

Shop Front Design Supplementary Planning Document



Sustainability Appraisal Report

December 2008

CHESTERFIELD BOROUGH COUNCIL

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1 Non-Technical Summary

Introduction

- 1.1 Chesterfield Borough Council is working towards producing a Local Development Framework. This framework will contain a range of Local Development Documents setting out the planning policies for the borough. This document is the Shop Front Design Supplementary Planning Document (SPD).
- 1.2 One of the aims of the Chesterfield Local Development Framework is to ensure its contribution to sustainable development. This means balancing social, environmental and economic needs both now and in the future. To ensure that the Shop Front Design SPD is sustainable, a process called Sustainability Appraisal has been undertaken. This has incorporated the requirements of the European Directive 2001/42/EC on the assessment of the environmental effects of certain plans and policies. This non-technical summary sets out a summary of the findings.
- 1.3 **Shop Front Design Supplementary Planning Document**

The Shop Front Design SPD has been developed taking into account the requirements of a wide range of documents, including the Government's national guidance and regional strategy. It also reflects local needs and requirements, for example those identified in the Community Strategy. As a result, the following objectives have been devised for the SPD:

- To provide a consistent and integrated approach towards the design of Shop Fronts and assist potential applicants in understanding what is considered acceptable by the Local Planning Authority.
- To achieve high quality Shop Fronts that are accessible to all through inclusive design.
- To ensure an appropriate standard of design for Shop Fronts in the borough's Conservation Areas and for Listed Buildings that is sympathetic to the character of the area.
- To ensure that the design of Shop Fronts contributes positively to the vitality of the areas daytime and evening economy without detriment to safety and security.

Baseline information and issues

- 1.4 'Baseline' data was collected about the area and the following sustainability issues were identified.

Environmental

- Enhancing the quality of the environment through good design
- Maintaining the vitality of shopping areas
- Reducing energy and minimising waste
- Value and protect the local distinctiveness of the Borough
- Strengthen the local community and cultural identity

Social

- Social Inclusion – Achieve greater social inclusion and a sense of community
- Ensuring Access for all

Economic

- Promote sustained economic success and growth

The Sustainability Framework

- 1.5 In order to assess how the Shop Front Design SPD contributes to sustainability, a set of sustainability criteria were developed. The criteria are as follows:
C1: Will it help to increase safety for pedestrians, cyclists and vehicles, and to reduce crime and the fear of crime?
C2: Will it help to safeguard local character and enhance the environment?
C3: Will it help to save energy, materials and waste?
C4: Will it help to ensure that planned development protects and enhances the rich diversity of natural, cultural and built environmental and archaeological assets to be found within the Borough?
- 1.6 The objectives of the SPD are compared to the sustainability criteria to see if the objectives are in conflict with the criteria. The appraisal has highlighted that the production of the SPD would only bring positive effect in terms of sustainability.

Mitigation Measure

- 1.7 The analysis (chapter 12) concluded that preparing a Shop Front Design SPD appears to be all positive in terms of predicted impacts. Therefore no mitigation measures are needed.

Assessment of options

- 1.8 As part of the preparation of the Shop Front Design SPD, the option of preparing the guide was compared with the 'Business as usual' option, i.e. not preparing the guide. Results showed that the 'Business as usual' option has negative effects in terms of increased fear of crime due to continued and increased use of solid shutters. To improve the situation, special consideration would have to be given to shop front design measures. The most effective means of doing so is through a specific guide.

Assessment of preferred option

- 1.9 The preferred option therefore is to proceed with the preparation of the Shop Front Design SPD. The appraisal of this option showed that it would only have positive effects. It is therefore concluded that the guide will enhance sustainability.

Monitoring

- 1.10 Given that the guidance is relatively specific, it is thought that the best way to indicate the effectiveness of the SPD will be by counting the number of times the SPD itself is used in determining planning applications.
- 1.11 It is intended that the monitoring will be incorporated into existing monitoring arrangements and be included in the Annual Monitoring Report that the council is required to produce.

2 Background

Introduction

- 2.1 This report comprises the Sustainability Appraisal (SA) of the Shop front Design Supplementary Planning Document (SPD). The SPD will form part of the Local Development Framework for Chesterfield, which sets out the policies and proposals to guide future development of the borough.
- 2.2 SA is an ongoing process undertaken through the preparation of a local development document. Its role is to assess the extent to which the emerging policies or proposals will help to achieve environmental, social and economic objectives. If the objectives conflict among themselves, the SA will highlight the conflicts, so helping us towards choices which can achieve a balance. Thus, SA also provides an opportunity to consider ways in which the planning documents can contribute to improvements of, or alleviate adverse effects on, the existing environmental, social or economic conditions.
- 2.3 The requirement to undertake SA comes from section 19 of the Planning and Compulsory Purchase Act 2004, which requires that all new or revised Development Plan Documents (DPD) and SPDs be subject to the SA process regardless of whether there are likely to be any significant effects. The only documents that are exempted are the Statement of Community Involvement (SCI), the Local Development Scheme (LDS), Annual Monitoring Reports (AMRs) and Local Development Orders (LDOs).

Relationship to Strategic Environmental Assessment

- 2.4 In addition to the requirement to undertake SA, EU legislation (SEA Directive 2001/42/EC) requires that an assessment of the environmental effects of certain plans and policies (including planning documents) be undertaken. This process is commonly referred to as 'Strategic Environmental Assessment'. This requirement applies to the Shop front Design SPD.
- 2.5 This SA Report incorporates the requirements of both the SEA and the SA. Unless otherwise stated in this document it should be assumed that references to sustainability appraisal (SA) incorporate the requirements of SEA.

3 Approach

3.1 In November 2005, the Government produced guidance on carrying out SA of Local Development Frameworks (LDF), incorporating the SEA Directive requirements. This guidance sets out a five-stage approach to SA. This is set out in Table 1 and will be the approach that the Council will be following in the SA of the Shop front Design SPD.

Table 1: SA Stages and Tasks

Stage	Task
Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B	Developing and refining options and assessing effects
Stage C	Preparing the Sustainability Appraisal Report
Stage D	Consulting on draft SPD and Sustainability Appraisal Report
Stage E	Monitoring the significant effects of implementing the SPD

3.2 In addition to the materials covered by the SA Scoping Report (Stage A and Task B1, pp 11-24 in this report), this final SA report also covers Task B2 to B6 which is outlined in Table 2.

Table 2: Tasks to be completed in Stage B2 to B6

	Task
B2	Developing the SPD options
B3	Predicting the effects of the draft SPD
B4	Evaluating the effects of the draft SPD
B5	Considering ways of mitigating adverse effects and maximizing beneficial effects
B6	Proposed measures to monitor the significant effects of implementing the SPD

3.3 To fulfill Stage D there was a consultation exercise that ran from Monday 15th September to Monday 27th October. Details of this can be found in chapter 15 of this report.

Purpose of this Report

3.4 This SA Report is a document for the three statutory environmental consultation bodies designated in the SEA Regulations, namely English Heritage, Environment Agency and Natural England. In addition, it is intended for other relevant bodies and individuals that have a local interest in the aims and purposes of the SPD or an interest in sustainability, as suggested in PPS12.

3.5 This SA report details the results of the previous consultations on the draft documents and describes how they have influenced this SA report.

4 Shop front Design SPD

Link to saved Local Plan Policy

- 4.1 This document will form part of the Chesterfield Borough Local Development Framework. It supplements a saved policy within the Replacement Chesterfield Borough Council Local Plan adopted June 2006. The saved policy to which this SPD relates is EVR 25 Shop Fronts.

Shop fronts

The borough council recognises that the character and appearance of retail areas can be undermined by poor quality shop fronts and unsympathetic building security measures. The overall design of shop fascias should be compatible with the building and its surroundings, and where appropriate, incorporate traditional details, features, proportions and materials.

Extensive areas of shop fronts which are covered by solid shutters create an unattractive and uninteresting environment outside shopping hours. Whilst recognising the importance of security measures, it is equally important that the quality of the street scene is not devalued by insensitive solutions.

