

Local Development Framework for Pendle



Design Principles SPD



Final Consultation Statement (Regulations 17(1) & 18 (4))



December 2009

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) Regulations 2004 as amended (2008 and 2009). 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. In addition Regulation 18 (4) requires the local planning authority to consider any representations on the drafted SPD and prepare a statement setting out the main issues raised in representations and how these have been addressed in the SPD which they intend to adopt.

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

The SPD has undergone several stages of production and consultation, which are explained below.

Pre-production consultation

Prior to the production of the SPD a targeted consultation was carried out in May 2007 on the objectives of the SPD which had been devised by officers. A list of people and organisations who were consulted are included in Appendix A (Regulation 17 (1)). The objectives were further amended in light of this consultation.

The final objectives of the draft SPD were those set out in paragraph 8.8 of the Sustainability Appraisal report which accompanied the draft SPD. This list of objectives is included as Appendix B. The SPD was then drafted in line with these objectives, and the content was approved for consultation by the Council's Executive on 18th February 2009.

Statutory Consultation on the draft SPD

A six week period of consultation was carried out between 27th February and 14th April 2009 on the content of the draft SPD and associated sustainability appraisal.

The draft SPD, its supporting documents and representation forms were made available at public libraries, Council Shops and Town Halls. These documents were also available on the Council's website.

A public notice was published in the Nelson Leader, Colne Times and the Barnoldswick and Earby Times on Friday 27th February 2009 and a press release with details of the SPD was issued.

Appendix C contains the list of specific consultees that were invited by letter to comment on the draft SPD and its accompanying documents. Appendix D provides a list of the other consultees included on the LDF database that either requested to be consulted or where considered to be appropriate organisations to consult.

Further consultation was carried out, including a meeting with the Council's Executive, a meeting of the Council's Agents Forum and Staff Workshops.

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 whether to make changes to the draft SPD as a result.

Current Position

Consideration has been given to all the representations made during the consultation period. There were a total of 28 objections to the draft SPD, along with seven observations and five supporting representations. In summary, the objections to the SPD either suggested additional wording to the SPD or objected to a particular section or wording that was included.

Appendix E details the list of comments made during the consultation period and provides an officer response and any proposed changes to be made (Regulation 18 (4)).

In addition, Appendix F lists the final SPD objectives which have been amended in response to comments made during the consultation period. The final objectives are also listed in paragraph 1.7 of the SPD document.

Appendix A – List of consultees who were consulted on the original SPD objectives

Organisation
ADM Design
AJH Associates
Alan Kinder Associates
Alison Roland
Andrew Durham
Architectural Design Partnership
Architectural Design Services
Ashworth Burke Partnership
Barley with Wheatley Parish Council
Barnoldswick Town Council
Barrowford Parish Council
Barrowford Parish Council
Bennett & Brown Limited
Blacko Parish Council
Bowman Riley Partnership
Bracewell and Brogden Parish Council
Bradford Metropolitan District Council
Breirfield Town Council
Briercliffe-with-Extwistle Parish Council
British Gas
British Telecom (BT)
Burnley Borough Council
Burnley, Pendle & Rossendale PCT
Cable & Wireless Communications
Calderdale Metropolitan District Council
Campbell Driver Partnership
Campbell Driver Partnership
Cannon Consulting Engineers
CE Electric UK
Chadwick and Bracewell
Chamber of Commerce East Lancashire
Classic Architecture
Colne Connected
Colne Town Centre Forum
Cowling Parish Council
Craven Design Partnership
Craven District Council
Dales Design & Development
Damien Ratcliffe
David F Goodger & Associates Chartered Engineer
David Hill
David Liversidge Design
Department for Transport (DfT)
DJ Lingard & Associates
Downham Parish Meeting
Duncan Beharrell
E Greenhalgh

Organisation
E.On UK Renewables
Earby Parish Council
Ecodesign Architectural Design Partnership
English Heritage
English Nature
Environment Agency
Ericsson Services Ltd. (Vodafone)
Foulridge Parsih Council
Francis Bradshaw Partnership
Frank Belshaw
G Fawcett Partnership
Geoff Brindle Co. Peter Jackson Architects
Gisburn Parish Council
Goldshaw Booth Parish Council
Grimshaw & Townsend Architects
H W E Partnership
Haworth Cross Roads & Stanbury Parish Council
Higham with West Close Parish Council
Highways Agency
Hook Developments 2000
Horton Parish Meeting
HSB Partnership
Hutchison 3G UK Ltd, O2 (UK) Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd
Hutchison 3G UK Ltd.
Ian Pawson Ltd
Ightenhill Parish Council
J & LB Design
Jack Walsh
Janet Dixon
JB Birch Architect
Jessica Sutcliffe Architect
JJ Taylor ARICS
John & Jennifer Wharton
John Clancy
John Ellis Associates
John Willcock
Kelbrook and Sough Parish Council
Lancashire Constabulary
Lancashire County Council
Lancashire County Council
Laneshawbridge Parish Council
Les Gooding Chartered Engineer
Lothersdale Parish Council
Lynne Rushworth
Martin Tanks
Martons Both Parish Meeting
Michael Crosby
Mono Consultants Ltd.
National Grid
National Trust, The

Organisation
Natural England
Nelson Town Centre Partnership
North West Development Agency (NWDA)
North West Regional Assembly (NWRA)
North West Regional Assembly (NWRA)
North Yorkshire County Council
NTL
O2 (UK) Ltd.
Old Laund Booth Parish Council
Orange
Oxenhope Parish Council
Padiham Town Council
Paul Waite Associates
Pendleside Building Design
Peter Harrison Architect
Peter Hewitt Design Associates
Plan Draw
R Westbrook Structural Engineer
Rae Connell Associates
Reedley Hallows Parish Council
Ribble Valley Borough Council
Rimington & Middop Parish Council
RJD Associates
Ron Valovin Architectural Services
Sabden Parish Council
Salterforth Parish Council
Simon Tillotson
Simonstone Parish Council
Sleater and Watson Structural Engineers
Sport England
Stirrup & Threlfall
Stonehaven Consultants Ltd
STSP
Sunderland Peacock & Associates
The Planning & Development Network
Thornton-in-Craven Parish Council
T-Mobile
Trawden Parish Council
Twiston Parish Council
United Utilities
Vivien Green
Wadsworth Parish Council
Wales & Rawson Chartered Architects
Wisedarft Limited
Worms Eye Geotechnical
Worston & Mearley Parish Meeting
Yorkshire Forward
Yorkshire Tourist Board

Appendix B – List of objectives used in the draft SPD

1. To ensure that development is sustainable.
2. To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.
3. To require that householder development positively contributes to the character of residential areas.
4. To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity.
5. To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages.
6. To ensure the good quality and sustainability of design of commercial frontages.
7. To require that security measures on commercial frontages are of an appropriate quality of design.
8. To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage.

Appendix C – Specific consultees

Organisation
Specific Consultees
Government Office North West
The Coal Authority
Environment Agency
English Heritage - Historic Buildings & Monuments Commission for England
Natural England
4NW
East Lancashire PCT
United Utilities - Asset Protection
Department for Transport (DfT) - Rail Regional & Passenger Relations
Highways Agency - Network Strategy Division NW
CABE
Bradford Metropolitan District Council - Development Plans and Policy
Burnley Borough Council
Calderdale Metropolitan Borough Council
Craven DC
Ribble Valley Borough Council
North Yorkshire County Council
Lancashire County Council
Parish Councils
Barley-with-Wheatley Booth Parish Council
Barnoldswick Town Council
Barrowford Parish Council
Bracewell with Brogden Parish Council
Colne Town Council
Earby Parish Council
Foulridge Parish Council
Goldshaw Booth Parish Council
Higham-with-West Close Booth Parish Council
Kelbrook and Sough Parish Council
Laneshaw Bridge Parish Council
Nelson Town Council
Old Laund Booth Parish Council
Reedley Hallows Parish Council
Roughlee Booth Parish Council
Salterforth Parish Council
Trawden Forest Parish Council
Adjacent Parish Councils
Briercliffe-with-Extwistle Parish Council
Cowling Parish Council
Downham Parish Meeting
Gisburn Parish Council
Haworth Cross Roads & Stanbury Parish Council
Horton Parish Meeting
Ightenhill Parish Council
Lothersdale Parish Council
Martons Both Parish Meeting
Oxenhope Parish Council
Padiham Town Council
Rimington & Middop Parish Council
Sabden Parish Council
Simonstone Parish Council
Thornton-in-Craven Parish Council

Organisation
Twiston Parish Meeting
Wadsworth Parish Council
Worston & Mearley Parish Meeting
Other Specific Consultees
Network Rail
Yorkshire Forward
North West Development Agency (NWDA)
British Telecom (BT)
Cable & Wireless Communications
Hutchison 3G UK Ltd, O2 (UK) Ltd, Orange PCS Ltd, T-Mobile UK Ltd and Vodafone Ltd
Mono Consultants Ltd.
Mobile Operators Association (MOA)
NTL
CE Electric UK
E.On UK Renewables
National Grid
National Grid UK Transmission
nPower Renewables
Yorkshire Water - Land & Planning
Earby & Salterforth Internal Drainage Board

