldom preserve the character of a conservation area. An important aspect to consider at the design stage is that affordable housing should always be well integrated into an overall development, so that there is no visible difference between housing types or tenures."	Agreed

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R331 /C096	Ms. Judith Nelson English Heritage	Object	The document refers at a number of points to the character of conservation areas, for clarity and to relate to the legislation I suggest that you add or appearance after as appropriate.	Add "or appearance" where appropriate.	Agreed
R035 /C072	Mr. Alan Hubbard National Trust	Support	This section is an important part of the overall document as elements of public realm are often important unifying features that create an overall sense of place. It is also the case that ill-considered additions or replacements, eg to street lighting, can have significant adverse effects, such as detracting from the architectural qualities of the Conservation Area. The text of this section is appropriate and supported.	No change	Noted
R035 /C073	Mr. Alan Hubbard National Trust	Support	The decision to pursue alternative 2 is supported as: a) it is clear that the Borough has a range of important Conservation Areas that provide vitality and variety - the production of appropriate SPD advice will ensure that these qualities are recognised, safeguarded and where possible enhanced for the benefits of residents, investors and visitors; and b) it is unrealistic to provide detailed guidance on all of the individual Conservation Areas in one document - however, it will be essential to ensure that for each more detailed information is available in an up-date and regularly reviewed Conservation Area Character Appraisal.	No change	Noted
R035 /C074	Mr. Alan Hubbard National Trust	Support	2.12 - Conservation Area Setting - This section relates to another area that is regularly given insufficient attention when new developemnt is being designed. The advice is well-judged and strongly supported.	No Change	Noted
R035 /C075	Mr. Alan Hubbard National Trust	Support with conditions	2.9 - Views and Vistas. This is an important element of conservation Areas and one that is often under-appreciated, or simply is ignored, when new buildings are being designed. The general advice in this section is supported with the note that such views and vistas should be explicitly identified, ideally within Conservation Area Character Appraisals.	Insert "Views and vistas for each conservation area are identified in the relevant conservation area appraisals." at the end of paragraph 2.9.	Accept

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R035/C076	Mr. Alan Hubbard National Trust	Support	2.2-2.8 Local Character and New Development Principles. There is plenty of apt and helpful advice in these sections, much of which is well-illustrated. In several places it also draws out relevant details, such as section on the use of coursed walling stone (page 17). However, it is clearly impossible for a document of this type that relates to all the Boroughs Conservation Areas to pick up detailed characteristics of each - as stated at page 11 this is a matter for Conservation Area Character Appraisals and it will be essential to ensure that such appraisals are available for every conservation area and are regularly reviewed. It is important that the resources are made available to ensure that this happens.	No change	Noted
R035/C077	Mr. Alan Hubbard National Trust	Support	2.1 General Principles. It is important that there is a succinct statement relating to 'General Principles' and it is considered that the two bullet points appropriately capture the two fundamental elements relating to Conservation Area character and the need to respect context. The re-statement of the CABE/English Heritage bullet points from 'Building in Context' is also appropriate and indeed helpful.	No Change	Noted
R035/C078	Mr. Alan Hubbard National Trust	Support	Objectives. It is considered that the Objectives for the SPD are well-considered and appropriate, accordingly they are supported by the National Trust.	No change	Noted

