

**SHOP FRONT DESIGN SUPPLEMENTARY PLANNING DOCUMENT (SPD)
PUBLIC CONSULTATION REPORT**

Statement under Regulation 18 (4)(b)

Number	Name	Comment	Response	Action
1	Ryan Bavin on behalf of Natural England	No comment to make	Noted	No further action required

(i) Comment regarding security shutters (P4.4). Concerned that security shutters would not be permitted, whilst an 'open' style shutter would be acceptable only if installed internally. Highlights that retailers install shutters to protect their windows from vandalism, rather than the contents of their shop. Also highlights that it is a condition of insurers that shutters are installed in order for insurance to be granted.

The SPD discourages the use of solid external security shutters except where there is strong justification. It does not therefore rule them out completely, though some changes to the wording in this section could help to clarify this. The document highlights that the use of shutters should be weighed against their impact on the character and appearance of the area. This is especially the case where the proposal affects a listed building or a conservation area. Instead the SPD encourages exploration of alternatives including internal grilles or external shutters which allow a view into the shop. External shutters of this type are also suggested by this respondent below (in 2 (ii)). Each case will need to be considered on its merits at the planning stage.

Suggest amending paragraph 4.5 to read: "Where they are necessary, security grilles and shutters should preferably be incorporated internally. External solid roller shutters will not usually be acceptable, particularly in conservation areas, as they have a greater visual impact and could obscure features of the shop front itself. Where they have to be external, shutters should allow views into the shop, and follow the principles set out in Figure 12." In addition, remove the words "exceptional circumstances from paragraph 4.6.

		(ii) Solid shutters are now available with a perforated finish, which allows a view of the interior of the shop, provided that the interior is correctly lit. Open style shutters are also available with transparent polycarbonate backing which would also be suitable for exterior use.	Noted - this is acknowledged within paragraph 4.5 of the document, and suggested amendments to the wording under the previous comment should help to clarify this further.	No further action required
3	Amy Burbidge - Design Action Manager at the North Northamptonshire Joint Planning Unit	(i) It would be nice to have some local images, so it looks less generic and shows good and bad examples in East Northamptonshire	This was considered in the development of the document. However, it was decided that local photographs would not be used to avoid a scenario where shop keepers felt singled out, particularly in the case of bad examples. Instead, many of the drawings within the document are based on local buildings and shop fronts.	No further action required
		(ii) Independent access - do you want something about trying to maintain or encourage secondary accesses to upper floors to keep them in use?	Agree	Add a new short section on access
		(iii) Access - mention step free or how you might overcome access issues by amending paving levels outside etc	Agree	Add a new short section on access
		(iv) Security - alternative to shutters could be security glass. Toughened and laminated glass can also give very high levels of security and has the capacity to remain in tact when broken.	Noted. The Crime Prevention Design Advisor (5 (iii) below) also makes reference to glass specification for security reasons.	Add reference to glass specification and security

		(v) Sustainable construction - would be good to include this topic.	Agree.	Add a short reference to key principles
		(vi) Contemporary design - would be good to include some images of successful shop front in either modern or historic buildings such as Duke of York Square, Chelsea, Christs Lane Cambridge, or traditional details done in a simple modern way like one in Windsor. Even better some local examples.	The SPD focuses on key principles of proportion, composition and security. It acknowledges that style will vary, and contemporary is one of many approaches to style that may be adopted.	No further action required
		(vii) Fig 15 - bad shop front could be made to look worse - i.e. bigger fascia and bigger sign.	Agree	Amend Figure 15
		(viii) Suggests Figure 6 could be more powerful as a photograph as line drawings don't give the cacophony of colour	Noted, however the existing drawing conveys the message and inserting a photograph here would not be in keeping with the consistent design/appearance of the document and would not allow direct comparison with Figure 7.	No further action required
4	Stanwick Parish Council	Welcomes the proposed policy	Noted	No further action required

5	Richard Wilson - Crime Prevention Design Advisor, Northamptonshire Police	(i) Para 1.4 - suggests adding that where necessary referral to Crime Prevention Design advisor should be made at pre-application stage	Agree	Add text to paragraph 1.4 suggest referral to Crime Prevention Design advisor may be appropriate
		(ii) Para 1.15 - suggests that proportion and composition and section 4 needs to deal with security for both the premises and personal safety.	Agree	Add reference to security to paragraph 1.15
		(iii) para 3.5 - glazing type and thickness should be carefully considered in each instance in terms of both safety and security.	Noted. As above under 3 (iv)	Add reference to glass specification and security
		4.6 - Doorways and alleyways. Identifies that shop doorways were originally recessed and where original shop fronts exist. Suggests these should be lit and protected by ornate gates in historic shopfronts.	Agree	Add suggested security measures for existing recessed doorways to paragraph 4.2.
		4.6 - Alleyways on street frontages to access the rear of retail/commercial premises should also be securely gated and locked, provided that these are designed sympathetically to the building.	Agree	Add a new short section on access
	Suggests adding to 6.7 - ...closing and aide security during non opening hours	Agree	Add suggested text to paragraph 6.7	

6	Ann Plackett - English Heritage	No comment to make, as consider this a matter to be dealt with in consultation with ENC's Conservation Officer	Noted. ENC's Senior Conservation Officer provided input and feedback on the draft document prior to it being published for public consultation	No further action required
7	Rushden Town Council	Members endorse the consultation draft and are pleased with the regulations as presented.	Noted	No further action required
8	Development Control officers	Suggest adding a paragraph at the end of the document giving links to the permitted development and advertising regulations. Paragraph suggested.	Agree that this would provide useful information for applicants.	Add suggested paragraph to the end of the document
	Policy officers	Making reference to the glossary in the introduction would assist in using the document		Add reference to the glossary within the introduction.
	Policy officers	Under paragraph 1.5, add a statement to clarify the status of the RSS		Under paragraph 1.5, add a statement to clarify the current status of the RSS
	Policy officers	A paragraph is duplicated in the consultation draft (2.1 and 3.2)		Delete paragraph 2.1 and leave paragraph 3.2
	Policy officers	Adding reference to the relevant Figures next to the title of each sub-heading could assist the usability of the document		Add figure numbers adjacent to sub-headings

Policy officers

Stanwick Parish Council mistakenly omitted from the list of consultees in Appendix 3 (the Council was formally consulted however, and did submit a response)



Add Stanwick Parish Council to the list of organisations formally notified of the publication of the consultation draft in appendix 3.