Appendix D – Other consultees

Organisation
General Consultees – Consulted by Post
Anchor Trust
Argos Retail Group
Asda Stores
B&Q plc
Barnoldswick & West Craven Chamber of Trade
Booths
Boots Group plc
Bovis Homes Limited
Brierfield Environmental Campaign
Citizens Advice Bureau (Nelson)
Clitheroe Road Residents Association
Community and Advice Centre
David Wilson Homes
Eric Wright Construction
Friends of Bent Head
GCG Construction
Green Emmott Trust
Greenfield Residents Association
Halifax Road Area Action Committee
Hard Platt Friends
Harron Homes
Haydock Developments Ltd
Healey Associates
Health & Safety Executive
Holme Park Developments Ltd.
Housing Pendle
Ingham and Yorke
Lovell Partnership
MCP Planning
Morris Homes (North) Ltd.
Muir Group Housing Association Ltd.
NEL Construction
NHBC - North Region
Outdoor Advertising Association and British Sign & Graphics Association
Pendle Voice - Talking Newspaper
Persimmon Homes Lancashire
Resident's Association
Somerfield Stores
Tay Homes (NW) Ltd
Taylor Wimpey UK Ltd. (North West)
Tesco PLC
Tum Hill Residents Group
Whitefield Conservation Area Action Group
Whitefield Regeneration Partnership
Wilkinson Hardware Stores Ltd.
General Consultees – Consulted by Email
Accent North West
Age Concern Lancashire
Alison Rowland Town Planners Ltd
Ancient Monuments Society
Andrew Little Property & Development
Asian Business Federation (ABF)
Asian Peoples Disability Alliance

Organisation
Atkins Global
Barnfield Construction Ltd.
Barrowford Parish Plan
Barton Willmore Planning Partnership
Bellway Homes Ltd. (Manchester)
Blackburn Diocesan Board of Social Responsibility
Brierfield Action in the Community
Brierfield Neighbourhood Action Group
British Geological Survey
British Waterways
British Wind Energy Association
Building Bridges Pendle
Buoyant Upholstery Ltd.
Burnley, Pendle & Rossendale CVS
Business in the Community North West
Business Link Lancashire
Carers Contact
Council for British Archaeology - North West Regional Group
Chamber of Commerce East Lancashire
Chattan Developments Ltd
Civic Trust
Cliff Walsingham & Company
Colliers CRE
Colne Connected
Colne Neighbourhood Action Group
Colne Town Centre Forum
Combined Heat and Power Association
Comfortable Living (Northwest) Ltd
Commission for Architecture and the Built Environment (CABE)
Commission for Racial Equality
Community Futures
Conservation Group of Councillors
Council for British Archaeology
Council for British Archaeology - North-West Regional Group
Country Land & Business Association North
Crownway Homes Ltd.
DAC Architects
Dalesmoor Homes Ltd.
David Hill Property Consultants
David McLean Homes Limited
De Pol Associates Ltd
Department for the Environment, Food & Rural Affairs
Development Planning Partnership (DPP)
Dialogue
DPDS Consulting Group
DPP
Drivers Jonas
Dunlop Haywards
East Lancashire Building Partnership Ltd.
East Lancashire Deaf Society
East Lancashire Building Partnership Ltd.
East Lancashire Hospitals NHS Trust
East Lancashire into Employment
East Lancashire Landlords Association
East Lancashire Strategic Economic Regeneration Group (ELSERG)
Eaves Brook Housing Association

Organisation
EcoDesign
ELE Advanced Technologies Ltd.
ELEVATE East Lancashire
ELVSRC
English Partnerships
Ericsson Services Ltd. (Vodafone)
Ethnic Minorities Development Association (EMDA)
Ethnic Minority Benevolent Association (EMBA)
Farmhouse Biscuits Ltd.
Farming & Wildlife Advisory Group
Federation of Small Businesses
FLAG
Forest of Bowland AONB
Forestry Commission England
Frank Marshall & Co.
Friends, Families and Travellers
Fusion Online Limited
G.L. Hearn Property Consultants
Garden History Society
Gay FLAG Burnley
Georgian Group
Gingerbread North West
Gladedale (Central) Ltd
Grosvenor & Mable Street Residents Association
Groundwork Pennine Lancashire
GVA Grimley
Hartley Planning
Hate Crime & Diversity Unit
Help the Aged
Heritage Trust for the North West (HTNW)
Holiday Cottages Group Ltd
Home Builders Federation
Housing Corporation
Housing Pendle
HOW Planning LLP
Howorths (Nelson) Ltd
Hutchison 3G UK Ltd.
HW Petty & Co. Estate Agents
Indigo Planning
Ingham & Keers
Ingham and Yorke
Inland Waterways Association (Manchester Branch)
Irish Travellers Movement in Britain
IWA Architects
J N Bentley Ltd
J Steel Consulting
Janet Dixon Town Planners Ltd.
Jehovah's Witnesses
Jinnah Community Development Trust
JMP Consulting
JMU Access Partnership
John Pallister Limited
Jones Day
Jones Lang LaSalle
JWPC
Kate Symth

Organisation
King Sturge
Knight Frank LLP
Lambert Smith Hampton
Lancashire Black & Minority Ethnic PACT
Lancashire Branch of CPRE
Lancashire Community Recycling Network
Lancashire Constabulary - Pennine Division
Chief Architect , Lancashire County Council
Highways Manager (Pendle), Lancashire County Council
County Library Manager, Lancashire County Council
Principal Planning Officer for the AONB, Lancashire County Council
Principal Estates Surveyor, Lancashire County Council
Senior Planning Officer, Lancashire County Council
District Partnership Officer, Lancashire County Council
Planning and Review Officer, Lancashire County Council
Estates Surveyor, Lancashire County Council
Specialist Advisor (Archaeology), Lancashire County Council
Executive Director - Children and Young People, Lancashire County Council
Lancashire County Council - Environment Directorate
Lancashire CPRE
Lancashire Economic Partnership
Lancashire Evening Telegraph
Lancashire Fire & Rescue Service
Lancashire Friend
Lancashire Partnership
Lancashire Rural Futures
Lancashire Wide Network for Minority Ethnic Women
LBS Group
Lea, Hough and Co.
Leader Times Newspapers
Learning & Skills Council
Leeds & Yorkshire Housing Association
Liberata Property Services
Lidgett Preservation Group
Lidl UK GmbH
Maro Developments Limited
Matthews & Goodman
McCarthy & Stone Developments Ltd.
Member of Parliament
MENCAP
Mid Pennine Arts
Millennium Volunteers
Miller Homes
Morbain Ltd
Mosaic Town Planning
National Farmers Union - North West
National Federation of Builders
National Federation of the Blind of the United Kingdom
National Offender Management Service NOMS
National Travellers Action Group
National Trust
Nelson Neighbourhood Action Group
Nelson Town Centre Partnership
New Era Enterprises Ltd
Nolan Redshaw
North West Aerospace Alliance

Organisation
North West Planning Aid
Northern Blue Buses
Northern Rail Ltd.
Northern Technologies / Pendle Training
Part Grains Barn Farm
PAUL and Company (Chartered Surveyors)
Paul Butler Associates
Peacock and Smith
Peel Investments (North) Ltd.
Principal Planner (HMR), Pendle Borough Council
Funded and Special Projects Manager , Pendle Borough Council
Senior Engineer , Pendle Borough Council
Strategy & Partnership Manager , Pendle Borough Council
Parks and Recreational Services Manager , Pendle Borough Council
Regeneration Manager, Pendle Borough Council
CEPU Manager, Pendle Borough Council
Principal Policy Officer, Pendle Borough Council
Regeneration Officer , Pendle Borough Council
Housing Regeneration Services Manager, Pendle Borough Council
Business Support and Development Officer, Pendle Borough Council
Planning Manager, Pendle Borough Council
Environmental Health Officer, Pendle Borough Council
Neighbourhood Management Co-ordinator, Pendle Borough Council
Environmental Health Manager, Pendle Borough Council
Pendle Civic Trust
Pendle Community Network (PCN)
Pendle Community Safety Partnership
Pendle CPRE
Pendle Disability Forum
Pendle Enterprise Trust
Pendle Environmental Network (PEN)
Pendle Friends of the Earth
Pendle Learning Network
Pendle Leisure Trust
Pendle Multi-Agency Problem Solving Team
Pendle Pakistani Welfare Association (PPWA)
Pendle Vision Board
Pendle Women's Forum
Pinsent Masons
Play England
Plot of Gold
Prince's Trust
PRISM (Pendle Residents against Insensitive Siting of Masts)
R. Soper Ltd
RAGE (Residents Against Gib Hill Exploitation)
Rapleys
Road Haulage Association
Rolls Royce
Royal Mail Property Holdings
Royal National Institute of the Blind (RNIB)
RPS Group
RSPB (North West England)
Russell Homes UK Ltd
Sanderson Weatherall
SELRAP
Shelter