The installation of security devices will always require Listed Building Consent. Shop security devices on a listed building or a building within a conservation area will only be permitted where it would not harm the character or appearance of the building or the street scene.

EVR25 SHOP FRONTS

PLANNING PERMISSION WILL BE GRANTED FOR NEW, ALTERED OR REPLACEMENT SHOP FRONTS WHERE:

- (a) THEIR DESIGN, SCALE AND CHARACTER ARE COMPATIBLE WITH THE BUILDING AND SURROUNDING AREA; AND**
- (b) APPROPRIATE MATERIALS ARE USED; AND**
- (c) THE DESIGN OF ENTRANCES ALLOWS ACCESS TO ALL MEMBERS OF THE COMMUNITY.**

Purpose and objectives of the Shop front Design SPD

- 4.2 The Shop front Design SPD has the following objectives:-
- **To provide a consistent and integrated approach towards the design of Shop Fronts and assist potential applicants in understanding what is considered acceptable by the Local Planning Authority.**
 - **To achieve high quality Shop Fronts that are accessible to all through inclusive design.**

- **To ensure an appropriate standard of design for Shop Fronts in the borough's Conservation Areas and for Listed Buildings that is sympathetic to the character of the area.**
- **To ensure that the design of Shop Fronts contributes positively to the vitality of the areas daytime and evening economy without detriment to safety and security.**

5 Task A1: Review of relevant plans, programmes and policies

Key targets contained within the relevant plans, programmes and policies

- 5.1 The SEA Directive specifically requires environmental protection objectives established at International, European community or national levels to be taken into account. In order to simplify the review process, where international plans and programmes have already been incorporated into documents at national or regional level, only the lower level plan or programme has been reviewed, for example, Planning Policy Statement 9 on Biodiversity and Geological conservation already incorporates the Habitats Directive and the European Biodiversity Strategy. The section which follows identifies relevant national, regional and local plans, policies and programmes (PPPs) that will have implications on the Shop front Design SPD.

National

- 5.2 *Planning Policy Statement 1: Delivering Sustainable Development*
Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.
- 5.3 *Planning Policy Statement 6: Planning for Town Centres*
Development plans should promote high quality and inclusive design which improves the public realm, enhances and protects heritage and ensures attractive, safe and accessible town centre environments.
- 5.4 *PPG 15: Planning and the Historic Environment*
All aspects of the historic environment should be identified and protected. Conservation can play a key role in promoting economic prosperity.
- 5.5 *Disability Discrimination Act 1995*
This gives disabled people rights of access to everyday services.

Regional

- 5.6 *Regional Spatial Strategy for the East Midlands (RSS8)*
The Regional Spatial Strategy (RSS) provides a broad development strategy for the East Midlands up to 2021. Policy 4 – Promoting Better Design states that “Local Authorities, regional bodies, utility providers and developers should work together to ensure standards of design and construction are constantly improved.”
- 5.7 *Draft Regional Plan (RSS8)*
The draft revised plan provides a broad development strategy for the East Midlands up to 2026. Policy 1 (c) promotes high quality design which reflects local distinctiveness and (k) promotes sustainable design and construction. Policy 2 promotes better design and Policy 27 highlights the need to prioritise the historic environment. Once the RSS is approved, the council will ensure that any future revision to this SPD will be consistent with the revised regional plan policies relating to shop front design.

Local

- 5.8 *Replacement Chesterfield Borough Local Plan*

The local plan sets out the policies and proposals which guide how land in the borough should be used and developed. The Replacement Chesterfield Borough Local Plan was adopted on 7th June 2006 and replaces the old local plan adopted in 1996 and is now the statutory local plan for Chesterfield Borough. The local plan helps to promote and secure good design through policies against which the design of all development proposals can be considered. This SPD is being produced to explain the council's design requirements in more detail.

Relevant Policies

GEN 1 Overall Planning Vision for Chesterfield

GEN 3 Natural, Historic and Built Environment

GEN 6 Community Safety

GEN 8 Access for All

GEN 10 Sustainable Design

ENV 25 Shop Fronts

ENV 26 Building Security

ENV 30 Conservation Areas

ENV 32 Listed Buildings

SCH 1 Development within existing town, district and local centres

SCH 7 New small shops

SCH 10 Food and drink uses

Sustainable Design Supplementary Planning Document (2008)

2008 Retail Land Availability Study

5.9 *Community Strategy for Chesterfield & North East Derbyshire 2005-2015*

The relevant objectives in this document are:

- To support economic regeneration to create a more diverse, prosperous and sustainable economy
- To work in partnership to tackle crime and community safety issues

6 Task A2: Baseline Information

Characteristics of the Area

Introduction

- 6.1 The borough of Chesterfield is located in northeast Derbyshire approximately 5 miles from the southern edge of Sheffield and on the eastern edge of the Peak District. The 2001 census recorded a population of approximately 99,000. Chesterfield itself has an estimated population of 74,100. It is the largest town in the administrative county of Derbyshire (since Derby itself is a separate administration) and it is the main centre in northern Derbyshire. It has an important sub-regional role in terms of jobs, industry and services, and as a shopping centre and tourist attraction. Staveley situated on the east of borough, approximately 5 miles from Chesterfield town centre, has a population of around 10,000. Brimington is located between Chesterfield and Staveley and has an estimated population of 8,600.
- 6.2 The borough is served by the Midland mainline railway and by the M1 to the east. Two major routes bisect it; the A61 running north south to Sheffield and Derby and the A617/A619 running east west and linking to the M1 and the Peak District.

Landscape characteristics

- 6.3 Chesterfield is a predominantly urban district, although over half the borough's 6,600 ha is open land in agricultural or woodland use, forming strategic gaps between the three main settlements of Chesterfield, Staveley and Brimington and part of the North East Derbyshire green belt, to the south of Sheffield. These green wedges help to define individual settlements and maintain the separate identity of communities. A key characteristic of even the town centre core of Chesterfield is that there are views out to open countryside to the west, the south and the east. The river valleys of the Rother, Hipper, Whitting and Doe Lea, and the Holme, Barlow and Pools brooks, shape the landscape.

Contemporary townscape characteristics

- 6.4 The town of Chesterfield grew around a mediaeval core with the town centre retaining part of this street pattern. New retail developments have taken place both in the town centre and around the edges. Industrial decline at the end of the 20th century has resulted in significant areas of industrial land along the river corridors becoming redundant which now provides new development opportunities.
- 6.5 There are the following Conservation Areas in the Borough which are important in relation to this SPD, particularly the Chesterfield Town Centre Conservation Area, Staveley Town Centre Conservation Area and Brimington Conservation Area. The other areas are non-commercial (Somersall Lane, Old Whittington, Queens Park and Eyre Chapel).
- 6.6 There are 305 Listed Buildings in Chesterfield. Of these, 109 are within the Town Centre Conservation Area and 43 of these currently have a shop front.

Shops within the Borough

- 6.7 In the last 3 years there have been 34 planning applications to replace or alter a shop front, not including advertisements. Two of these were refused.

Chesterfield Town Centre

- 6.8 Chesterfield town centre is the main shopping and commercial centre in Chesterfield Borough. It has a reasonably large number of retail and service uses. The centre serves shoppers from across the Borough and beyond, particularly for comparison shopping. Its key roles include convenience shopping, services, entertainment and community facilities.

Table 3 sets out the mix of uses in Chesterfield town centre, compared with the national average.

Table 3: Chesterfield Town Centre Use Class Mix by Unit

Type of Unit	Number of Units	Proportion of Total Number of Units (%)	
		Chesterfield	National Average*
Comparison Retail	185	50.0	46.4
Convenience Retail	32	8.6	9.1
A1 Services	39	10.5	8.0
A2 Services	57	15.4	10.7
A3 and A5 (excl. pubs/bars)	42	11.4	13.9
A4	36	N/A	N/A
Vacant	15	4.1	10.5
Total	406	100.0	100.0

Sources: GOAD 2007

* UK average relates to all town centres surveyed by Goad Plans (November 2006)

Retailer Representation

- 6.9 There are numerous major national multiple comparison retailers present in Chesterfield town centre who have a standard shop front design. However, these retailers are supplemented by a good range of independent traders, including those located in the Market Hall which have more locally distinctive design of frontage.