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R329/C079	Ms. Liz Brown Commission for Architecture and the Built Environment (CABE)	Observations	Unfortunatley, due to limited resources, we are unable to comment on this document. However we would like to make some general comments which you should consider. 1. Design is now well established in planning policy at national and regional levels, and LDFs offer an opportunity to secure high-quality development, of the right type, in the right place, at the right time. 2. Robust design policies should be included within all LDF documents and the community Strategy, embedding design as a priority from strategic frameworks to site-specific scales. 3. To take aspiration to implementation, local planning authorities' officers and members should champion good design. 4. Treat design as a cross-cutting issue - consider how other policy areas relate to urban design, open space management, architectural quality, roads and highways, social infrastructure and the public relm. 5. Design should reflect understanding of local context, charcter and aspirartions. 6. You should include adequate wording or "hooks" within your policies that enable you to develop and use other design tools and mechanisms, such as design guides, site briefs, and design codes. You might also find the following CABE Guidance helpful. "Making design policy work: How to deliver good design through your local developemnt framework" "Protecting Design Quality in Planning" "Design at a glance: A quick referenece wall chart guide to national design policy"	Include at the end of paragraph 1.4 "Where appropriate the Council may produce further guidance for individual sites in the form of design guides, site briefs or design codes. These may be used where a particular site requires an individual approach to ensure that the best development is achieved in that particular location."	Noted
R211/C080	Mr. Philip Carter Environment Agency	Observations	Thank you for referring the above document for consultation, a copy of which was received on 18 January 2008. We are satisfied that the issues arising from the SA of the supplementary planning document (SPD) have been addressed within the draft SPD as sent out for consultation. The proposed SPD would not be considered to have any significant detrimental effects on the wider environmental sustainability objectives.	No change	Noted
R509/C082	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 3.1 - Road surfaces and verges Tesco fully support the need to create favourable public realms which provide an attractive environment and encourage the congregation of the public. Section 3.1 of the SPD is however unduly rigid in stating the means by which these public realms should be created e.g " It should be the aim in public realm schemes to retain or reinstate setted and flagged surfaces, and grass verges, taking into account the need of all users". As already stated above, this is contradictory to guidance in PPG15 in encouraging innovation in design.	No change	Much of the Pendle areas' local distinctiveness derives from the use of setts and stone flags in public spaces. Unfortunately many of these original features have been lost at detriment to the public realm. PPG15 makes it clear in paragraph 5.13 that traditional surfaces should be retained or reintroduced where there is historical evidence for them.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R509/C083	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 4.12 - Shopfronts Section 4.12 of the document is somewhat contradictory. The paragraph begins by highlighting that "new shop fronts must follow the basic rules of traditional shop front design and proportion, to include the following elements: moulded pilasters...timber fascia panel", however the close of the section states that shopfronts do not necessarily need to be 'traditional' in style with contemporary designs often being preferable to pastiche historic ones". This inconsistency in the document is likely to be confusing to the reader. The need for high quality design is fully supported by Tesco, with a particular need for shop fronts to be designed in a manner which attracts customers, however it is believed that this high quality can be brought about by a range of materials and it is unnecessary for the SPD to include details on particular elements which should be included in shopfronts. We think that there is an opportunity for the integration of modern shopfronts into the streetscape, which will lead to the positive preservation and enhancement of Conservation Areas.	Reword part of section 4.17 to read as follows: Delete 'New shopfronts must follow the basic rules of traditional shopfront design and proportion, to include the following elements: 'In order to respect their context, designs for new shopfronts must reflect or interpret the basic elements of traditional shopfront design and proportion which include the following	The wording used in section 4.12 does appear confusing, however the principle remains. Rewording should remove this confusion. With regard to modern shopfronts it is considered that the SPD does allow this as it states that "good, simple contemporary design ...will often be preferable to a pastiche 'historic' one."