Organisation
Showman's Guild of Great Britain
Silentnight Beds
Society for the Protection of Ancient Buildings
Sport England North West
Sport Pendle
St. Vincents Housing Association Ltd.
Steven Abbott Associates
Stewart Ross Associates
Stonehaven Consultants Ltd
Strutt & Parker
Sustainability Northwest
Taylor Wimpey UK Limited
Taylor Young
The Co-operative Group Ltd.
The Inghamite Church
The Planning and Development Network
The Planning Bureau Limited
The Theatres Trust
Traffic Commissioners - North Western Traffic Area Office
Transdev Burnley & Pendle Ltd.
Traveller Law Reform Project
Trawden Community Group
Tribal MJP Planning
Turley Associates
Twentieth Century Society
Twin Valley Homes
Victorian Society
W.M. Morrison Supermarkets plc
Walton & Co
Wardle Storeys (Earby) Ltd.
Waterside Community Network
West Craven Together (WCT)
Weston E.U. Ltd.
Whiteoak Brothers
Wildlife Trust for Lancashire, Manchester and North Merseyside
Windle Beech Winthrop
Woodland Trust
Agents – Planning Consultants, Architects etc
AAbis Art Design
ABM (Lancashire) Ltd
ACS Partnership
ADM Design
Alan Cross Building Design Services Ltd
Alan Kinder Associates
Allison & Macrae
Mr A Durham RIBA
Mr A Heap
Mr A Hill RIBA
Mr A Howcroft
Architectural Design Partnership
ATC Construction Design
Bennett & Brown Ltd
Bridge House Draughting Services
Building Design & Planning Consultancy
C Cambridge
C R Astin

Organisation
Calder Design Associates
Campbell Driver Partnership
Cartwright and Gross
CDM Windows & Door Systems
Ms C Lacey
Classic Architecture Limited
Craven Design Partnership
Crosby & Co
D Armstrong
D B Ashworth
Dales Design
Mr D Fleming
Mr D Lever
Mr D Laskey
David Liversidge Design
Mr D Poole
Derek Hicks and Thew (Ltd)
Mr D Holt
DGA - Ltd
Duerden Designs
Edward Aspin
Mr E J Padjett
Francis Bradshaw Partnership
Mr F Belshaw
G Fawcett Partnership
Gary Hoerty Associates
Gates Construction Management
G B Building Consultancy Ltd
Ghyll Industries Limited
Mr G Lampkin
Graphics Architectural Services Ltd
GRIP (Architecture) Ltd
GSM Design Service
Harrison Pitt Architects
Hartley Planning & Development Associates Ltd
Hook Developments
Horsley Townsend
Ian Pawson Limited
Initiative Solutions
Integer 1 Ltd
J & LB Design
Jeff Marshall & Associated
J J Taylor MRICS
Jack Walsh Ltd
James Hartley & Son
J & J Wharton
J Clancy Chartered Architect / Town Planner
Mr J Emmett
Mr J Redhead
Kaleidoscope Conservatories
K Turner
Khalid Khan & Associates
Lacy Plan Drawing Services
Loft Wizard
M Krychiewkyj
ML Planning Services Ltd

Organisation
Mr M A Essak
Mr G Naeem
Mr M Wallis
Mr N Butterworth
Mr N Taylor
Nightingale Associates
OCP Architects
Paul Crosby Architect
Paul Smith Design Services
Plan Draw
Plan It Designs Ltd
PPY Design Ltd
Mr R Fish
Richard Stirrup Associates Ltd
RJD Associates (NW) Ltd
Robert John Jopling Limited
Rosedale Draughting Services
RTE Fabrications Ltd
S J Bialecki Associates
S Thornton Ltd
Sheme Design
Sharrock Rymer Building Design Ltd
Stanton Andrews
Stewart Fersina Limited
STSP
Sunderland Peacock & Associates
Mr S H Uddin
T R Duerden MRICS
T D Jagger Ltd
The Drawing Board (UK) Ltd
TT Architectural Services
Valley Windows & Conservatories
Valli Architectural Services
Vivien Green
Wales Wales & Rawson Chartered Architects
Walker Foster Solicitors
Yellow Satsuma

Appendix E – Consultation comments and officer response (Regulation 18(4))

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
Design Principles SPD - DRAFT	781 Ms Alison Grant (GRIP (Architecture) Ltd)	1340 Observations	The document should include guidance on the design of ramps to domestic properties.	In the guidance for domestic extensions and alterations, I found no reference to the construction of ramps which may be required to some properties to facilitate easier access for wheelchair users. Ramps may sometimes be constructed alongside a new single storey extension providing bathroom, bedroom or other facilities for a disabled person, or they may be constructed to the existing main door to a property. Either way, the inclusion of good design guidance is likely to improve the appearance of many ramps and handrails which are often unsightly if simply constructed in the cheapest materials. It would be useful also if the guidance could indicate the circumstances in which the construction of ramps requires planning permission.	This observation is not agreed. Guidance on the design of ramps is not required. The likely number of proposals/applications is low. The general approach to design which any proposal should adhere to is already set out in detail in the General Principles section of Design Guide A. It is considered not to be necessary to detail permitted development rights in relation to ramps.
Design Principles SPD - DRAFT	189 Ms. Barbara Thornber (Lancashire Constabulary)	1344 Observations		An important part of planning is to create environments in which people feel safe and secure. Section 17 of the Crime and Disorder Act 1998 places a responsibility on the police, the local authority, the probation service and other community groups to draw a crime prevention strategy. Many academic, Government and police reports cite poor design as one of the factors responsible for high crime rates in the area. The ODPM (now DCLG) documents "Safer places" (2004) and "Secured by Design"	This observation is agreed. Guidance on designing out crime will be included in the General Principles section of Design Guide A and in Design Guide B. Design Guide A Insert between principles 20 and 21: Designing Out Crime Crime, fear of crime and anti-social behaviour within the urban environment all have negative impacts upon community well-being and

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
			<p>www.securedbydesign.com) set out guidance for reducing crime hazards through better design. These guidelines suggest a package of measures to reduce and prevent both the reality and the perception of crime. Authorities may use planning obligations as one way of achieving these measures and ensuring that the safety of the community is protected.</p> <p>All development proposals should demonstrate how crime prevention measures have been considered. Good quality design and management offer the potential to reduce crime and provide safe and secure environments for communities.</p> <p>Some new developments may include crime prevention measure of their own security but may unintentionally affect the safety of the wider community, causing impacts beyond the original site. Under the Crime and Disorder Act 1998 and in line with Government guidance, e.g.PPS1, planning authorities should seek to minimise the impact of development on community safety and should make sure that each development contributes to measures to prevent and deter crime antisocial behaviour.</p> <p>The planning system has a key role to play in maintaining the safety of both existing and new communities. Local planning authorities should seek contribution towards wider crime prevention measures if:-</p>		<p>quality of life. Consideration should be given at all stages in the design of any householder proposal to its impact on the security of that, and any adjacent properties.</p> <p>The ODPM (now DCLG) document “Safer Places” (2004) and the Secured by Design initiative (www.securedbydesign.com) set out guidance for reducing crime hazards through better design.</p> <p>Design Guide B Insert in paragraph 11.15:</p> <p>Designing Out Crime</p> <p>Crime, fear of crime and anti-social behaviour within the urban environment all have negative impacts upon community well-being and quality of life. Consideration should be given at all stages in the design of any shopfront proposal to its impact on the security of that property and the immediate locality.</p> <p>The ODPM (now DCLG) documents “Safer places” (2004) and the Secured by Design initiative (www.securedbydesign.com) set out guidance for reducing crime hazards through better design.</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				<p>A development may increase risk to public safety:</p> <p>Lead to an increase in vandalism or anti social behaviour</p> <p>Any development likely to increase the burden on crime prevention initiatives should pay contributions.</p> <p>A design and access statement is obtained by the developer from the Police ALO before the planning application is submitted to the council for planning approval. (Architectural Liaison Officer)</p>	
Design Principles SPD - DRAFT	35 Mr. Alan Hubbard (National Trust)	1346 Support		<p>a.. The preparation of detailed design guidance is important and in principle the preparation of this document is supported.</p> <p>b.. Previous work on the preparation of the now Adopted Conservation Area Design SPD has also been supported by the Trust and is an important factor in wider design considerations; in this respect the cross-references at paras 2.2, 10.1 and 12.7 are important, welcomed and should be retained.</p>	No response required.
Design Principles SPD - DRAFT	122 Miss Rachael Bust (The Coal Authority)	1349 Observations		<p>Coal Mining Legacy</p> <p>As you will be aware, the southern part of the Pendle area has been subjected to coal mining which will have left a legacy. Whilst most past mining is generally benign in nature</p>	A further representation (O1350) made by the Coal Authority provides further details. In response to this further representation the following additional wording is recommended:

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
			<p>potential public safety and stability problems can be triggered and uncovered by development activities.</p> <p>Problems can include collapses of mine entries and shallow coal mine workings, emissions of mine gases, incidents of spontaneous combustion, and the discharge of water from abandoned coal mines. These surface hazards can be found in any coal mining area where coal exists near to the surface, including existing residential areas. The new Planning Department at the Coal Authority was created in 2008 to lead the work on defining areas where these legacy issues may occur.</p> <p>The Coal Authority has records of over 178,000 coal mine entries across the coalfields, although there are thought to be many more unrecorded. Shallow coal which is present near the surface can give rise to stability, gas and potential spontaneous combustion problems. It is estimated that as many as 2 million properties of the 7.7 million properties across the coalfields may lie in areas with the potential to be affected by these problems. In our view, the planning processes in coalfield areas needs to take account of the coal mining legacy issues. The principal source of guidance is PPG14, which despite its age still contains the science and best practice on how to safely treat unstable</p>		<p>Insert as General Principle 31</p> <p>Ground Stability</p> <p>Extensions should take account of the potential for ground stability or other mining related hazards to exist on sites, even within existing urban areas. Further advice in relation to previous mining activity can be obtained from the Coal Authority Mining Reports Service at www.groundstability.com. If during any construction activities any coal deposits or any potential mining hazard is found then immediate contact should be made with The Coal Authority on its 24 hour emergency line 01623 646 333."</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				<p>ground.</p> <p>Mine entries may be located in built up areas, often under buildings where the owners and occupiers have no knowledge of their presence unless they have received a mining report during the property transaction. Mine entries can also be present in open space and areas of green infrastructure, potentially just under the surface of grassed areas. Mine entries and mining legacy matters warrant investigation by the Local Planning Authority to ensure sites allocations and other policies and programmes will not lead to future public safety hazards.</p> <p>Although mining legacy is a minerals related development it is important that new development delivered through the Local Development Framework, recognises the problems and how they can be positively addressed. Land instability and mining legacy is not a complete constraint on the new development, rather it can be argued that because mining legacy matters have been addressed the new development is safe, stable and sustainable.</p>	
Design Principles SPD - DRAFT	286 Ms. Rose Freeman (The Theatres Trust)	1351 Other		<p>Thank you for your email and from Limehouse of 27 February consulting The Theatres Trust on the Draft Supplementary Planning Document Design Principles.</p> <p>The Theatres Trust is The National Advisory Public Body for Theatres. The Town & Country</p>	No response required.

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				<p>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 buildings that were either built as theatres or are used for theatre presentations, in current use, in other uses, or disused.</p> <p>Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and as this consultation is not directly relevant to the Trust's work, we have no comment to make but look forward to being consulted on further LDF documents especially the Core Strategy Preferred Options stage, Planning Obligations, Development Control Policies and any town centre Area Action Plans.</p>	
Design Principles SPD - DRAFT	211 Mr. Philip Carter (Environment Agency)	1352 Object		<p>Representation on SPD</p> <p>We have no objection in principle to the proposed Supplementary Planning Document (SPD), and we are pleased to see sustainability issues considered in paragraph 22. Our only observation is that the objectives of the SPD (as summarised in the Sustainability Appraisal) do not appear to be included in the SPD itself. The only way to establish the objectives of the SPD would subsequently be to refer to the SA report. As</p>	This observation is agreed. The objectives of the SPD will be included in the Introduction section as paragraph 1.7

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				such, it is suggested that the SPD is amended to include the SPD objectives, possibly as part of the introduction.	
Design Principles SPD - DRAFT	50 Mr. John Pilgrim (Yorkshire Forward)	1353 Other		<p>Thank you for seeking Yorkshire Forward's comments on the above consultation. We welcome the opportunity to participate in the development of local planning policy within Yorkshire and the Humber's neighbouring authorities as part of our statutory consultee role.</p> <p>In this instance, however, we do not have any observations to make on the consultation. We look forward to future opportunities for involvement in the ongoing LDF preparation process.</p>	No response required.
Design Principles SPD - DRAFT	519 Ms Sarah Burgess (CABE)	1354 Observations		<p>Unfortunately, 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.</p> <p>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.</p> <p>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.</p>	A final section will be added to the SPD which will provide a list of further reading, guidance and advice on good design. This will include a number of the documents referred to by CABE.

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				<p>3. To take aspiration to implementation, local planning authorities' officers and members should champion good design.</p> <p>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 realm.</p> <p>5. Design should reflect understanding of local context, character and aspirations.</p> <p>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.</p> <p>You might also find the following CABE Guidance helpful.</p> <p>"Making design policy work: How to deliver good design through your local development framework"</p> <p>"Protecting Design Quality in Planning"</p> <p>"Design at a glance: A quick reference wall chart guide to national design policy",</p>	
Design Principles	737 Ms Jean Johnson	1355 Object		Objection Possible compromise concerning disability (wheelchair) access to shops.	This objection is not accepted. Paragraphs 11.25 to 11.28 of Design Guide B make it clear

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SPD - DRAFT	(Lancashire CPRE)			Only in the most extreme circumstances should disability access be compromised.	that efforts should be made to achieve access in an equitable manner. In the case of Listed Buildings or buildings within Conservation Areas, compromises may be sought. These are considered to be "exceptional circumstances".
Design Principles SPD - DRAFT	737 Ms Jean Johnson (Lancashire CPRE)	1359 Object		<p>The Sustainability Appraisal Report states with reference to sustainability objectives:</p> <p>P1 "The SPD addresses the incorporation of renewable energy schemes in new extensions</p> <p>In particular micro-generation through small wind turbines and solar heating panels etc."</p> <p>P2 "The SPD encourages the use of.....sustainably sourced materials."</p> <p>P3 " The SPD promotes the sourcing of materials from renewable sources and requires the safe and sustainable disposal of materials.</p> <p>Objection: There is no reference to any of the above in the Design Principles SPD. Either policies concerning these environmental matters should be incorporated into the Design Principles SPD or the SPD Sustainability Appraisal Report should be amended to delete the above claims.</p>	<p>This objection is accepted. It was initially considered that a more appropriate place for detailed guidance on renewable energy and sustainable construction would perhaps be in the proposed Development Control Principles DPD. However, it is considered appropriate to include reference to the amendments to the new Part 40 of the GDPO on micro-generation equipment and give some further guidance to other technologies e.g. micro turbines and sustainable construction issues, at an appropriate level of detail for a household extensions SPD.</p> <p>Regarding P1: Proposed to insert the following (under Specific Guidelines as Section 9 of Design Guide A. The existing Section 9 to be renumbered.):</p> <p><u>Micro-Renewables and Low Carbon Energy</u></p> <p>The Government in England is using a number of legislative mechanisms to reduce carbon dioxide emissions by 60% by 2050. Energy consumption in households contributes 27% of</p>

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					<p>UK carbon emissions.</p> <p>On 6th April 2008 the Government introduced changes to the Town and Country Planning (General Permitted Development) Order making the installation of certain domestic microgeneration equipment permitted development. This had the intention of making it easier for householders to install such renewable energy technologies and thereby reduce carbon emissions from their homes.</p> <p>Some basic guidance follows below. If you are in any doubt as to whether what you propose requires planning permission or require any advice before submitting an application please contact the Development Control Department for advice.</p> <p><u>Building-mounted Solar</u></p> <p>Permitted Development Building mounted solar photovoltaic (pv) or solar thermal can be installed on an existing wall or roof of a dwellinghouse as long as:</p> <ul style="list-style-type: none"> • The equipment would protrude no more than 200 millimetres beyond the plane of the wall or roofslope; • The highest part of the equipment would be no higher than the highest part of the roof (excluding the chimney); • In the case of a Conservation Area the

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					<p>equipment should not be installed on a wall or roofslope which forms the principle or side elevation of the dwellinghouse and would be visible from the highway;</p> <ul style="list-style-type: none"> The dwellinghouse is not a Listed Building. <p>In addition the equipment should, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and amenity of the area and equipment that is no longer needed should be removed as soon as reasonably practical.</p> <p>Further Information</p> <p>For proposed installations which do not qualify as permitted development, in drawing up proposed schemes, consideration should be given to the visual impact of the proposed equipment with preference given to siting the equipment where it will have the least visual impact on the streetscene whilst balancing this against the need to locate the equipment to give optimum performance. For example, the siting of solar panels on a south facing roofslope. Care should also be taken to ensure the panels are not overshadowed to achieve optimal performance. Particular care over siting should be made in Conservation Areas and where the proposal involves a Listed Building or its setting. Further guidance is contained in the Conservation Area Design</p>

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					<p>and Development Guidance SPD.</p> <p><u>Stand Alone Solar</u></p> <p>Permitted Development Stand alone solar can be installed within the curtilage of a dwellinghouse as long as:</p> <ul style="list-style-type: none"> • It is the sole stand alone solar within the curtilage (i.e. only one stand alone unit per curtilage); • No part of the equipment would exceed 4 metres in height; • In the case of a Conservation Area would not be visible from the highway; • Is not sited within 5 metres of the boundary; • The surface area would exceed 9 square metres or any dimension of its array (including any housing) would exceed three metres; • The dwellinghouse is not a Listed Building. <p>Further Information For proposed installations which do not qualify as permitted development, in drawing up proposed schemes, consideration should be given to the visual impact of the proposed equipment with preference given to siting the equipment where it will have the least visual impact on the streetscene whilst balancing this against the need to locate the equipment to</p>

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					<p>give optimum performance for example care should also be taken to ensure the panels are not overshadowed.</p> <p>Particular care over siting should be made in Conservation Areas and where the proposal involves a Listed Building or its setting. Further guidance is contained in the Conservation Area Design and Development Guidance SPD.</p> <p><u>Micro-Wind Turbines</u></p> <p>The installation of wind turbines requires planning permission.</p> <p>Such proposals will be considered favourably in suitable locations where the visual impact is acceptable and where the installation will not result in unacceptable impacts to neighbouring properties.</p> <p>If you are thinking of installing a turbine you should seek advice on the suitability of the turbine for your location and commission a site survey in order to determine the wind speed and expected efficiency of the turbine.</p> <p><u>Ground Source or Water Source Heat Pump</u></p> <p>Can be installed within the curtilage of a dwellinghouse.</p>

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					<p>You may require a licence from the Environment Agency so you should contact them early on for advice.</p> <p>You can contact the Environment Agency on: 08708 506 506 or enquiries@environment-agency.gov.uk or visit their website at: www.environment-agency.gov.uk.</p> <p><u>Air Source Heat Pumps</u></p> <p>The installation of Air Source Heat Pumps requires planning permission. Such proposals will be considered favourably in suitable locations where the visual impact is acceptable and where the installation will not result in unacceptable impacts to neighbouring properties.</p> <p><u>Biomass Boilers or Combined Heat and Power System Flues</u></p> <p>Permitted Development These can be installed on a dwellinghouse so long as</p> <ul style="list-style-type: none"> • The height of the flue does not exceed the highest part of the roof by 1 metre or more; • Within a Conservation Area the flue is not sited on a wall or roof slope forming the principle or side elevation of the dwellinghouse which would be visible from a highway.