Staveley Town Centre

- 6.10 Staveley town centre is located to the north-east of Chesterfield town centre. The centre primarily performs a local role serving Staveley itself, although the centre is anchored by a Morrison's supermarket which attracts trade from the surrounding area. The centre has a total of 32 units.

Table 4: Staveley Use Class Mix by Unit

Type of Unit	Number of Units	Proportion of Total Number of Units (%)	
		Staveley	National Average*
Comparison Retail	11	32.4	46.4
Convenience Retail	3	8.8	9.1
A1 Services	4	11.8	8.0
A2 Services	7	20.6	10.7
A3 and A5 (excl. pubs/bars)	4	11.8	13.9
Vacant	5	14.7	10.5
Total	34	100.0	100.0

Sources: NLP Site Visit 2007

* UK average relates to all town centres surveyed by Goad Plans (November 2006)

N.B. This excludes the 3 pub/bars in the centre.

Chatsworth Road District Centre

- 6.11 Chatsworth Road is a linear centre to the west of Chesterfield town centre, and serves the retail and service needs of residents in Brampton and Boythorpe, together with passing trade using the A619 Chatsworth Road. The centre is anchored by a Morrison's superstore and a smaller Lidl supermarket. There is a B&Q store, and a good range of independent comparison retail provision, including home furnishing, pet goods, men's and women's clothes and electrical goods stores, as well as a wide variety of service uses.

Table 5: Chatsworth Road Use Class Mix by Unit

Type of Unit	Number of Units	Proportion of Total Number of Units (%)	
		Chatsworth Rd	National Average*
Comparison Retail	47	51.1	46.4
Convenience Retail	8	8.7	9.1
A1 Services	12	13.0	8.0
A2 Services	4	4.3	10.7
A3 and A5 (excl. pubs/bars)	18	19.6	13.9
Vacant	3	3.3	10.5
Total	92	100.0	100.0

Sources: NLP Site Visit 2007

* UK average relates to all town centres surveyed by Goad Plans (November 2006)

N.B. This excludes the 11 pub/bars in the centre

Whittington Moor District Centre

- 6.12 Whittington Moor is a linear centre to the north of Chesterfield town centre, serving the day-to-day shopping and service needs of the Whittington Moor area, in addition to attracting passing trade from those travelling along Sheffield Road.

Table 6: Whittington Moor Use Class Mix by Unit

Type of Unit	Number of Units	Proportion of Total Number of Units (%)	
		Whittington Moor	National Average*
Comparison Retail	23	41.8	46.4
Convenience Retail	5	9.1	9.1
A1 Services	4	7.3	8.0
A2 Services	1	1.8	10.7
A3 and A5 (excl. pubs/bars)	12	21.8	13.9
Vacant	10	18.2	10.5
Total	55	100.0	100.0

Sources: NLP Site Visit 2007

** UK average relates to all town centres surveyed by Goad Plans (November 2006)*

N.B. This excludes the 4 pubs/bars in the centre

Unemployment

- 6.13 At ward level, 15 out of the 19 Chesterfield wards have an unemployment rate at or above the national average. Of these, three wards have an unemployment rate at or above 5% (ONS, 2001 Census). High quality shop fronts and clean safe street scenes can indirectly help to reduce unemployment by attracting more businesses to the area.

Future Baseline Information

- 6.14 The above baseline information will continue to be used until it is perceived that a review is required. Situations leading to a review could include:
- new baseline data emerging
 - changes to the objectives in the Sustainability Framework
 - direction from a Consultation body

Indicators

- 6.15 Both the SA guidance and the SEA Directive require a collection of baseline information on environmental, social and economic characteristics of the Chesterfield borough to provide the basis for predicting and monitoring the effects of the SPD.

- 6.16 When collecting baseline data, the aim is to assemble sufficient data on the current and likely future state of the area to enable the SPD effects resulting from the DPD to be adequately monitored. Resulting data will identify the sustainability issues (listed under 'Task A3') which the SPD may need to respond to. Once adopted the effectiveness of the SPD will be monitored in the Annual Monitoring Report by counting the number of times the SPD is applied in determining planning applications and noting any problems encountered or potential for improvement.

7 Task A3: Sustainability Problems and Issues

7.1 The key sustainability problems and issues for this SPD have been split into environmental, social and economic areas, and are set out in Table 7. The problems and issues have been identified using the analysis of the relevant plans, programmes and policies and the baseline data.

Table 7 Key Sustainability Issues and Supporting Evidence

Sustainability Issues	Supporting Evidence
Economy	
Promote sustained economic success and growth	<p>PPS6</p> <p>There is research that suggests that good design increases the economic value of buildings and areas, as opposed to poor design, which can reduce values, particularly in town centres. This effect is difficult to quantify.</p>
Environmental	
<p>Enhancing the quality of the environment through good design</p> <p>Maintaining the vitality of shopping areas</p> <p>Reducing energy and minimising waste</p> <p>Value and protect the local distinctiveness of the Borough</p> <p>Strengthen the local community and cultural identity</p>	<ul style="list-style-type: none"> • PPS1, PPG 15, RSS8 • PPS 6 • PPS 1, Sustainable Design SPD
Social	
<p>Social Inclusion – Achieve greater social inclusion and a sense of community</p> <p>Access</p>	<p>It is unlikely that the Shop Front Design Guide will have a direct impact on social matters. However there are links between good quality design and good quality environments, and the reduction of crime. These are not likely to be easily quantifiable.</p> <p>Local Plan Policy GEN 10 Access for All</p> <p>Disability Discrimination Act 1995</p>

8 Task A4: Developing the SA Framework

Introduction

- 8.1 The purpose of the Sustainability Appraisal Framework is to test the potential impact of the SPDs against a series of objectives for sustainable development. The framework is developed by taking into consideration the review of relevant plans and programmes to ensure that the SA Framework reflects the sustainability objectives of these plans and programmes. The second stage (outlined in par 8.6) is to identify the relevant aspects of the environment that are likely to be significantly affected by the SPDs, as required by EC Directive 2001/42/EC.

Sustainability Appraisal Framework

- 8.2 To ensure consistency with the sustainability objectives at regional level the sustainability objectives developed for the SA of the Shop fronts Design SPD are based on those developed for the SA of the review of the Regional Spatial Strategy for the East Midlands. Only those regional objectives that have relevance to the Shop fronts Design SPD have been included in this framework. The sustainability objectives developed for the framework are distinct from the objectives developed for the SPD, though the two influence each other.
- 8.3 The criteria are based on the criteria found in the regional framework but have been adjusted to provide a local interpretation and prioritisation of issues based on the environmental features and problems within the District and also to take into consideration:
- The specific range of issues covered by a Shop fronts Design SPD
 - The key sustainability issues identified in Table 7 above.
- 8.4 The SA report for the review of the Regional Spatial Strategy for the East Midlands has already undertaken a review of higher tier strategies, plans and programmes in order to develop the regional sustainability objectives and criteria. As this SA report uses the regional framework as a basis for the sustainability framework, it has been assumed that there is no requirement to repeat the work undertaken at regional level.
- 8.5 The sustainability objectives and criteria (taken from the regional framework) are shown in Table 8 below.

Table 8 SA Objectives

	Objectives	Criteria
SA1	To improve community safety, reduce crime and the fear of crime	C1 Will it help to increase safety for pedestrians, cyclists and vehicles, and to reduce crime and the fear of crime?
SA2	To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreation activities	C2 Will it help to safeguard local character and enhance the environment?

SA3	To minimise waste and increase the re-use and recycling of waste materials	C3 Will it help to save energy, materials and waste?
SA4	To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the region	C4 Will it help to ensure that planned development protects and enhances the rich diversity of natural, cultural and built environmental and archaeological assets to be found within the Borough?