R509/C087	Ms Catherine Honeywell Development Planning Partnership (DPP)	Support	Section 2.3 - Settlement pattern and urban grain Consistent with advice provided in PPG15 Tesco Stores Limited welcome the general principles that new developments should adhere to within Conservation Area with regard to the need to preserve or enhance their character taking into account context and the buildings within them.	No change	Noted
R509/C088	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 2.3 of the document states that new development should respect the existing settlement pattern and urban grain. Whilst this is a commendable approach it may not always be achievable and the guidance should allow for modern development opportunities that are complimentary to urban grain and pattern.	No change.	It is considered that good, well designed modern development can respect existing settlement patterns and urban grain. It is considered that the guidance does allow for such circumstances and allows modern development opportunities that are complimentary to urban grain and pattern.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R509/C089	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	<p>Section 2.7 - Roofspace and skyline. Tesco Stores Limited support the notion in section 2.7 that new uses can bring a positive impact to the skyline. With this in mind it is believed that the following may cause detriment to this positive influence which could encourage variety in the streetscape: " The consistent use of natural slates also contributes much to this character in terms of colour and texture. New development should carefully blend into this skyline and should not add inappropriate shapes, colours or textures". It is considered inappropriate for the guidance to place an embargo on the use of alternatives to slate and other modern materials. This limitation is contradictory to guidance provided by PPG15. Your attention is drawn to paragraph 4.16 of the guidance which relates to development within commercial centres and states the following: "While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detail over business and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest"</p> <p>Paragraph 4.17 should be noted: "Many Conservation Areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area, their replacement should be a stimulus to imaginative high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own".</p>	In last sentence of subsection 2.7 change "not add" to "avoid".	The content of the guidance does not place an "embargo" on the use of materials other than slate. It allows the use of good quality predominantly natural materials in order to preserve or enhance the character and appearance of the conservation areas. The suitability of each material to its location would be judged on a case by case basis. It is not considered that this entirely appropriate requirement for a conservation area would prevent development from occurring. The wording will be clarified to ensure this is clear.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R509/C090	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 2.8 - Materials and detailing We suggest that section 2.8 of the SPD includes unnecessarily detailed information regarding which materials should be used in new development. The need for high quality design and materials, with an emphasis on sustainable materials is detailed in PPS1 and there is therefore no need for the inclusion of this additional detail in the SPD.	No change.	There is a duty placed on the local authority to ensure that development preserves or enhances the character of conservation areas. It is considered that including a section on materials and detailing that are considered to be appropriate to this area can only help achieve this purpose. However that is not to say materials or detailing not included in this section would not be considered on a case by case basis.
R509/C091	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 2.14 - Movement and connections In terms of new roads and layouts PPG13: Transport forms sufficient guidance in relation to these matters and a balanced approach must to be taken in order to achieve both conservation and transport objectives, through the use of joined up thinking. Paragraph 5.5 of PPG15 states the following with regard to roads and transport infrastructure: "A suitable balance has to be struck between conservation, other environmental concerns, economics, safety and engineering feasibility. Highway and planning authorities should set common objectives wherever possible and are advised to consult each other about transport proposals affecting historic areas". Additional guidance is also provided in Manual for Streets (Department for Transport, 2007) on creative methods and a balanced approach.	Add reference to PPG13 and move section to public realm section.	It is considered that paragraph 2.14 regarding movement and connections is sufficiently worded to enable the character of the conservation areas to be retained without jeopardising other requirements for new roads. However reference should be made to PPG13 in this section.