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					<p>Further Information</p> <p>For proposed installations which do not qualify as permitted development, in drawing up proposed schemes, consideration should be given to the visual impact of the proposed equipment i.e. flues, with preference given to siting them where they will have the least visual impact on the streetscene.</p> <p>Consideration will also need to be given to potential issues to neighbours such as smell, noise and air pollution. Storage space for the fuel can also be an issue that may need consideration.</p> <p>For more guidance for properties in Conservation Areas or Listed Buildings, please refer to the Conservation Area Design and Development Guidance SPD or contact the Council's Conservation Officer.</p> <p><u>Energy Efficiency</u></p> <p>In almost all cases it will be more effective – both practically and financially - to reduce carbon emissions through reducing energy use of the building, for example through introducing measures to minimise heat loss and maximise use of natural sunlight through better insulation, careful siting and orientation of windows etc (see General Principle 23), than simply introducing renewable technologies and these measures should always be considered first.</p>

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					<p>You can get free, impartial and expert advice about making your home more energy efficient from your local Energy Saving Trust advice centre on: 0800 512 012. Visit their website at: www.energysavingtrust.org.uk/</p> <p>Advice can also be sought from the Council's Energy Efficiency Team.</p> <p>Regarding P2 & 3 :</p> <p>Proposed amendments to General Principle 23: Sustainability and Energy Efficiency</p> <p>After "north side of an extension", insert a new paragraph, then after "wherever possible the re-use of building materials should be considered"...Insert:</p> <p>A significant amount of energy can be used in the transportation of building materials. This can be reduced by recycling materials which may already exist on the site and using locally sourced or manufactured products.</p> <p>The Joint Lancashire Minerals and Waste Core Strategy, which is part of the Pendle Development Plan, includes a requirement for all new developments to maximise the use of recycled and secondary materials through managing the waste from the construction by reducing or recycling the waste created and by maximising the reuse of recycled materials</p>

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					<p>within the development.</p> <p>The Council would also encourage the use of materials from sustainable sources. Where new materials are required they should be selected on the basis of a sustainable supply and on the basis of the least possible energy consumption being involved in their manufacture. Materials such as aluminium and plastic, particularly uPVC require a high energy input in their manufacture and thus where practical should be avoided. Brick production is an energy intensive industry and therefore it is often better to reuse old bricks where possible. Cement production is also an energy intensive process and as such cement should be used sparingly; lime mortars are a viable alternative to using cement. Timber is a relatively low impact product providing it is sourced from certified sustainable sources, such as those accredited with the Forest Stewardship Council (FSC) trademark. Sustainable insulation materials are also available such as recycled newspapers and sheep's wool.</p> <p>Further guidance is available from www.ecoconstruction.org and www.sustainablebuild.co.uk.</p>
Design Principles	788 Ms Sheila Wicks	1364 Support			No response required.

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SPD - DRAFT	(Pendle Borough Council)				
Design Principles SPD - DRAFT	789 Mr Martin Harrison (Nelson Town Council)	1365 Support			No response required.
Design Principles SPD - DRAFT	790 Ms Mandy North (Natural England)	1372 Object		<p>We would like to see a separate section within the SPD which provides specific guidance on biodiversity, particularly protected species. You may find the following useful:</p> <p>Biodiversity Duty</p> <p>Biodiversity is a core component of sustainable development, underpinning economic development and prosperity, and has an important role to play in developing locally distinctive and sustainable communities. From 1 October 2006, all local authorities and other public authorities in England and Wales have a Duty to have regard to the conservation of biodiversity in exercising their functions. The Duty aims to raise the profile and visibility of biodiversity, to clarify existing commitments with regard to biodiversity and to make it a natural and integral part of policy and decision making.</p> <p>The Duty is set out in Section 40 of the Natural Environment and Communities Act (NERC) 2006 and states that:</p> <p>“Every public authority must, in exercising its</p>	<p>This objection is accepted in part. Reference to the conservation of biodiversity will be added to the General Principles section of Design Guide A.</p> <p>Insert as General Principle 27:</p> <p>Biodiversity</p> <p>All local authorities and other public authorities in England and Wales have a Duty (under the Natural Environment and Communities Act (NERC), 2006) to have regard to the conservation of biodiversity in exercising their functions. Any householder proposal should take account of the need to, and the benefit of, conserving biodiversity in all stages of the design and construction process.</p>

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				<p>functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.</p> <p>This is a new duty for Local Authorities and we would expect to see a reference to it in all relevant planning documents. Guidance is available in the Defra publication, Guidance for Local Authorities in Implementing the Biodiversity Duty, http://www.defra.gov.uk/wildlife-countryside/pdfs/biodiversity/la-guid-english.pdf</p> <p>We would expect to see a reference to the Biodiversity Duty in any local authority document where there is the potential for impacts to biodiversity, as well as opportunities for conservation and enhancement.</p>	
Design Principles SPD - DRAFT	790 Ms Mandy North (Natural England)	1373 Object		<p>Protected Species</p> <p>We are concerned that you have not taken the opportunity offered by this SPD to draw attention to the possible presence of protected species such as bats and nesting birds (all species of bats are protected under the Conservation (Natural Habitats, &c.) Regulations 1994, birds are protected under the Wildlife and Countryside Act 1981 (as amended)). The SPD should include a reference to the likely presence of these species, together with guidance on their</p>	<p>This objection is accepted in part. Reference to protected species will be added to the General Principles section of Design Guide A.</p> <p>Insert as General Principle 28:</p> <p>Protected Species</p> <p>All species of bats are protected under the Conservation (Natural Habitats, &c.) Regulations 1994. Birds are protected under the Wildlife and Countryside Act 1981 (as amended)). Any householder proposal should</p>

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				<p>protection and a statement of the legal requirements. We include the following paragraphs which you may find appropriate for inclusion in the SPD.</p> <p>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.</p> <p>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.</p>	<p>take account of the potential presence of protected species in all stages of the design and construction process.</p> <p>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.</p> <p>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.</p> <p>For further information please visit the Natural</p>

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				For further information please visit the Natural England web site, www.naturalengland.org.uk	England web site: www.naturalengland.org.uk
Design Principles SPD - DRAFT	790 Ms Mandy North (Natural England)	1374 Object		<p>Sustainable Design</p> <p>Natural England believes in encouraging the adoption of the principles of sustainability in all plans and projects. We support the implementation of standards such as The Code for Sustainable Homes (information at: http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/) and BREEAM (information from: http://www.breeam.org/), both of which are concerned with a range of measures from building design to water and energy use.</p> <p>A useful guide 'Biodiversity by Design' has been produced by the TCPA and can be accessed through the following link: http://www.tcpa.org.uk/biodiversitybydesign/ukgovernmentpolicy.htm</p> <p>We are disappointed that the draft SPD does not explore and exploit more opportunities to conserve and enhance biodiversity through design.</p>	<p>This objection is accepted in part. Reference to the conservation of biodiversity will be added to the General Principles section of Design Guide A.</p> <p>Insert as General Principle 27:</p> <p>Biodiversity</p> <p>All local authorities and other public authorities in England and Wales have a Duty (under the Natural Environment and Communities Act (NERC), 2006) to have regard to the conservation of biodiversity in exercising their functions. Any householder proposal should take account of the need to, and the benefit of, conserving biodiversity in all stages of the design and construction process.</p>
Design Principles SPD - DRAFT	790 Ms Mandy North (Natural England)	1375 Object		<p>Sustainability Appraisal Report</p> <p>We are disappointed that the Sustainability Appraisal of the initial SPD Objectives at Figure 8.1 did not identify the potential</p>	<p>The objection is accepted in part. Reference to protected species will be added to the General Principles section of the Design Guide (see above).</p>

