

Design Principles SPD & Sustainability Appraisal Consultation

Introduction:

The Planning & Compulsory Purchase Act 2004 requires all Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development, which requires Local Authorities to:

1. Carry out an appraisal of the sustainability of the proposals in each document.
2. Prepare a report on the findings.

This consultation deals with the Supplementary Planning Document (SPD) linked to Policies 1,9,10,13and 14 contained in the Replacement Local Plan(2001-16) which are due to expire on the 18th May 2009. Pendle Borough Council has requested the Secretary of State to extend the life of these policies until they are replaced by the new core strategy. The Local Plan was not subject to a Sustainability Appraisal and one is required.

Background:

The aim of the appraisal is to test the relevant design policies against a range of sustainability objectives and measure the impact of each design policy. The results have shown that most policies have a positive affect whilst some showing a large degree of negative affects could be better addressed whilst not the overall strategy of the Supplementary Planning Document. Following the Sustainability Appraisal report a number of changes have been made to the draft SPD.

Draft Supplementary Planning Document (SPD)

The SPD provides greater guidance to applicants applying for planning permission than is available in the Adopted Local Plan and represents planning ideals which are likely to be acceptable to the local planning authority. The SPD should be read in conjunction with the following policies from the Adopted Pendle Local Plan and the recently adopted Pendle Conservation Area Design and Development Guidance SPD

The first section of the Draft SPD covers housing extensions and provides advice in regards to designing domestic extensions in a way that should enhance the appearance whilst maintaining the character of the neighbourhood and the amenity of neighbours and also covers conservation areas, listed buildings, extensions in open countryside, ANOB, greenbelt and includes guidance for extensions close to trees.

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The second section covers shopfronts and general principles for the design of shopfronts, whilst the third covers advertisements and include detailed guidance.

Implications for Barrowford

The Draft SPD has had only very minor alterations in respect of the Sustainability Appraisal and contains some of the additional comments from the original consultation.

The new SPD gives greater guidance to what is required of designers and applicants when submitting applications. It clearly defines good practice and sound design principles and amplifies the need for protecting the streetscape and amenity of neighbours whilst allowing some individual flair in design or materials where appropriate.

The section on shopfronts will help protect the shopping scene from oversize and inappropriate advertisements and signage whilst compelling designs to be in more keeping and harmony with the rest of the buildings facade.