R509/C092	Ms Catherine Honeywell Development Planning Partnership (DPP)	Object	Section 3.2 - Footpaths, cycle routes and shared surfaces PPS1 and PPG13 provide clear guidance on the need for development proposals to incorporate sustainable transport methods. With this in mind the text in section 3.2 of the SPD which states that "bus and cycle lanes should be avoided due to their use of obstructive coloured surfaces" may obstruct the implementation of sustainable transport methods. There are ways of incorporating such schemes which would not have a detrimental affect on the character of conservation Areas. Again, Manual for Streets (Department for Transport, 2007) provides examples of sensitive materials which can be used to designate different areas without the use of inappropriate materials and colours.	No change	Section 3.2 does not state that "bus and cycle lanes should be avoided due to their use of obstructive coloured surfaces", it states "obtrusive coloured surfaces, such as those used for bus and cycle lanes, should be avoided". This clearly has a different meaning to that suggested. Bus and cycle lanes are not discouraged only that of using poor surface treatments for them.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R286/C084	Ms. Rose Freeman The Theatres Trust	Observations	The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) requires the Trust to be consulted on planning applications which include development involving any land on which there is a theatre. It was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. This applies to all theatre buildings, old and new, in current use, in other uses, or disused. It also includes buildings or structures that have been converted to theatre, circus buildings and performing art centres. Our main objective is to safeguard theatre use, or the potential for such use, but we also provide expert advice on design, conservation, property and planning matters to theatre operators, local authorities and official bodies. Due to the specific nature of the Trusts remit we are concerned with the protection and promotion of theatres and as this consultation is not directly relevant to the Trusts work, we have no comment to make but look forward to being consulted on further LDF documents especially the Core Strategy Preferred Options stage and associated relevant SPDs (e.g. Developer Contributions), Development Control Policies and any town centre Area Action Plans.	No change	Noted
R168/C085	Mrs. Valerie E. Midgley Showman's Guild of Great Britain	Observations	In response to your consultation, we would ask you to continue to consider the traditional fairground events that visit your authority, with regard to providing suitable venues on which our members may operate thier equipment and the public can enjoy the form of traditional entertainment our members have provided for generations. However, on a more important and urgent issue, we would be grateful if you could point out, where, in your authorities core strategy or LDF you have addressed the need for Showmen's residential parking and storage of equipment. Every Authority in england has been instructed by central government to carry out a Gypsy and Traveller Accomodation Assessment, the findings of which should be with you now. All assessment research clearly states Showmen's needs must be addressed, quite separately from any other traveller group. With this in mind, can you confirm that your core strategy/LDF has addressed the need of our members. We feel it would be in everyone's interest for you to engage with the regional office of The Showmen's Guild of Great Britain, contact details: as above, as we can give you a great deal of information, regarding provision of suitable permanent residential sites for Showmen, in terms of location, lay out, tenure, etc.	No change	The provision of facilities for traditional fairground events is considered to be outside the scope of this SPD. This will be appropriately considered through the Core Strategy and Land Use Allocations DPD.

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R382/C086	Mr. Iftexhar Bokhari Whitefield Regeneration Partnership	Object	Please can you clarify the issue of the satellite dish on chimney stacks, not sure if I understand the positioning properly	Delete "planning permission is needed if" and bullet points on satellite dishes. Insert new bullet point "The erection of most satellite dishes, radio masts and equipment cabins" also add following this "You should speak to a Planning Officer if you are proposing any of these types of development."	Although the information is that as laid out by planning policy, it is considered detailed and may be confusing or difficult to understand. A more appropriate approach would be to speak to a planning officer to ensure the correct procedure is followed.
R382/C093	Mr. Iftexhar Bokhari Whitefield Regeneration Partnership	Object	I think the document should allow flexibility to the rear of the properties to enable them to meet aspirational needs. So if a backstreet had to come out and the back of the building reconfigured, then the document should take this into account and give some guidance on how best to do this.	No change.	Proposals for the reconfiguration of properties should use the existing principles set out in the SPD, for example those of good design and the use of appropriate materials. Such matters would then be considered on a case by case basis as part of a planning application.
R382/C094	Mr. Iftexhar Bokhari Whitefield Regeneration Partnership	Object	There are no details of reusing /recycling/mining materials within a particular area to be used within the area and guidance around that would be useful. And details of how recycled materials can be reused into new build properties.	Expand section A3.3 on disposal of materials to include specific reference to include recycling. Insert at end of paragraph A3.3: 'However care should be taken when moving or re-using materials elsewhere in a development or even off site, as this removes them from their original historic context. Only in exceptional circumstances, where areas are undergoing significant redevelopment, and there is suitable justification, might it be considered appropriate to relocate original features to other areas that have lost them.	Agree