Identification of likely significant environmental effects

8.6 The reason for identifying the likely significant environmental effects is to ensure that the SA Framework contains adequate objectives and criteria to account for these effects. The SA will focus on the significant effects likely to be generated by the Shop fronts Design SPD as they will be applied in determining planning applications. Table 9 below details the range of likely significant environmental effects identified using the headings provided in the SEA Directive. The table also includes a reference to the Sustainability Criteria that were developed to take the affected environmental issue into consideration.

Table 9 Range of likely environmental effects

SEA Directive Topics	Sustainability Criteria (Table 4)
(a) Biodiversity	No
(b) Population	Yes C1
(c) Human Health	Yes C1
(d) Fauna	No
(e) Flora	No
(f) Soil	No
(g) Water	No
(h) Air	No
(i) Climate Factors	Yes C3
(j) Material Assets	Yes C4
(k) Cultural Heritage	Yes C2 C4
(l) Landscape	No

9 Task B1: Testing the SPD objectives against the sustainability appraisal framework

9.1 It is important that the SPD objectives should be tested for compatibility with the SA objectives. The 4 objectives of the draft SPD are:

1. **To provide a consistent and integrated approach towards the design of Shop Fronts and assist potential applicants in understanding what is considered acceptable by the LPA.**
2. **To achieve high quality Shop Fronts that are accessible to all through inclusive design.**
3. **To ensure an appropriate standard of design for Shop Fronts in the borough's Conservation Areas and for Listed Buildings that is sympathetic to the character of the area.**
4. **To ensure that the design of Shop Fronts contributes positively to the vitality of the areas daytime and evening economy without detriment to safety and security.**

9.2 The table below tests the objectives of the SPD with those of the SA Framework:-

Table 10 Test of SPD objectives against the SA Framework

Criteria as in Table 8	SPD Objective			
	1	2	3	4
C1 Will it help to increase safety for pedestrians, cyclists and vehicles, and to reduce crime and the fear of crime?	√	√		√
C2 Will it help to safeguard local character and enhance the environment?	√	√	√	√
C3 Will it help to save energy, materials and waste?		√		
C4 Will it help to ensure that planned development protects and enhances the rich diversity of natural, cultural and built environmental and archaeological assets to be found within the Borough?	√		√	

√ = positive compatibility

'blank' = neutral impact

X = negative impact

9.3 As can be seen from the table it appears that there is no conflict between the objectives of the SPD and the SA Framework objectives.

10 Task A5: Consulting on the scope of the SA

- 10.1 Consultation on the SA Scoping Report took place from 13th June 2008 to the 18th of July 2008. As required by Regulation 17 of the Local Development Regulations, letters, copies of the document were sent to the individuals/organisations set out in Appendix A. The documents were also available on the Council's website, in libraries and in the Town Hall. Comments and responses are detailed in Appendix B.
- 10.2 In addition, a seminar for interested parties was advertised in local newspapers and held at the Town Hall on 11th October 2008. Notes from the seminar are in Appendix C.

11 Task B2: Developing the SPD options

11.1 Options need to be sufficiently distinct to highlight the different sustainability implications of each, so that meaningful comparisons can be made. Two options were therefore put forward to address the issues facing the Shop Front Design SPD:

- **Option 1: Business as usual, no Shop Front Design SPD:** this would involve no change to the level of practical advice offered to applicants with respect to the design of shop fronts. Assessment of high quality, appropriate design would continue to rely on individual officer experience, with no integrated approach.
- **Option 2: Prepare Shop Front Design SPD:** this would involve the preparation of a document to provide guidance to promote high quality, appropriate and consistent shop front design in the borough, through a booklet, which would be adopted as SPD. The SPD is designed to provide information to all those involved in the development process about the design standards that the council requires.

No other realistic options were identified.

12 Task B3 & B4: Predicting and Evaluating the effects of the SPD

12.1 The assessment of the two options in Table 11 identified that the SPD would have all positive impacts (and therefore be more sustainable) than the 'business as usual' option.

Table 11 Test of Options against the SA Framework

Sustainability Criteria derived from SA Objectives (Table 8)	S/ T	M/ T	L/ T	Comments/ explanation
C1 Will it help to increase safety for pedestrians, cyclists and vehicles, and to reduce crime and the fear of crime?	Option 1: Business as usual, No Guide			
	0	x	x	Shop owners will continue to use full metal shutters which increase the fear of crime.
	Option 2: Prepare Shop front design SPD			
	✓	✓	✓	The guidance will provide more specific, and up to date design guidance thereby ensuring that full consideration is given to the benefits of well designed shop fronts and security measures.
C2 Will it help to safeguard local character and enhance the environment?	Option 1: Business as usual, No Guide			
	0	0	0	Normal planning considerations should ensure that development proposals will safeguard local character and enhance the environment.
	Option 2: Prepare Shop front design SPD			
	✓	✓	✓	Sensitively designed shop fronts can protect and enhance local distinctiveness. Shop front guidance can help target specific areas more effectively in respect to conserving local character, particularly in the Town Centre Conservation Area.
C3 Will it help to save energy, materials and waste?	Option 1: Business as usual, No Guide			
	0	0	0	Normal planning considerations should ensure that development proposals are sustainable and help to mitigate against the effects of climate change.
	Option 2: Prepare Shop front design SPD			
	✓	✓	✓	The SPD will encourage sustainable design and repair of traditional shops where practical.
C4 Will it help to ensure that planned development protects and enhances the rich diversity of natural, cultural and built environmental and	Option 1: Business as usual, No Guide			
	0	0	0	Normal planning considerations should ensure that development proposals protect built assets such as listed buildings from inappropriate development.
	Option 2: Prepare Shop front design SPD			

Sustainability Criteria derived from SA Objectives (Table 8)	S/T	M/T	L/T	Comments/ explanation
archaeological assets to be found within the Borough?	✓	✓	✓	The SPD will provide clearer design guidance for shop fronts on listed buildings and in conservation areas, and enhance the built environment throughout the borough.

Assessment summary

Option 2 has all positive effects. Option 1 has negative effects in terms of increased fear of crime due to continued and increased use of solid shutters.

Key

✓	positive	✘	negative	0	neutral	?	uncertain
S/T	short term	M/T	medium term	L/T	long term		

13 Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

Proposed mitigation measures

- 13.1 The purpose of this section of the process is to try to find measures that will help mitigate the adverse effects of the SPD and amplify the predicted positive effects.
- 13.2 From the analysis conducted in section 12, *overall* the option of preparing a Shop Front Design SPD appears to be all positive in terms of predicted impacts.

14 Task B6: Proposing measures to monitor the significant effects of implementing the SPD

- 14.1 Given that the guidance is relatively specific, it is thought that the best way to indicate the effectiveness of the SPD will be by counting the number of times the SPD itself is used in determining planning applications.
- 14.2 In addition to this, there will be specific measures to monitor the impact the SPD has on listed buildings and premises within the Town Centre Conservation Area.
- 14.3 It is intended that the monitoring will be incorporated into existing monitoring arrangements and be included in the Annual Monitoring Report that the council is required to produce.

15 Task D1: Public participation on the draft SPD and the Sustainability Appraisal Report

- 15.1 The draft reports of the Shop Front Design SPD and its associated SA were consulted on from Monday 15th September to Monday 27th October. As required by Regulation 17 of the Local Development Regulations, letters, emails and copies of the document were sent to the individuals/ organisations set out in Appendix A. A public notice was placed in the Derbyshire Times on Thursday 11th September and copies of the documents were available for inspection at Town Hall, libraries and housing offices, as well as the council website.
- 15.2 A meeting to give people and groups a chance to talk about the range of matters that the guidance covered was held on Thursday 2nd October in the Cricket Pavilion in Queens Park.
- 15.3 Summaries of comments regarding the draft documents are contained in Appendix D and E.
- 15.4 To generate interest in shop front design the council ran a 'Best Shop Front in Chesterfield' competition which was publicised in local press, on the website and in local libraries. To further publicise the documents and to target consultation with shoppers the council held a joint market stall on 9th October 2008 with the Townscape Heritage Initiative.

