

Detailed Design Supplementary Planning Documents (SPD's) for Shop Fronts and Alterations and Extensions.

Adoption Statement August 2014

The Peak District National Park Authority formally adopted its Detailed Design Supplementary Planning Documents for Shop Fronts and for Alterations and Extensions on 11 July 2014. The Peak District National Park Authority has prepared the above documents, which describe the kind of design detailing that individual property owners and businesses should aim to follow, in order to make positive changes and adaptations to buildings that respond well to the built heritage of the National Park.

Copies of the Supplementary Planning Documents are available for inspection free of charge from 18 August at:

Peak District National Park Office, Aldern House, Baslow Road, Bakewell, DE45 1AE

Derbyshire Dales District Council, Town Hall, Matlock, Derbyshire, DE4 3NN

High Peak Borough Council, Municipal Buildings, Glossop, Derbyshire, SK13 8AF

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ

Cheshire East Council, Town Hall, Macclesfield, Cheshire, SK10 1DP

Sheffield City Council, Howden House, 1 Union Street, Sheffield, S1 2SH

Kirklees Metropolitan Council, Civic Centre 3, Market Street, Huddersfield HD1 1WG

during normal opening hours.

The documents can also be inspected from 18th August at libraries in and around the National Park, and can be viewed on the Authority's website at <http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/supplementary-planning-documents>.

Any person aggrieved by the Supplementary Planning Documents may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the ground that the document is not within the appropriate power and/or a procedural requirement has not been complied with. Any such application must be made on or before 29th September, which is 6 weeks from the date that this Statement will be advertised.

Further information can be obtained:

- from Brian Taylor, Policy Planning Manager, Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire, DE45 1AE, tel 01629 816303; or
- by email to policy@peakdistrict.gov.uk.

Annex 1 – Statement of Consultation

Since adopting its Design Guide in 2007, the Authority has looked to produce design guide supplements to add detail on particular types of development. The production of these documents was postponed until after the Core Strategy was completed and more latterly until the Supplementary Planning Document for Climate Change and Sustainable Building had been completed and adopted in March 2013. Since that time the Authority's Historic Buildings Architect has completed the drafting

process and documents were subsequently brought to the Planning Committee for approval in December 2013.

The detailed design guide notes have now been consulted on in accordance with the SCI process as described on page 16 of the Authority's adopted SCI dated May 2012. The consultation period ran for 8 weeks up to 28 April, but later representations were accepted. 15 responses were received from a wide range of organisations from statutory consultees such as Natural England and the Environment Agency to architects, local heritage societies and Parish Councils.

In line with the Authority's commitment to give local people an opportunity to shape the development plan and supplementary planning documents, every parish council was written to and made aware that these documents were available for consultation. In line with the Authority's commitment to give parish councils sufficient time to respond, the Authority's consultation period was 8 weeks and, where late responses from any quarter were submitted, they were all considered. Representations were received from the following organisations and individuals:

Andrea Hambleton, Derbyshire Historic Buildings Trust

Andrew Short, Smith and Roper, Architects and surveyors,

Bryan Thompson, Chairman, Chesterfield and District Civic Society

Carla Jackson, Consultation Service, Natural England

Claire Searson, Historic Environment Planning Adviser, English Heritage East Midlands

Dave Sherratt, Local Development Framework Assessor, Developer Services and Planning, Business Operations, United Utilities,

David Young, Ibis Design,

Graham Broome, Asset Manager, Highways Agency

Hathersage Parish Council,

John Buddle Principal Planning Officer, Planning Policy Group, Investment and Regeneration, Kirklees Council

Kim Miller, Planning Adviser (East Midlands), National Trust

Loxley Valley Protection Society

Naomi Doughty, Planning Specialist (Derbyshire) Sustainable Places Team - Midlands East Area Environment Agency

Sally Maguire BSc MRTPI, Lead Adviser, Land Use Crewe Operations Team, Natural England, Holmesfield Parish Council

Simon Gedye, RIBA architect,

The overwhelming response from the consultation was that both documents are well prepared, useful and informative. Where suggestions for change were made, they were predominantly to strengthen or clarify messages rather than to change messages.

The Alterations and Extensions document received most of the responses. Issues ranged from detailed opinions on specific design points to more general points about structure, layout, tone of the document, and the extent to which illustrations and photographs should be used alongside text. In some cases consultees offered examples, which have been integrated into the documents. In other cases, suggestions to include many more illustrations have been rejected in order to retain a consistency of style with other currently adopted design documents. This has not prevented the

inclusion of illustrations to demonstrate particular issues e.g. in relation to properties overlooking each other and minimum separation distances. In some cases the text has been amended to give potential for creative 'architect-led' schemes, but the document retains text and messages that for the vast majority of applicants and agents are worthy of re-enforcement. It was suggested that a glossary be included, but it is proposed to include a glossary alongside rather than integral to the documents. This retains the consistency with the Authority's other design guides (which do not offer a glossary), but will offer useful information to the 'lay reader'. It was also suggested that list of further reading be included, and this has now been done.

The Shop Fronts document brought fewer responses. Nevertheless there were some changes made to recognise the need for consistency of tone with text in a leaflet prepared with Bakewell Town Council on public realm issues (in particular the proliferation of 'A' boards on pavements). Other changes include a better annotated illustration of a shop front including the various architectural terms used in the document.

A full summary of responses (106 separate comments made by 15 organisations and individuals) including a statement of how the responses were dealt with in finalising the document can be viewed at: <http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/supplementary-planning-documents>