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				<p>negative impacts which Objective 4 – roof extensions would have on Sustainability Objective P7. The Sustainability Appraisal process should be used to help inform the SPD, and assessing the SPD Objectives against the SA Objective P7 should have identified the need to address protected species issues within the SPD.</p> <p>We note that, following initial consultation, the final SPD Objectives have been changed, and we welcome the inclusion of Objective 1 on sustainable development and Objective 7 on the natural environment. We would, however, suggest that a reference to protected species be included in Objective 7. Please note that the in list of Objectives in paragraph 8.8, Objective 7 is not the same as in Section 9! We have assumed that Section 9 is correct. These Objectives should also be included in the SPD.</p> <p>We note that the assessment of SPD Objective 7 against the SA Objectives indicates that the SA Objective for Option 2 – Produce and adopt an SPD will have a very positive impact, but we are of the opinion that without due regard to our comments above, this will not be correct.</p> <p>We suggest that a reference to protected species be included in Figure 11.2 under P7(b).</p>	<p>In response to the concerns regarding the Sustainability Appraisal, Figure 8.1 has been amended to reflect the fact that SPD Objective 4 (Roof Extensions) could potentially have a negative impact on Sustainability Objective 7.</p> <p>Please note in the Sustainability Appraisal Report for the draft SPD Objective 7 in Section 9 was incorrect and the list under paragraph 8.8 was correct. As such the reference to protected species has been included in new Objective 9 which deals with biodiversity issues.</p> <p>It is considered that this objection has been overcome as the SPD and Sustainability Appraisal have been amended to reflect the comments above.</p> <p>A reference to protected species has now been included at P7 (b).</p>

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				<p>We advise that a reference to Habitats Regulations Assessment be included, to acknowledge that a HRA will not be required for this SPD.</p> <p>We are disappointed that the summary of representations does not make reference to our detailed comments (our letter of 8 June 2007 refers), and that these comments have not been taken into consideration in the preparation of the SPD.</p> <p>Should you wish to discuss any of the matters set out in this letter please do not hesitate to contact me at above address.</p>	<p>A reference to the Habitats Regulations Assessment has been included in paragraph 3.3 of the Sustainability Appraisal.</p> <p>Reference to the Natural England representation is included as point 12 in Appendix 2 of the SA. No change is required.</p>
Design Principles SPD - DRAFT	211 Mr. Philip Carter (Environment Agency)	1376 Object		Representation on SA. We have no objection in principle Sustainability Appraisal (SA) report as submitted, but we note that the objectives of the SPD set out in the SA do not appear to be included in the SPD itself. The only way to establish the objectives of the SPD would subsequently be to refer to the SA report, so we would recommend that the SPD is amended to include the objectives, possibly as part of the introduction.	This observation is agreed. The objectives of the SPD will be included in the Introduction section at paragraph 1.7.
Design Principles SPD - DRAFT	791 Ms Debra Holroyd (4NW)	1378 Object		As well as the Adopted RSS (Sept 2008), 4NW has produced a number of other documents that you may find of some assistance in relation to this draft SPD.	It is considered that the SPD adequately reflects the Adopted RSS and other documents referred to. However a final section will be added to the SPD which will provide a list of further reading, guidance and advice on

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			<p>The North West Best Practice Design Guide, provides broad advice on design issues with more specific guidance on topics such as, Biodiversity, Design and Security, EcoHomes, Energy Efficiency, Use of Renewable Energy, Sustainable Drainage and Modern Methods of Construction.</p> <p>The Sustainable Energy Strategy for the region reinforces relevant policies from the RSS (which deal with the sustainable aspects of design) but more importantly offers important practical advice and information on taking these issues forward.</p> <p>4NW (in association with a number of partners) produced a Sustainability Appraisal Toolkit for use with a variety of strategies and development plans. The toolkit aims to ensure integrated plans and projects create sustainable developments within the North West.</p> <p>For more information and documents please view our technical website, where you will find various pieces of research, studies and guides that could be useful.</p> <p>Link - http://www.nwrpb.org.uk/documents/?page_id=4</p>	<p>good design. This will include a number of the documents referred to by 4NW.</p> <p>Pendle Council uses a version of Entec's Sustainability Appraisal toolkit as used by 4NW.</p>	
2 Policy Background	790 Ms Mandy North	1368 Object		We would welcome a reference to Policy 2 – Green Belt, and Policy 4, specifically 4D -	This objection is agreed. Reference will be made to the policies in the Policy Background

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	(Natural England)			Natural Heritage, of the adopted Replacement Pendle Local Plan, in paragraph 2.1.	<p>section</p> <p>Insert at 2.3:</p> <p>Policy 2 – Area of Outstanding Natural Beauty - seeks to safeguard the parts of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and its setting, that are located within Pendle. It sets out specific criteria which new development in the AONB should meet.</p> <p>Policy 3 - Green Belt - seeks to maintain the defined area of Green Belt in Pendle and restrict any inappropriate development in that area.</p> <p>Policy 4D - Natural Heritage – Wildlife Corridors, Species Protection and Biodiversity - states that "the Council will protect wildlife corridors and encourage the re-establishment of habitats and species populations to help maintain and enhance biodiversity".</p>
2 Policy Background	791 Ms Debra Holroyd (4NW)	1377 Object		<p>Comments</p> <p>4NW welcome the draft SPD on Design Principles, the following RSS policies are relevant -</p> <p>DP2 – Promote Sustainable Communities DP7 – Promote Environmental Quality, especially the links to promoting good quality design in new development and ensuring that</p>	<p>This objection is agreed. Reference will be made to the policies in the Policy Background section</p> <p>Insert as paragraph 2.2:</p> <p>The North West of England Plan: Regional Spatial Strategy to 2021 (RSS) includes a number of design related policies. In particular attention should be paid to the following:</p>

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			<p>development respects its setting taking into account relevant design requirements, the NW Design Guide (details below) and other best practise.</p> <p>DP9 – Reduce Emissions and Adapt to Climate Change, in terms of the links to encouraging better homes and energy efficiency, eco friendly and adaptable buildings with good thermal insulation, green roofs and microgeneration.</p> <p>EM 5 – Integrated water management</p> <p>EM 15 – A Framework for Sustainable Energy in the North West</p> <p>EM 16 – Energy Conservation and Efficiency</p> <p>EM 17 – Renewable Energy</p> <p>The policies listed above can be related to good design features within development that can provide a better environment, that is in-keeping with the area and help to reduce the effects of climate change in terms of renewable energy and water management.</p>		<p>DP2 – Promote Sustainable Communities - especially by improving the built and natural environment, and conserving the region's heritage.</p> <p>DP7 – Promote Environmental Quality - especially the links to promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide (see Further Information and Guidance section) and other best practise.</p> <p>DP9 – Reduce Emissions and Adapt to Climate Change - in terms of the links to encouraging better homes and energy efficiency, eco friendly and adaptable buildings with good thermal insulation, green roofs and micro-generation.</p> <p>EM5 – Integrated Water Management - seeks to manage the demand for water and increase the use of sustainable drainage systems and water efficiency measures in new development.</p> <p>EM15 – A Framework for Sustainable Energy in the North West – this policy seeks to promote sustainable energy production and consumption.</p> <p>EM16 – Energy Conservation and Efficiency – seeks to ensure that local</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
					<p>planning promotes maximising energy efficiency and minimise waste production.</p> <p>EM17 – Renewable Energy – sets targets for the amount of electricity to be provided from renewable sources over the plan period and encourages the identification of opportunities for renewable energy production.</p>
2.2	790 Ms Mandy North (Natural England)	1369 Object		<p>We welcome the inclusion of a reference to the recently adopted Pendle Conservation Area Design and Development Guidance SPD in paragraph 2.2, but we are disappointed that our previous comments relating to both this SPD and the Design Principles SPD, particularly in respect of protected species, have not been taken into consideration. We note the inclusion of paragraph 2.44 in the adopted Conservation Area Design SPD in the section on New Development, but this is hidden within the document, with no reference to it in either the objectives or issues, and it is also not carried forward into the section on Alterations to Buildings, where protected species issues are even more relevant due to impacts of demolition and refurbishment on existing habitats.</p>	<p>This objection is accepted in part. Reference to protected species will be added to the General Principles section of Design Guide A</p> <p>Insert as General Principle 28 (onwards);-</p> <p>Protected species</p> <p>All species of bats are protected under the Conservation (Natural Habitats, &c.) Regulations 1994. Birds are protected under the Wildlife and Countryside Act 1981 (as amended)). Any householder proposal should take account of the potential presence of protected species in all stages of the design and construction process.</p> <p>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</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
					<p>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.</p> <p>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.</p> <p>For further information please visit the Natural England web site: www.naturalengland.org.uk</p>
4.1	780 Andrews	1338 Object		Item 4 refers to 'flat roofed extensions will normally not be appropriate as they represent poor design'. We would strongly disagree that flat roofs mean poor design. Flat roof extensions can be appropriate and successful as part of a high quality, contemporary design.	<p>This objection is not accepted. General Principle 4 states that flat roof extensions would not normally be appropriate as they represent poor design. It is acknowledged that in some instances a flat roof may be preferable to a pitch roof e.g. where a pitch roof may cause loss of light for neighbours (see guidelines under single storey side extensions) however as a general principle flat roofs are considered inappropriate. In order to clarify, Principle 4 will be amended to read:</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
					"...Flat roof extensions will not normally be appropriate as they represent poor design. This is especially the case where the flat roof would be prominent in the streetscene or inappropriate to the character of the property.
4.1	88 Mr. David Hardman (United Utilities)	1342 Object	Please consider whether the warning to check for the presence of underground utility services should appear in this document.	There is no mention of checking for underground utility apparatus in this document. United Utilities Water plc is often approached by customers who have planning permission and have started work on site and Building Control has advised that they need United Utilities permission to build over or near to the public sewer. Occasionally, an original extension may have been demolished which was built over the public sewer without our knowledge and we have concerns about placing a new extension near to the public sewer which is very upsetting for the customer. Please consider whether the warning to check for the presence of underground utility services should appear in this document.	This objection is accepted. Reference to underground utility services will be added to the General Principles section of Design Guide A Insert as General Principle 30: Underground Utility Services The potential presence of underground utility services should be taken into account at all stages of the design and construction of a proposal.
4.1	88 Mr. David Hardman (United Utilities)	1343 Support		Thank you for stating that new designs should include measures to make efficient use of water. This is very important as whilst we are currently able to supply water, changes due to the Habitats Directive, Water Framework Directive and Climate Change mean we cannot be complacent.	No response required.
4.1	555	1360		Can I please make the comment on the	This refers to the Replacement Pendle Local