16 Task D2: Assessing significant changes

- 16.1 This task involved responding to any suggested changes to the draft SPD that might have been raised during consultation. If it is considered that the suggested changes are significant and may have impacts on the social, environmental or economic characteristics of the borough, then it would be necessary to appraise these potential impacts. However, no comments were made on the outcomes of the draft SA Report during consultation. Furthermore, it is not considered that comments on the draft SPD itself warrant further sustainability appraisal.

17 Task D3: Making decisions and providing information

- 17.1 The main issues and response of the council on the draft SPD and SA as well as the consultation statement are uploaded on the council's website:
<http://www.chesterfield.gov.uk/site/default.asp?CATID=557>

**Shop Front Design
Supplementary Planning Document**

Appendices

Appendix A - Consultees

Contact	Name
Barbara Foster	Derbyshire Archaeological Society
Chris Thomas	Outdoor Advertising Association
Irene Coope	CHART LSP Environment Group
Ann Plackett	English Heritage (East Midlands Region)
Bob Kendall District Manager North Derbyshire District Office	Employment Service
Angela Newton, Corporate Services Manager	North Derbyshire TEC
Peter Oteng	Commission For Racial Equality
Rob Jackson	Derbyshire Coalition For Inclusive Living
Mr Richard Dickinson	East Midlands Tourism
Alan Hubbard Land Use Planning Adviser	The National Trust (East Midlands & NW)
Mr J S Reaney (Administration Assistant)	Chesterfield Canal Partnership
Neil Arbon	Derbyshire Chamber and Business Link
Shirley Reader Community Regeneration Officer	Chesterfield Area Regeneration Team
G J Beasley Coalfields Manager	East Midlands Development Agency (Coalfields Dept.)
	Derbyshire Historic Buildings Trust
	Civic Trust
Mr Geoffrey Brown	East Midlands Development Agency
Peter Hirst	Derbyshire County Council (Property Division)
	Ancient Monument Society
Andrew Martindale, Northern Caseworker	The Georgian Group
	Victorian Society
Helen Fairfax	North East Derbyshire District Council
Cllr S Brittain	Holmebrook & Rother Community Forum
Jane Irving	Barratt Sheffield
Mr T Routledge	Cadbury Schweppes
Chris James	Friends Of The Earth
	W M Morrison Supermarkets PLC (Property & Development Division)
	Brampton Home Furnishers
James Podesta	Tesco Stores Ltd
Anthony Hamilton	Government Office For The East Midlands
PC Graham Kelsey (Crime Prevention Design Advisor)	Derbyshire Constabulary
	LIDL UK CMBH
Geraint Coles	Chesterfield Canal Partnership
Miss J Marlow	Staveley History Society / Staveley Community Forum

Contact	Name
Cllr T F Gilby	Brimington & Tapton Community Forum
Mr Graeme Challands	Staveley Town Council
Ms Christine Brown	Brimington Parish Council
	Sainsbury's Supermarkets Ltd
Mr G G King	Dunston Moor & St Helens Community Forum
Mrs E A Miller	Member, Walton & West Community Forum Planning Committee 3
Shirley Bates	Dunston, Moor and St. Helen's Community Forum
Mr Robert H Mansell	Walton and West Community Forum
Charles Brown	Living Streets
Miss A Preston	Clerk to Barlow Parish Council
Mr P Goodwin	Clerk to Sutton-Cum-Duckmanton Parish Council
Mrs E Boswell	Clerk to Brampton Parish Council
Mrs P A Mosley	Clerk to Unstone Parish Council
Mrs A Marsh	Clerk to Calow Parish Council
Mr M Taylor	Clerk to Wingerworth Parish Council
Mr Peter Staniforth	Clerk to Eckington Parish Council
Mrs R Bullimore	Clerk to Barlborough Parish Council
Mr R Ackrill	Clerk to Grassmoor, Hasland & Winsick Parish Council/ Penmore Allotment Association
Mr David Kee	Town Clerk to Old Bolsover Town Council
Mrs K Brailsford	Clerk to Holymoorside & Walton Parish Council
Denise Cameron	Parish Clerk to Clowne Parish Council
	Chesterfield Muslim Welfare Association
	Chinese Community Association
Mrs N Rastogi	Asian Association Chesterfield (NED) Secretary
Ms Maple Cowen	Chinese Community Association Secretary
	African Caribbean Community Association
	Chesterfield Muslim Association
Velma Scott	African Caribbean Community Association
Kathleen Tomlinson	Association for Spina Bifida and Hydrocephalus
Lynn Tarr	Bo Peeps Parents & Toddlers Group
Mr Denis Langan	Chesterfield Action for Access
Julia Connor	Chesterfield Walk This Way
Mrs H Ward	Chesterfield Central Area Community Association
Lynda Shore	Dunston Community Group
Mr Neil Burton	Staveley Community Forum/ Friends of Poolsbrook Country Park / Staveley R.B.L / DUWC
Mike Benner	Campaign for Real Ale Ltd
Reg Londt	'Inspire' 50+
Ms J Collins	Barrow Hill & Whittington Community Forum
Malcolm Godber	Barrow Hill & Whittington Community Forum
Yvette D N Marsden	Barrow Hill & Whittington Community Forum

Contact	Name
Mr W Taylor	Barrow Hill & Whittington Community Forum
Cllr J D Bradbury	Barrow Hill & Whittington Community Forum
Cllr D Stone	Barrow Hill & Whittington Community Forum
Cllr P C Stone	Barrow Hill & Whittington Community Forum
Cllr B Bingham	Barrow Hill & Whittington Community Forum
Mr P Fletcher	Barrow Hill & Whittington Community Forum
Mr A Craw	Barrow Hill & Whittington Community Forum
Mrs Breeds	Barrow Hill & Whittington Community Forum
Qurban Ali	Dunston Moor & St Helens Community Forum
Mrs E Bedford	Dunston Moor & St Helens Community Forum
Mr C J G Bishop	Dunston Moor & St Helens Community Forum
Alderman M G Caulfield	Dunston Moor & St Helens Community Forum
Ms M Cooper	Dunston Moor & St Helens Community Forum
Mr D J Eyre	Dunston Moor & St Helens Community Forum
Mr M Harrison	Dunston Moor & St Helens Community Forum
Ms A Iliffe	Dunston Moor & St Helens Community Forum
Mr M Jenkinson	Dunston Moor & St Helens Community Forum
Rita King	Dunston Moor & St Helens Community Forum
Mr C Ridgeway	Dunston Moor & St Helens Community Forum
Aftab Ahmed Saddiq	Dunston Moor & St Helens Community Forum
Mahroof Hussain Saddique	Dunston Moor & St Helens Community Forum
Mr R A Satterfitt	Dunston Moor & St Helens Community Forum
Mrs K Shelton	Dunston Moor & St Helens Community Forum
Mr G Simmons	Dunston Moor & St Helens Community Forum
Mr I Sutherland	Dunston Moor & St Helens Community Forum
Mr P C Vaughan	Dunston Moor & St Helens Community Forum
Mr E A Ward	Dunston Moor & St Helens Community Forum
Mr B Widdowson	Dunston Moor & St Helens Community Forum
Ms M Wrigglesworth	Dunston Moor & St Helens Community Forum
Cllr A Fields	Dunston Moor & St Helens Community Forum
Cllr K Lomas	Dunston Moor & St Helens Community Forum
Cllr P Proctor	Dunston Moor & St Helens Community Forum
Cllr R Z Pastoll	Dunston Moor & St Helens Community Forum
Cllr A H Rogers	Dunston Moor & St Helens/Newbold & Brockwell Community Forum
Cllr G M Hardy	Dunston Moor & St Helens Community Forum
Cllr S L Blank	Hasland & St Leonards/ Dunston Moor & St Helens Community Forum
Cllr M A Higginbottom	Newbold & Brockwell/ Dunston Moor & St Helens Community Forum
Cllr S Bray	Brimington & Tapton Community Forum
Cllr J Burrows	Brimington & Tapton Community Forum
Cllr I Openshaw	Brimington & Tapton Community Forum
County Cllr W Burrows	Brimington & Tapton Community Forum