R514/C101	Darren Tweed Pendle Borough Council	Object	You should insert paragraph numbers throughout the document for reference.	Insert paragraph numbers throughout the document.	Accept
R514/C102	Darren Tweed Pendle Borough Council	Object	As it is a long document, a summary of each subtitle and bold heading would be useful, particularly from a Development Control perspective.	Include a table as suggested at beginning of each section.	Accept

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R514/C103	Darren Tweed Pendle Borough Council	Object	Page 22 - "Some of the open spaces in the Borough are designated as wildlife in the Pendle Local Plan". This is not technically correct as we do not have wildlife corridor designations. Should read "Some of the designated open spaces and natural heritage sites in the Borough play an important role as wildlife corridors, and are protected through Policy 4D of the Pendle Local Plan".	Delete "Some of the open spaces in the Borough are designated as wildlife in the Pendle Local Plan" and replace with "Some of the designated open spaces and natural heritage sites in the Borough play an important role as wildlife corridors, and are protected through Policy 4D of the Pendle Local Plan".	Accept
R514/C104	Darren Tweed Pendle Borough Council	Object	Page 32 - BREEAM should be typed in full before abbreviation, despite next sentence doing so.	Insert "Building Research Establishment Environmental Assessment Method" before BREEAM. Delete "The Building Research Establishment Environmental Assessment Method" after picture 2.22	Accept
R514/C106	Darren Tweed Pendle Borough Council	Object	Page 32 - Should mention that it is the CSH that will lead to incremental increases in new home efficiency, up to the point of zero carbon homes by 2016.	Insert "and seeks incremental increases in new home efficiency, up to the point of zero carbon homes by 2016" after "It measures the sustainability of a new home against categories of sustainable design"	Accept
R514/C107	Darren Tweed Pendle Borough Council	Object	Page 63 - there should be stronger wording regarding the remaining mill chimneys and their protection.	Insert 'As a result there should always therefore be a presumption towards their retention. Many mill chimneys, a characteristic of the area, have been lost and where they occur in conservation areas they should remain if in a safe condition and can be maintained. after 'The mill chimneys are often visible from a wide distance and are often a significant feature of views into a conservation area	Accept
R515/C108	Paul Crowther Pendle Borough Council	Object	Should there be a recommendation regarding the reuse/recycling of materials?	Expand section A3.3 on disposal of materials to include specific reference to include recycling insert at end of paragraph A3.3. 'However care should be taken when moving or re-using materials elsewhere in a development or even off site, as this removes them from their original historic context. Only in exceptional circumstances, where areas are undergoing significant redevelopment, and there is suitable justification, might it be considered appropriate to relocate original features to other areas that have lost them.	Accept
R515/C109	Paul Crowther Pendle Borough Council	Object	Should there be a palette of BS related colours for windows, doors and shopfronts/signage?	The planning process has no control over colour schemes on unlisted buildings in conservation areas.	No change

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R515/C110	Paul Crowther Pendle Borough Council	Object	Should there be a section regarding smoking shelters?	Delete "Garages and other outhouses" from 4.9 Insert "4.11 Ancillary buildings" "Ancillary buildings such as garages, car ports, garden buildings and smoking shelters should be well designed and located in order to respect the character and appearance of the building they serve and the surrounding conservation area" Add "Smoking shelters to serve leisure uses such as pubs or clubs should ideally be located in discreet positions away from prominent building elevations and views. They should be well designed, simple structures and respect the character of the adjacent building. The materials should be of good quality and predominantly natural. Shelters should not be located where they would obstruct pedestrian or vehicular movements" after existing text.	Accept
R515/C111	Paul Crowther Pendle Borough Council	Object	Should there be a section on advertising hoardings?	Include a section on outdoor advertising. Insert "2.19 Outdoor advertising Special care is needed to ensure that outdoor advertising preserves or enhances the character or appearance of the area Common forms of advertising include fascia signs and projecting signs on shops (see 4.12), pole signs at petrol-filling stations or other premises, sign boards at factories, advance signs along the motorway and poster hoardings. Planning Policy Guidance Note 19:Outdoor Advertisement Control points out that 'the appearance of a good building can easily be spoiled by a poorly designed or insensitively placed sign, or by a choice of advertisement materials, colour, proportion or illumination which is alien to a building's design or fabric.' Poorly designed signs or adverts can often have a similar negative impact on attractive open spaces, views, townscapes or landscapes. Within both urban and rural areas, advertisements should be designed to harmonise with the scale and architecture of any building and blend well with the surrounding townscape or landscape. Although the normal range of adverts on commercial premises is to be expected in the town centre conservation areas, advertisement clutter can seriously detract from the street scene. Adverts that are individually designed to suit their context will normally be a better solution than standardised corporate or 'off the peg' designs. Large poster hoardings will not usually be appropriate in conservation areas due to their size, scale and prominence. Advertising panels can often reduce the special identity of a place by displaying commercial messages that can be seen throughout the country. Well designed temporary panels may be appropriate to screen a development site."	Accept