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
	Ms Alison Roland (Alison Roland Town Planners Ltd)	Object		Design principles that the 25% threshold for house extensions in rural areas is unduly restrictive. I understand this is carried over from the adopted plan but it effectively excludes the majority of two storey extensions and makes most extensions unworkable. Most Authorities allow far greater e.g. Ribble Valley allow extensions of one third (75% on houses in settlements) and most Authorities allow for 40 to 50% even in Green Belt.	Plan Policy 1. The SPD cannot seek to revise this Policy. This issue can only be considered as part of the review of policy which will take place when the Core Strategy and the Development Control Principles Development Plan Document are prepared. This issue should be raised during the consultation on these documents.
4.1	790 Ms Mandy North (Natural England)	1370 Support with conditions		We welcome General Principle 22 on sustainability and energy efficiency. We acknowledge General Principle 23 on the retention of important existing features, but recommend that this be developed into two separate principles, one for architectural and/or historic features, and one for natural features, to include trees, ponds and specifically protected species.	Not Agreed. The text is clear as written.
Figure 4.1	122 Miss Rachael Bust (The Coal Authority)	1350 Object		Representation No.1 Site/Policy/Paragraph/Proposal – Section 4 General Principles Comment – Due to the potential for mining legacy affecting land within the Borough, it is considered by The Coal Authority that advice on design should include reference to the need to consider ground stability issues. Suggested wording would be as follows:	Agreed. Text will be revised. Insert as General Principle 31: Ground Stability Extensions should take account of the potential for ground stability or other mining related hazards to exist on sites, even within existing urban areas. Further advice in relation to previous mining activity can be obtained from the Coal Authority Mining Reports

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				<p>"24. Extensions should take account of the potential for ground stability or other mining related hazards to exist on sites, even within existing urban areas. Further advice in relation to previous mining activity can be obtained from the Coal Authority Mining Reports Service at www.groundstability.com . If during any construction activities any coal deposits or any potential mining hazard is found then immediate contact should be made with The Coal Authority on its 24 hour emergency line 01623 646 333."</p> <p>Reason – To follow the advice in PPG14 and to help protect the public.</p>	Service at www.groundstability.com . If during any construction activities any coal deposits or any potential mining hazard is found then immediate contact should be made with The Coal Authority on its 24 hour emergency line 01623 646 333."
Figure 4.2	780 Andrews	1339 Object		<p>Part of the character of Pendle is its terraced streets, the 21m requirement would inhibit the creation of sympathetic developments and prohibit assimilation into existing built-up areas.</p> <p>'Manuals for Streets' advocates a return to traditional street patterns, proposing 12-18m as being appropriate between habitable rooms for residential streets, and 7.5-12m for mews developments.</p>	This comment would be more relevant for a Design Guide dealing with new build residential development. The Design Principles SPD only considers Residential Extensions, Shopfronts and Advertisements. However, General Principle 19 will be revised to include: "...Regard must however be had to existing street patterns and the existing interface distances between properties characteristic in an area."
5 Specific Guidelines	550 Mrs. Janet McDonald (Lancashire County Council)	1337 Observations		Overall the document provides useful specific guidance to supplement the Local Development Framework.	No response required.

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
5.1	718 Mr Alan Duxbury (Pendle Borough Council)	1361 Object		Fig 5.1 minor typo 'storey' not 'sorey' and consequently in the contents page list.	Agreed. Text will be revised.
5.2	789 Mr Martin Harrison (Nelson Town Council)	1366 Object		The council consider that the guidelines in this paragraph should include the same reference to detached houses as that contained in the 10th bullet point to paragraph 5.4.	Not agreed. Para 5.2 makes it clear that the terracing effect should be avoided on detached as well as semi-detached dwellings.
5.3	789 Mr Martin Harrison (Nelson Town Council)	1367 Object		The Council consider that there should be a reference to setting back in these guidelines	Not agreed. Significant set backs to single storey extensions would not be justified in terms of impact on overall design.
5.7	737 Ms Jean Johnson (Lancashire CPRE)	1356 Object		Support very strongly the requirements for pitched roofs on extensions. Flat roofs have not proved to be durable in high rainfall areas such as Pendle.	No response required.
5.9	737 Ms Jean Johnson (Lancashire CPRE)	1357 Object		Support very strongly the requirements for pitched roofs on extensions. Flat roofs have not proved to be durable in high rainfall areas such as Pendle.	No response required.
5.10	790 Ms Mandy North (Natural England)	1371 Object		We recommend the inclusion of a specific reference to protected species in the Guidelines for Roof Extensions/Alterations/Dormers	This objection is accepted in part. Reference to protected species will be added to the General Principles section of Design Guide A. Also, insert the following in paragraph 5.20: Reference should be made to the need to take into account the impact on protected species set out in General Principles 28-29 above.

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
5.12	737 Ms Jean Johnson (Lancashire CPRE)	1358 Object		Support very strongly the requirements for pitched roofs on extensions. Flat roofs have not proved to be durable in high rainfall areas such as Pendle.	No response required.
5.15	550 Mrs. Janet McDonald (Lancashire County Council)	1336 Observations		The reason for restricting the creation of hardstandings in front gardens for parking could be set out in the document - i.e. that it can affect the water table and lead to increased chance of flooding.	Agreed. Text will be revised. At end of paragraph 5.23 point 4 add: The benefit of restricting the amount of hardstanding in front garden areas is not only visual. Hardstandings can affect the water table and lead to increased chance of flooding.
6.1	35 Mr. Alan Hubbard (National Trust)	1347 Object		c.. Para. 6.1 could usefully refer to the wider setting of Conservation Areas and Listed Buildings, e.g. by adding the words "or their wider settings" to the end of this paragraph.	Agreed. Text will be revised. Para 6.1 add to end: "or their wider settings"
6.7	35 Mr. Alan Hubbard (National Trust)	1348 Object		d.. Para 6.7 raises a similar issue in respect of wider settings and, in particular, the advice in PPG15 (paragraph. 4.14) about 'views to and from' such areas. It is suggested that this paragraph might be supplemented as follows: "For development in Conservation Areas, or that affects views to or from them, you should refer..." It is hoped that these comments are helpful.	Agreed. Text will be revised. Revise Para 6.7 to: For development in Conservation Areas, or that affects views to or from them, you should refer to the Conservation Area Design and Development Guidance SPD.
11	189 Ms. Barbara Thornber	1345 Object		Authorities should request contribution from both residential and commercial development proposals to cover a package of measures.	This comment would be more relevant for a Design Guide dealing with larger scale development. This SPD is primarily concerned

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
	(Lancashire Constabulary)			These measures may include installing CCTV, increasing street lighting, providing neighbourhood warden, and landscaping and environmental work to improve visibility.	with small scale residential extensions, shopfronts and advertisements.
11	718 Mr Alan Duxbury (Pendle Borough Council)	1362 Object		Refers to 'disabled access' - perhaps should read 'disabled persons access' - and anywhere else in the document where this applies.	Agreed. Text revised.
11.2	779 BSGA (British Sign and Graphics Association) 778 Mr Chris Thomas (Chris Thomas Ltd)	1332 Object		The requirement that a fascia sign should not be above the top of neighbouring signs is ridiculous. Something has to be "at the top"! What is important is that the fascia should be in scale with the shopfront and building as a whole and have regard to the dimensions of the fascia (if any) built into the shopfront itself. If regard is paid to these features, it should naturally fit into the street scene.	Not agreed. However, the bullet point will be revised to make it clearer that in the majority of cases a fascia sign should not protrude above the tops of neighbouring fascias. It is acknowledged that in some cases (e.g. on a slope) the fascia sign on one shop may be above that on a neighbouring shop. Revise first bullet to read: - Not too high. The top of any fascia sign should be below the level of the bottom of the first floor windows, and in most cases should not protrude above the tops of the neighbouring fascias. If the fascia sign is too high it will look too large and over-dominant.
11.2	779 BSGA (British Sign and Graphics Association) 778 Mr Chris Thomas (Chris Thomas Ltd)	1333 Object		It is accepted that fascia signs should normally not overlap pilasters or columns dividing different shopfronts. But many pilasters are no more than concrete beams which may be shared between adjacent premises. Where the shopfront itself is not recessed into the building, fascia signs which leave spaces revealing such concrete beams will be	Not accepted. The incidences of pilasters which are concrete 'beams' is very small. The guidance should not 'accommodate' rudimentary construction.