Contact	Name
Mr C Allen	Brimington & Tapton Community Forum
Mr J S Cupitt	Brimington & Tapton Community Forum
Nicola Haden	Brimington & Tapton Community Forum
Mandy Hicken	Brimington & Tapton Community Forum
Alan Hinchcliffe	Brimington & Tapton Community Forum
Geoffrey Mellor	Brimington & Tapton Community Forum
Richard A Madin	Brimington & Tapton Community Forum
Anita C Hardy	Brimington & Tapton Community Forum
Ms Margaret Middleton	Brimington & Tapton Community Forum
Mr Mike Fanshawe	Brimington & Tapton Community Forum
Mr J L Stirland	Brimington & Tapton Community Forum
Ms M Arnold	Hasland & St Leonards Community Forum
Mrs Arrandale	Hasland & St Leonards Community Forum
David Bond	Hasland & St Leonards Community Forum
Mrs V Bradbury	Hasland & St Leonards Community Forum
L Browett	Hasland & St Leonards Community Forum
Paul Chandler	Hasland & St Leonards Community Forum
M Cheetham	Hasland & St Leonards Community Forum
A Frost	Hasland & St Leonards Community Forum
Rick Hennelly	Hasland & St Leonards Community Forum
C Leonard	Hasland & St Leonards Community Forum
Adrian Mather	Hasland & St Leonards Community Forum
M Saxton	Hasland & St Leonards Community Forum
L Sheldon	Hasland & St Leonards Community Forum
Barrington Slack	Hasland & St Leonards Community Forum
Jean Slack	Hasland & St Leonards Community Forum
Barrie Stevenson	Hasland & St Leonards Community Forum
Cllr B J Butt	Hasland & St Leonards Community Forum
Cllr B A Dunks	Hasland & St Leonards Community Forum
Cllr D E Hawsworth	Walton & West Community Forum
Mr R Backhouse	Holmebrook & Rother Community Forum
Ms H Cave	Holmebrook & Rother Community Forum
K Crossley	Holmebrook & Rother Community Forum
Ms M Dentith	Holmebrook & Rother Community Forum
Mr E Lee	Holmebrook & Rother Community Forum
Ms L Pearch	Holmebrook & Rother Community Forum
Mr A Rowlands	Holmebrook & Rother Community Forum
Mr A C Slack	Holmebrook & Rother Community Forum
Mr P W Sparrow	Holmebrook & Rother Community Forum
Miss S Swindon	Holmebrook & Rother Community Forum
Ms J Garrett	Holmebrook & Rother Community Forum
Mr R Smith	Holmebrook & Rother Community Forum
Mr K Miles	Holmebrook & Rother Community Forum

Contact	Name
Cllr S Bradford	Holmebrook & Rother Community Forum
Cllr G Falconer	Holmebrook & Rother Community Forum
Cllr K Falconer	Holmebrook & Rother Community Forum
Cllr T Perkins	Holmebrook & Rother Community Forum
County Cllr David Allen	Hasland & St Leonards Community Forum
County Cllr K P Morgan	Holmebrook & Rother Community Forum
Cllr P I Barr	Newbold & Brockwell Community Forum
Cllr F Quayle	Newbold & Brockwell Community Forum
Cllr A S Qazi, JP FRSA	Newbold & Brockwell Community Forum
County Cllr R W Russell	Walton & West/ Newbold & Brockwell Community Forum
Ms J Mannion-Jones	Newbold & Brockwell Community Forum
Mr F D P Morris	Newbold & Brockwell Community Forum
Mrs L Norton	Newbold & Brockwell Community Forum
Mr D Jones	Newbold & Brockwell Community Forum
Miss J Popplewell	Newbold & Brockwell Community Forum
Mr B Browett	Newbold & Brockwell Community Forum
Ms H Birds	Staveley Community Forum
Mr O Cauldwell	Staveley Community Forum
Ms A Flynn	Staveley Community Forum
Mr J Morehen	Staveley Community Forum
Mr T Norton	Staveley Community Forum
Ms E Philpott	Staveley Community Forum
Ms P Ripper	Staveley Community Forum
Mr P Stearn	Staveley Community Forum
Mr P Swain	Staveley Community Forum
Ms E J Tidd	Staveley Community Forum
Mr A Wragg	Staveley Community Forum
Cllr M A Bagshaw	Staveley Community Forum
Mr B Dyke	Staveley Community Forum
Cllr V M Lang	Staveley Community Forum
Cllr C Ludlow	Staveley Community Forum
Cllr J McManus	Staveley Community Forum
Cllr P A Mann	Barrow Hill & Whittington / Staveley Community Forum
Cllr D Parsons	Staveley Community Forum
Cllr R Perry	Staveley Community Forum
County Cllr J Williams	Staveley Community Forum
S Hartley	Staveley Community Forum
Mr A Hotham	Staveley Community Forum
Mr R Pounder	Staveley Community Forum
Mr J Hibbard	Staveley Community Forum
Mr M Samuel	Staveley Community Forum
Ms C Samuel	Staveley Community Forum
Mr R Martin	Staveley Community Forum

Contact	Name
Lorraine Day	Staveley Community Forum
Dorothy Mann	Staveley Community Forum
Jennifer Jones	Staveley Community Forum
Cllr J Brown	Walton & West Community Forum
Cllr A S Diouf	Walton & West Community Forum
Cllr E R Holmes	Walton & West Community Forum
Cllr A D Kitch	Walton & West Community Forum
Ms V Johnson	Walton & West Community Forum
Ms A Serjeant	Walton & West Community Forum
Mr C W Slack	Walton & West Community Forum
Mr J M Umpleby	Walton & West Community Forum
Mr W H Yates	Walton & West Community Forum
	Age Concern Derbyshire
Jill Godwin	Chart Econ Devt Team St Helens Cmnty Devt Worker
	Chesterfield Industrial Archaeological Society
Christine Goodman (Development Manager)	Heart of England Tourist Board
Roger Lomas	Post Office
	Tesco
Mrs J Buck	Townswomen's Guild
Jane Featherstone	Urban Studies Centre
Sonia Kolomijez	Vicar Lane Centre Manager
Steve Lee	CHART LSP
Mr P Whiteley	Chesterfield and District Civic Society
	The Twentieth Century Society
Martin Iliffe	Lead Officer, Brimington & Tupton Community Forum
Dawn Melloy	Lead Officer, Dunston Moor & St Helens Community Forum
Warwick Andrew	Lead Officer, Hasland & St Leonards Community Forum
Viv Macdonald	Lead Officer, Holmebrook & Rother Community Forum
Mick Pidcock	Lead Officer, Newbold & Brockwell Community Forum
Jim Moore	Lead Officer, Staveley Community Forum
	Lead Officer, Walton & West Community Forum
Anne Goss	Clerk to Holmebrook & Rother Community Forum & Brimington & Tupton Community Forum
Julie Briggs	Clerk to Newbold & Brockwell Community Forum & Barrow Hill & Whittington Community Forum
Shirley Bates	Clerk to Walton & West Community Forum & Dunston Moor & St Helens Community Forum
Virginia Browning	Clerk to Hasland & St Leonards Community Forum & Staveley Community Forum
	English Historic Towns Forum
Sue Davis	Derbyshire County Council, Community Safety Unit