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
R515/C112	Paul Crowther Pendle Borough Council	Object	Should there be a section on phone masts?	<p>Insert '2.18 Telecommunications development Preference should be given to sharing existing telecommunications equipment, whenever possible. Where new equipment is needed care should be taken to site it in locations where it blends well into the landscape or townscape Planning Policy Guidance Note 8: Telecommunications gives guidance on planning for such installations, and encourages the sharing for existing and sites by several developers. Use should also be made wherever possible of existing buildings and other structures, such as electricity pylons, to site new antennas. Where exiting equipment cannot be utilised, the siting and design of new telecommunications equipment should be given careful consideration to ensure that it blends well into the landscape or townscape of the conservation area. Most proposals for telecommunications equipment in a conservation area will require planning permission. Equipment such as radio and phone masts and towers, antennas, equipment housing, public call boxes, cabinets, poles and overhead wires can all have a significant impact on existing buildings, views, vistas, landscape and the skyline. Proposals should be sensitively designed and sited in order to preserve the character or appearance of the conservation area, and a developer must demonstrate that there are no suitable alternative locations available in less environmentally sensitive areas. Operators should use sympathetic design and camouflage to minimise the visual impact on a conservation area. Masts can often be designed to look like trees or street furniture, or can be carefully screened with planting.' Add to paragraph 4.9 after conservatories: 'External fire escapes or access stairs Additional means of access are often needed when flats are created above shops, or where larger properties are subdivided into flats. This often leads to a demand for external fire escapes or general access staircases, which can often have a detrimental impact on the character or appearance of a building and the surrounding conservation area. Additional means of access to upper floors should therefore be accommodated inside a building wherever possible. Where external fire escapes or other structures are unavoidable they should be located as unobtrusively as possible and away from public view, away from prominent facades and any key architectural features. Structures should be well designed, taking a simple form, shape and style and using good quality materials.' Planning Policy Guidance Note 8: Telecommunications gives guidance on planning for such installations, and encourages the sharing of existing masts and sites by several developers. Use</p>	Accept

Reference No.	Respondent/Organisation	Response	Respondent Comments	Council Response	Outcome
				should also be made wherever possible of existing buildings and other structures, such as electricity pylons, to site new antennas. Operators should use sympathetic design and camouflage to minimise the visual impact on a conservation area. Masts can often be designed to look like trees or street furniture, or can be carefully screened with planting."	
R515/C113	Paul Crowther Pendle Borough Council	Object	Should there be a section on external fire escapes?	Include a section on external fire escapes. Add to paragraph 4.10 after Conservatories "External fire escapes or access stairs Additional means of access are often needed when flats are created above shops, or where larger properties are subdivided into flats. This often leads to a demand for external fire escapes or general access staircases, which can often have a detrimental impact on the character and appearance of a building and the surrounding conservation area. Additional means of access to upper floors should therefore be accommodated inside a building wherever possible. Where external fire escapes or other structures are unavoidable they should be located as unobtrusively as possible and away from public view, away from prominent facades and any key architectural features. Structures should be well designed, taking a simple form, shape and style, and using good quality materials."	Agree
R515/C114	Paul Crowther Pendle Borough Council	Object	Should there be a section on external flues on properties?	Include section on external flues. At the end of the 4.17 Shopfronts section add: 'External flues, plant or machinery External ventilation flues, air conditioning plant or other machinery should be located inconspicuously on less prominent elevations or roof slopes which are not visible from public areas. Many shops such as hot food take-aways, or pubs or restaurants often require large flues to ventilate cooking areas. Such equipment should be located inside a building wherever possible, making use of existing chimney stacks or roof space. Where this is impossible, equipment should normally be confined to the rear or side of a building, avoiding any architectural features and out of public view. Particular care should be taken with equipment mounted on a roof slope. Most fittings are usually best painted a darker or matt colour	Accept