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				unsightly - the sides of the signs will be visible. Again, all that is necessary is that the width of the fascia sign should have regard to the design of the shopfront, including any pilasters or columns.	
Figure 11.1	779 BSGA (British Sign and Graphics Association) 778 Mr Chris Thomas (Chris Thomas Ltd)	1334 Object		The suggestion that projecting box signs should not project forward of the pilasters is impracticable. Many pilasters are "mock" and of shallow depth. A box sign which does not project forward of such would not be a sign at all! All that is required is that a projecting box sign should not obscure or clash with any pilaster or console bracket detail and be appropriate in size and design to the shopfront and its neighbours. And many projecting box signs can be satisfactorily mounted direct onto a fascia sign giving a co-ordinated and wholly acceptable display, particularly on modern-style shopfronts.	Not accepted. The suggestion would dilute the basis of the guidance which is to limit the dominance of signage at the expense of the architectural detailing.
11.8	779 BSGA (British Sign and Graphics Association) 778 Mr Chris Thomas (Chris Thomas Ltd)	1335 Object		The suggestion that plastics and pvc-type materials are not acceptable in conservation areas is contrary to the guidance in paragraph 23 of PPG19 which advises that many conservation areas are thriving commercial centres where the normal range of advertising is to be expected on commercial premises. What is relevant is that whatever materials are chosen for shopfront signs should be appropriate to the design and materials of the shopfront and the character and appearance of the street. Whilst plastic/pvc fascia signs may look out of place within a wood-framed	Not accepted. Para. 23 of PPG 19 requires that 'special attention' be paid when considering advertisement applications in Conservation Areas. The Conservation Area Design and Development Guidance SPD provides further details on appropriate materials and designs of shopfronts in Conservation Areas

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				shopfront, they will not necessarily be out of place above a modern metal-framed shopfront.	
11.10	718 Mr Alan Duxbury (Pendle Borough Council)	1363 Object		Refers to 'disabled access' - perhaps should read 'disabled persons access' - and anywhere else in the document where this applies	Agreed. All references to be amended.
Design Principles SPD - DRAFT	West Craven Area Committee (Pendle Borough Council)	Observation		Requests that developments adhere to secure by design principles.	This observation is agreed. Guidance on designing out crime will be included in the General Principles section of Design Guide A and in Design Guide B.
11 & 5.2	Agent's Forum	Object		The 1m set back is onerous and the text contradicts this as 1 brick/stone set back.	Not agreed. A 1m set back is appropriate. Any lesser set back would not secure the objective of ensuring that the extension appears visually subservient and provides a clear visual break with any extension on the adjacent property.
5.2				1m set back is too much of a set back for two storey extensions.	Not agreed. A 1m set back is appropriate. Any lesser set back would not secure the objective of ensuring that the extension appears visually subservient and provides a clear visual break with any extension on the adjacent property.
5.2				A set back is not always the best design – guidelines not set in stone should be flexible.	In the limited number of cases where this statement is correct, reference should be made to the guideline set out in paragraph 5.3 which states that a set back would “normally” be required. The second bullet point specifies instances where the requirement would be relaxed.
5.2				Need to be flexible.	Para 4.1 makes it clear that there will be

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19			Existing terraced properties and street patterns don't need to observe standard privacy distances		<p>instances where the specific guidelines would not be appropriate. The Guidelines are drafted in a way that builds in flexibility. It is however considered that the guideline could be made more flexible by an amendment which would enable a set back at first floor level only. Revise wording to first guideline in paragraph 5.3 as follows:</p> <p>"...Two storey side extensions should normally be set back from the front wall of the house by a minimum of 1m with a corresponding lowering of the roof line. Alternatively, if the ground floor is not set back, the first floor should be set back by 2m with a corresponding lowering of the roof line...."</p> <p>Bullet point 19 of paragraph 4.1 will be revised to include:</p> <p>"...Regard must however be had to existing street patterns and the existing interface distances between properties characteristic in an area."</p>
5.4				4m projection for single storey extensions is	More lengthy extensions would (in a great

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
				not enough.	<p>many cases) be likely to adversely impact on neighbouring properties. However, based on this comment it is considered that greater clarification is required to differentiate between terraced and detached/semi-detached properties. The first bullet point of the guidelines under paragraph 5.7 has been amended as follows:</p> <p>“Subject to it being appropriate in terms of relationship to other properties, aspect, design and scale, a single storey rear extension located on, or immediately adjacent to, the party boundary with a neighbouring property will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.”</p> <p>A further bullet point is added as follows:</p> <p>“In the case of some terraced properties, where more lengthy projections are characteristic; where essential facilities need to be provided; or where due to orientation and the relative position of an extension to habitable room windows in an adjoining property a projection greater than 4m may be acceptable, subject to it having an acceptable impact on neighbouring properties.”</p> <p>General Principle 20 will also be revised as follows:</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
2 & 7.2				<p>25% limit for increase in volume – should this be a figure at all?</p> <p>How will this guide be used for terraced properties?</p>	<p>“Extensions will need to comply with the specific guidelines set out in the sections below for the various types of extension/alteration i.e. the maximum dimensions provided (as appropriate in each guideline). The distances given are guidelines which will be relevant in the majority of cases but not all. Ultimately, the length of extension allowable will depend on the design characteristics of the extension (e.g. scale, roof design etc); relative ground levels; proximity to the boundary with other properties, the positions of windows to habitable rooms in neighbouring properties, the impact on neighbouring properties, and the orientation of the properties.”</p> <p>This reflects Policy 1 of the Replacement Pendle Local Plan. This issue can only be considered as part of the review of policy which will take place when the Core Strategy and the Development Control Principles Development Plan Document are prepared. This issue should be raised during the consultation on these documents.</p> <p>See comments above (previous but one).</p>
Design Guide A	Feedback from staff	Observation		Reference should be made to balconies outbuildings and decking	<p>This point is accepted. It is proposed to add as paragraphs 5.25-5.27:</p> <p>Balconies, Terraces and Decking</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
					<p>Garden decking, terraces and other raised platforms may require planning permission where they are raised more than 0.3 metre above ground level. They can result in a loss of privacy for neighbours. Any proposals should therefore pay particular attention to the effect on the privacy of neighbours. Adequate fencing may overcome potential loss of privacy.</p> <p>The installation of balconies at first floor level or above can result in a significant loss of privacy for neighbours. In many cases, particularly in the case of terraced and semi-detached properties balconies/terraces will not be acceptable. Careful consideration needs to be given to siting and potential screening.</p> <p>Sheds and Outbuildings</p> <p>Careful attention should be paid to the design and location of any outbuildings. A sizeable structure located adjacent to the boundary with a neighbour may result in a loss of amenity, restricting light or adversely affecting outlook. An outbuilding which is of poor appearance may detract from the appearance of the garden. Sheds and outbuildings are rarely acceptable in front garden areas</p> <p>Add as paragraph 7.6</p>

Item	Ref / Name (Organisation)	Ref / Type	Summary	Representation	Officer Response
					Within rural areas, sheds and outbuildings should be located within the curtilage of the property, adjacent to other buildings and not in an isolated position.
5.3 Design Guide A 5.4 Design Guide B	Feedback from Executive	Observation		<p>Reference to flat roofs needs more explanation.</p> <p>The reference to “outriggers” is obscure.</p> <p>Revise text in 7th bullet point to refer to all buildings, not just agricultural buildings.</p> <p>Revise order of bullet points to better reflect priorities.</p> <p>Separate Guidelines for single and two storey extensions. Clearer photographs/captioning required for Figures 11.1 and 11.9.</p>	<p>Add to second bullet point in the guidelines under paragraph 5.5:</p> <p>“Where the flat roof would result in an unacceptable design e.g. prominent in the streetscene or inappropriate to the character of the property, they will not be acceptable.”</p> <p>All references to “outriggers” will be changed to “additions”.</p> <p>Revise text in 8th bullet point under paragraph 5.7 to read: “Conservatories will not be acceptable on houses formed from the change of use of buildings formerly in non residential use, where they would detract from the simple vernacular appearance of the building (e.g. barn conversions).”</p> <p>Bullet points will be re-ordered to reflect the priorities.</p> <p>Headings introduced to the guidelines section on rear extensions. Photographs/captioning to be revised. Size and quality of photographs and diagrams will be increased.</p>

Appendix F – Final SPD Objectives

1. To ensure that development is sustainable.
2. To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers.
3. To require that householder development positively contributes to the character of residential areas.
4. To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity.
5. To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages.
6. To ensure the good quality and sustainability of design of commercial frontages.
7. To require that security measures on commercial frontages are of an appropriate quality of design.
8. To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage.
9. To retain and where possible enhance the natural environment, by protecting areas of landscape value and minimising any disturbance to protected species.

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If you would like this document in large print, on audio cassette or in Urdu, please let us know and we will be happy to arrange it.

اگر آپ اس دستاویز کو بڑے پرنٹ، بریلی، آڈیو کیسٹ پر یا کسی دوسری زبان میں لینا چاہیں تو براہ مہربانی ہم سے رابطہ قائم کریں، اور جہاں بھی ممکن ہو ہم آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں گئے۔



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