Contact	Name
Cllr M H Arnold	Hasland & St Leonards Community Forum
Cllr J S Collins	Barrow Hill & Whittington Community Forum
Cllr L Cooper	Dunston Moor & St Helens Community Forum
Cllr A Craw	Barrow Hill & Whittington Community Forum
Cllr M Davenport	Newbold & Brockwell Community Forum
Cllr A R Galloway	Brimington & Tupton Community Forum
Cllr A Mather	Hasland & St Leonards Community Forum
Cllr N Redihough	Newbold & Brockwell Community Forum
Cllr H V Walsh	Brimington & Tupton Community Forum
Christine Brown	Brimington & Tupton Community Forum
John Di Lorio	Brimington & Tupton Community Forum
Mr H J Brent	Brimington & Tupton Community Forum
Mrs M Bradley	Barrow Hill & Whittington Community Forum
Dave McCall	Lead Officer, Barrow Hill & Whittington Community Forum
Ms H Clark	Barrow Hill & Whittington Community Forum
Mrs B Wallace	Barrow Hill & Whittington Community Forum
Birgit Baker-Schellhorn	Dunston, Moor and St. Helen's Community Forum
Sarah Brown	Dunston, Moor and St. Helen's Community Forum
Ms A Everett	Dunston, Moor and St. Helen's Community Forum
Peter Hartshorne	Dunston, Moor and St. Helen's Community Forum
Farooz Hussain	Dunston, Moor and St. Helen's Community Forum
Rita King	Dunston, Moor and St. Helen's Community Forum
Ali Mehrban	Dunston, Moor and St. Helen's Community Forum
Mr T Reynolds	Dunston, Moor and St. Helen's Community Forum
Mr J W Roberts	Dunston, Moor and St. Helen's Community Forum
Mrs H Ward	Dunston, Moor and St. Helen's Community Forum
Ms N Hoskin-Stone	Hasland & St. Leonard's Community Forum
Mrs M G Lainchbury	Hasland & St. Leonard's Community Forum
Mr M T Fermer	Holmebrook & Rother Community Forum
Ms K V West	Holmebrook & Rother Community Forum
Mr R Smithson	Holmebrook & Rother Community Forum
Mr N Buxton	Staveley Community Forum
Ms R Packwood	Staveley Community Forum
Ms M White	Staveley Community Forum
Dr M Dornan	Walton & West Community Forum
Mr J C Hewitt	Walton & West Community Forum
Mr H Husband	Walton & West Community Forum
Alison Craig	Chesterfield Borough Council
Cameron Philpot	Chesterfield & NE Derbyshire Pensioners Action Association

Appendix B – Comments on the Scoping Documents

1. Dean Skrabania, Natural England				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
1.	All Sections.	No comments.	Noted.	No Change.
2. English Historic Towns Forum				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
2.	All Sections.	Recommended EHTF publications.	Publications purchased to aid preparation of draft document.	Take account of advice in publications.
3. Ann Plackett, English Heritage				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
3.	<u>SPD Scoping Report</u> <u>Q1 Objectives and Q2 Subject Areas</u>	It is suggested that the scope of the SPD should be extended to encourage the conservation, repair and refurbishment of traditional shop fronts, particularly in the conservation areas or where	The document could include a desire to retain traditional shop fronts, especially within the Conservation Area and when affecting a listed building, by way of their repair and refurbishment.	Include a general comment in section 3 which is reinforced in more detail in sections 5 and 6.

		the shop front is part of a listed building.			
	<u>SPD Sustainability Appraisal Scoping Report</u> <u>Baseline Information (par 5.5)</u>	This could include reference to the number of listed buildings, particularly within the town centre/ commercial conservation areas.	Agreed.		Include data on listed buildings within the Baseline Information section of the Sustainability Appraisal.
	<u>SPD Sustainability Appraisal Scoping Report</u> <u>Indicators (par 5.14)</u>	For the purposes of monitoring, it would be useful to have a checklist of problems/potential for improvement, e.g. loss of or repair of traditional shop fronts; numbers of schemes that enhance the character of a conservation area, where there are new shop fronts or the replacement of inappropriate shop fronts, etc.	Agreed.		Include specific monitoring measures for listed buildings and traditional shop fronts.
	<u>SPD Sustainability Appraisal Scoping Report</u> <u>Consultation (par 9.2)</u>	The Countryside Agency and English Nature are now part of Natural England.	Accepted.		Amend in both SPD and SA documents.
4. None given					
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation	
5	<u>Questionnaire</u>	The SPS should have good guidelines for all shop owners and businesses to work to and comply.	Agreed.	No change.	

5. Graham Kelsey				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
6	Questionnaire	Colour is particularly important. Major/National companies who have or may potentially have an interest in the town should be consulted.	Noted. A number of major retailers have been consulted.	No Change.
6. Cllr Galloway				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
7	Questionnaire	Queried whether the SPD would be able to be used retrospectively to improve existing premises.	No.	No Change.
7. None Given				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
8	Questionnaire	Streets need to be split into smaller areas to identify their own identity. Suggested that local press and radio are used, and an open day is held.	Noted. There are some distinct groups of shops / buildings which naturally have their own identity which will be highlighted within the SPD. When the Draft SPD is out for consultation there will be a press release, which can go to local radio also. There	No change.

				will be a public event, the type has yet to be decided.	
8. Cllr Lee Cooper					
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation	
9	Questionnaire	The objectives and subject areas are correct.	Noted.	No Change.	
9. Cllr Falconer					
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation	
10	Questionnaire	Should also consult people who shop in Chesterfield.	This will be done when the draft goes out for public consultation.	No Change.	
10. Margaret Arnold					
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation	
11	Questionnaire	We should talk to Shop Keepers. It will improve the streetscene to calm down some of the colours.	Agreed. The draft SPD will detail the preferred colour schemes for different areas of the Borough.	No change.	
11. Cllr Dunks					
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation	
12	Questionnaire	Need to do a residents survey and talk to shoppers that come to the market	There will be a consultation period which will include work to include shoppers and	No change.	

		place etc as well as planning sub groups	residents.	
12. Cllr Alan Crow				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
13	Questionnaire	The first objective should read — 'should be... consistent and INTEGRATED approach.....' We are at risk of abominable corporate schemes which need to be tamed. In line with policy on illuminated signage we should have develop a policy on illuminated shop fronts.	Accepted. The planning system has no control over internal lighting within a commercial premises. External lighting to the shop front, if for purposes of illuminating signage is covered under the Advertisement SPD. Affixing other lighting to a shop front could be mentioned in the SPD and discouraged.	Amend objective accordingly.
13. A Hotham				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
14	Questionnaire	Shop fronts should employ modern materials and have long life and be energy efficient and use sustainable materials. Local retailers should be consulted.	Agreed. A number of local retailers have been consulted.	No change. No change.
14. Diana Chadwick				
Representation	Relating to which section?	Summary of	Officer Response	Recommendation

number	Questionnaire	Representation	
15		<p>Representation</p> <p>Important to communicate soon with shop owners. Emphasis on appropriate building materials – timber windows frames of acceptable proportions really important. The recommendations in Mansfield's SPG seem eminently acceptable – I hope Chesterfield's will be at least as prescriptive. Why not let the public know via a full page on these matters on the web or in the local paper?</p> <p>All local conservation bodies including those in adjoining areas whose residents use and visit Chesterfield as much as residents. Post a communication on local notice boards including Chesterfield PO.</p>	<p>Agreed.</p> <p>The consultation on the draft will cover these issues.</p>
			No change.

Appendix C – Notes from Scoping Consultation Seminar

The Market square used to have arches on three sides, and it was asked whether there is any chance of reinstating these. Traditional features are very important in this area, and timber frames should be reinstated / retained.

Big chain stores corporate designs are not appropriate for historic areas. Corporate signage should fit in with the proportions of the building and be sympathetic to heritage.

We need strong policies and CBC should lead by example with CBC owned shops.

District and local centres are important and need a coherent approach to each distinct centre. Walton drive area did have a clear design approach but is now neglected and the solid shutters compound the look of neglect.

Shop fronts should be appropriate to the building, for example, a Victorian pastiche is not appropriate on a 1960s building.

Newbold village is a 'disaster' with no character, where it was once a village shopping centre with traditional shops.

Whittington Moor needs special consideration as a 'gateway' into Chesterfield, respecting the Victorian character and using local brick. The Lild building is good, and blends in well.

Chatsworth Road and Staveley both need a coordinated approach.

The area around St Marys church needs to be respected and enhanced.

Evening economy / nightclub activity now centred around Corporation Street. Dark coloured mesh shutter are better as they allow people to see in and don't reflect light back. Laminated glass windows are preferable to shutters and should be used throughout the borough.

Must ensure that new shop fronts are energy efficient.

Colours – each area needs a colour zone, with a choice of a complementary palette of colours. Could have a photo exhibition in the next consultations to show how good areas could look with coordinated design and colours.

Economic argument – good design is a loss leader.

Need examples of good practice from other towns and cities.

Appendix D: Draft Shop Front Design SPD (October08)

Representations to consultation on the Draft Documents

1. Barbara Arrandale				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
1.	Draft SPD	3.2.2 2nd sentence 'If appropriate... I fully support this - it is a pity that retrospective requirements can't be applied. 3.4.6 Hasland - fully support 5.5.1 . I am very pleased about the intention to control the colours of shop fronts. The palette looks good.	Noted.	No Change.
2. Helen Carrington (Townscape Heritage Initiative)				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
2.	Draft SPD	Par 1.7 Change the final sentence to read: 'Chesterfield THI is a grant scheme for properties in a target area of Chesterfield town centre that looks to repair and regenerate both the historic fabric and the economy of the town centre. It is funded through the Heritage Lottery Fund (HLF), Alliance SSP and Chesterfield Borough Council and will operate until December 2012. 30 properties have been identified as priorities because of their importance to the appearance of the town centre, and this will help with the physical and economic	Noted	Changes agreed

		regeneration of the whole area. Fig 6B and 20 Mention that these are targets for THI Fig 24 has no reference in the text Pg 37 show the overlay of the THI area on the map		
3. Graham Kelsey				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
3.	Draft SPD	The Key Design Objectives need to include Safety and Security as they are included in the checklist and it provides continuity. The objective for sustainability covers that angle because without safety and security there is unlikely to be long term sustainability. Brimington could probably do with a bit more coverage if possible in the visual examples and everything else is fine.	Noted	Change agreed
4. P.Arrandale				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
4	Draft SPD	Shop fronts in Chesterfield are a hotch potch. Is it possible to stipulate that new or refurbished shops fronts must be traditional?	This would be too prescriptive and not appropriate to all buildings.	No change
5. R. Wheatcroft				
Representation	Relating to	Summary of Representation	Officer Response	Recommendation

number	which section?			
5	Draft SPD	The focus should be on keeping up the traditions of a market town.	Noted	No change
6. S. Clayton				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
6	Draft SPD	Boring branded frontages should be prevented. Independent shops such as on the Yard and the shambles are different and eye catching and should be preserved.	Noted	No Change
7. R. Molsher				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
7	Draft SPD	Shop fronts should be attractive and reflect the heritage of the town.	Noted	No change
8. S. Niblock				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
8	Draft SPD	The loss of two storey features should be stopped e.g. Vodafone. Shop fronts should be restored as part of the whole building.	Noted	No change
9. S. Poulton				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
9	Draft SPD	It is good to have a mixture of the old and new.	Noted	No change

10. Mr Herbert				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
10	Draft SPD	The small shops in the shambles are of good design and traditional for Chesterfield.	Noted	No change
11. H. Birks				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
11	Draft SPD	Shop fronts in Chesterfield are too modern and should have more period features to keep Chesterfield different from other towns.	Noted	No change
12. C. Dean				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
12	Draft SPD	Shops in Chesterfield should reflect the history as a market town.	Noted	No change
13. B. Crawford				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
13	Draft SPD	Shop fronts are too patchy in design and excessive use of plate glass should be avoided.	Noted	No change
14. L. Swift				
Representation number	Relating to which section?	Summary of Representation	Officer Response	Recommendation
14	Draft SPD	There should be no harsh looking shutters.	Noted	No change

15. Ms Jordan			
Representation number	Relating to which section?	Summary of Representation	Officer Response
15	Draft SPD	Garish colours should be avoided.	Noted
			No change
16. J. Amuli – Conservation Officer CBC			
Representation number	Relating to which section?	Summary of Representation	Officer Response
16	Draft SPD Section 6	<p>a) The sensitive restoration of existing historic shop fronts is welcomed but poorly detailed 'pastiche' designs which fail to re-create original details are not appropriate and should be discouraged.</p> <p>The use of roller shutters externally should generally be resisted as they sterilise the appearance of areas.</p>	Noted
			Changes agreed
17. Alan Hubbard, National Trust			
Representation number	Relating to which section?	Summary of Representation	Officer Response
17	Page 4	The e-mail link on page 4 of the draft SPD needs to be corrected.	Noted
			To be corrected

Appendix E – Notes from Draft Consultation Workshop

It is not a good idea to show photographs of shops that are of poor quality or design, or of inappropriate colours, as this does not project a good image. There was discussion around street furniture and 'A' Boards, but these are County Council matters. However there was a query over control of 'A' boards in the Yard.

Photographs to include:

Fashion Foundations, Deli, Carpet shop (curved glass)
T Potts, Window dressings shop
Barbers, Grade 1
Hasland carpets

Need more photographs of Chatsworth Road (including Koo café), Brimington (try the sandwich shop or those opposite the doctors surgery) and Staveley (opposite Church).

At Whittington Moor use picture of street scene which includes Ladbrookes to show an example of the existing in photo form and then a sketch showing how it could be done if traditional proportions were used.

Use pictures of the better shop fronts on Sheffield Road and not all street scene views which show inappropriate design.

Swap the photos of bad shutters with those that show the external boxes.
Aim to use photos that do not include any A boards.
Sketches – include these. Note spelling error on Transom.

Key Design Objectives

Include one on safety and security. Graham Kelsey will send comments.
Use drawings to highlight objectives

District Centres

Need to include Newbold Village, New and Old Whittington, Walton Drive at Boythorpe and A61 Derby Road.

The document should include a pull-out section on component parts of a shop front on A3 if possible.

Query the possibility of extending the Conservation Area.

Remove the objectives from page 4 and make those of page 5 bold. Consider using the text in the executive summary in a forward from Lead member.

Checklist on page 34 – add 'been' before 'achieved' in final point.

Appendix F – Equalities Impact Assessment

CHESTERFIELD BOROUGH COUNCIL

EQUALITY IMPACT ASSESSMENT FOR DRAFT SHOP FRONT DESIGN SUPPLEMENTARY PLANNING DOCUMENT

The Draft Shop Front Design Supplementary Planning Document has been produced by the Forward Planning Department to provide guidance on the design of Shop Fronts to assist potential applicants and add detail to the policies in the adopted Replacement Local Plan (2006).

This document will have a minor significance for the Council as it does not introduce new policy but will supplement existing policy.

It will have the most significance for the Disabled People Target Group as one of the objectives of the document is to ensure accessibility for all people into all shops, including wheelchair users and the visually impaired.

It is related to the legal duties around Disability, mainly promoting equality of opportunity between disabled people and other people, encouraging participation by disabled persons in public life and taking steps to take account of disabled people's disabilities.

The Council's Planning Services and related policies are considered to be of high relevance for disabled and older people and moderate relevance for all other groups (ethnic minorities, women, lesbians and gay men, some religions and younger people). The Services are of high relevance for mobility impaired and other disabled people such as sight impaired who require safe access into buildings and around the built environment. This also particularly affects older people as the incidence of disability increases with age. It also applies to anyone using a pushchair/buggy and those with young children.

The whole of the borough should benefit from the document and the impact on increasing the safety and attractiveness of shop fronts.

The evidence used for this assessment includes the following:

- Research reports on disability and poverty

The scoping documents were sent to over 250 individuals and organisations including the following:

Commission For Racial Equality
Derbyshire Coalition For Inclusive Living
Chesterfield Muslim Welfare Association
'Inspire' 50+
Age Concern Derbyshire
Derbyshire County Council, Community Safety Unit
Chesterfield & NE Derbyshire Pensioners Action Association
Chinese Community Association
African Caribbean Community Association
Asian Association Chesterfield (NED) Secretary
Association for Spina Bifida and Hydrocephalus

Consultation with DEAG is required to consider the draft documents.

The document will be monitored as part of the Planning Departments Annual Monitoring Report. Any future changes to the documents and policies will also be equality impact assessed.