

Appendix 2

	<p style="text-align: center;">Consultation Responses to Householder Design Guidance SPD</p>	
<p>Respondent</p>	<p>Summary of Representation Response</p>	<p>Council Response</p>
<p>Adlington Town Council</p>	<p>Considers the SPD to be useful and clearly written.</p>	<p>Support Noted</p>
<p>Heath Charnock Parish Council</p>	<p>Note the revised guidance and the sustainability requirements. Have no specific comments to make.</p>	<p>Noted</p>
<p>Highway England</p>	<p>Welcomes the text within the draft encouraging those planning developments to engage early with their neighbours to discuss their plans prior to submission of planning applications. Early dialogue can help avoid objections or the need to delay proposals later on, which is something we support.</p> <p>In the context of the SPD, this may be relevant where a proposal may affect the motorway boundary (as defined by the motorway boundary fence). In such cases, Highway England would always seek to confirm that an applicant erects their own boundary fence on their own property to the satisfaction of the local planning authority, and for this to be at least one metre outside of the motorway fence line for the purposes of future maintenance (the Highway England have a legal right to access land outside the motorway boundary within the strip). In addition, Highway England do not permit the connection of services associated with the development to be located within or under the motorway verge or carriageway, or to do anything that would put the motorway earthworks at risk. Whilst Highway England is not suggesting that specific reference be included within the SPD, they wish to make the Council aware of these restrictions.</p>	<p>Noted.</p> <p>Agree this information is not relevant within this SPD. No Change</p>
<p>Historic England</p>	<p>Have no comments to make on the content of the SPD</p>	<p>Noted.</p>
<p>Blackburn with Darwen Borough Council</p>	<p>Have no comments to make on the content of the SPD</p>	<p>Noted</p>
<p>Natural England</p>	<p>This SPD is unlikely to have major effects on the natural environment but may nevertheless have some effects. Natural England do not wish to provide specific comments, but advise the Council to consider making provision for Green Infrastructure, Biodiversity enhancement, landscape enhancement and other design considerations including the impact of lighting and biodiversity in the SPD.</p>	<p>In response information on biodiversity & the green infrastructure network for the creation of ecological networks is covered within the Central Lancashire Biodiversity & Nature Conservation SPD which is referenced at page 3 of the SPD. The SPD supports and references at page 1 the design standards set within Policy 17 (Design of New Buildings) of the Central Lancashire Core Strategy, Policies HS5 (House Extensions) and Policy BNE1 (Design Criteria</p>

		<p>for New Development) of the adopted Chorley Local Plan (2012-2026) and the Central Lancashire Design SPD. These include the design and landscaping elements of any planning application proposal. There is no need to duplicate guidance within the SPD contained in adopted SPD documents and the Local Plan, These policies are referenced in the SPD and hyperlinks are provided.</p> <p>In respect of external lighting, minor domestic light fittings, are not subject to planning controls but “artificial light emitted from premises so as to be prejudicial to health or a nuisance” which could be classed as a “statutory nuisance” is covered by the Environmental Protection Act 1990.</p> <p>A new section 9 is proposed to read: <u>External Lighting. Local Plan Policy BNE6 (Light Pollution) covers new development especially commercial requiring or likely to require external lighting. Minor domestic light fittings, are not subject to planning controls. Nevertheless, if you are planning to install external lighting for security or other purposes, you should ensure that the intensity and direction of light does not disturb others. Many people suffer extreme disturbance due to excessive or poorly-designed lighting. Ensure that beams are not pointed directly at windows of other houses. Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside your property.</u></p>
Environment Agency (EA)	<p>Supports the inclusion of ‘Waste, Water and Pollution Controls’ within section 1.14 for other permissions that may be required outside of planning permission.</p> <p>Indicates planning applications within Flood zones 2 and 3 for minor extensions that are less than 250 square metres are covered by the EA Flood Risk Standing Advice and therefore do not require consultation with the Environment Agency. Instead developers should refer to EA advice and ensure the appropriate mitigation measures are included as part of the design. The Local Planning Authority should satisfy themselves that this has been followed. EA recommend that a section is included within the proposed SPD to ensure that the developer incorporates flood risk into their design prior to submitting their planning application. This will ensure the process is as efficient as possible.</p>	<p>Comments Noted.</p> <p>Insert after para 1.11 new</p> <p><u>It is important to incorporate flood risk into a design prior to submitting a planning application. An applicant will need to follow the Environment Agency’s Flood Risk Standing Advice if they are carrying out a flood risk assessment for a development classed as a minor extension (household extensions or non-domestic extensions less than 250 square metres) in Flood zone 2 or 3. The Environment Agency’s Standing Advice can be found via the following website. https://www.gov.uk/guidance/flood-risk-assessment-standing-advice</u></p>
Anderton Parish Council	<p>The SPD generally covers most areas and is at an appropriate level of usefulness. Considers sections 3 to 8 are still subsections of Section 2 and questions document numbering section.</p> <p>There should be an additional subsection covering advice on extraneous additions to new extensions and outbuildings e.g. external lighting units</p>	<p>Comments noted. Sections 3 to 8 are separated from Section 2 to allow ease of use of the SPD and no change is proposed.</p> <p>In respect of external lighting, minor domestic light fittings, are not subject to planning controls but “artificial light emitted from premises so as to be</p>

	<p>which can have significant impact on neighbourhood amenity.</p>	<p>prejudicial to health or a nuisance” which could be classed as a “statutory nuisance” is covered by the Environmental Protection Act 1990. A new section 9 is proposed to read: <u>External Lighting, Local Plan Policy BNE6 (Light Pollution) covers new development especially commercial requiring or likely to require external lighting. Minor domestic light fittings, are not subject to planning controls. Nevertheless, if you are planning to install external lighting for security or other purposes, you should ensure that the intensity and direction of light does not disturb others. Many people suffer extreme disturbance due to excessive or poorly-designed lighting. Ensure that beams are not pointed directly at windows of other houses. Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside your property.</u></p>
<p>United Utilities (UU)</p>	<p>To protect utility assets and the service they provide for the wider communities and environment, United Utilities would like the following specific bullet point to be added to the Site Appraisal policy text at para 1.11:</p> <ul style="list-style-type: none"> • Impact on utilities assets. <p>UU would like to see the following specific bullet point covering pre-planning liaison with their Developer Services team to be added to the Other Consents and Regulations policy text at para 1.14:</p> <ul style="list-style-type: none"> • United Utilities’ Developer Services team are available to help you through every stage of your development; adhering to these processes will help in avoiding any potential delays in the future: http://www.unitedutilities.com/builders-developers.aspx <p>To highlight the issues of urban creep and its impact on the wider communities and environment, UU would like the Works to Front Garden policy text at para 6.3 to be redrafted to insert: Associated with this, a popular solution to ever-increasing car parking problems is to surface front gardens. This greatly alters the setting of the building and streetscape, often causing detriment, flooding and pollution of watercourses; and where such proposals require permission, is unlikely to be permitted.</p>	<p>Comments noted. Amend to insert at end of bullet points at para 1.11:</p> <ul style="list-style-type: none"> • <u>Impact on utilities assets.</u> <p>Amend to insert at para 1.14: <u>United Utilities has a Developer Services team available to help you through every stage of your development; adhering to these processes will help in avoiding any potential delays in the future: http://www.unitedutilities.com/builders-developers.aspx</u></p> <p>Amend Works to Front Garden text at para 6.3 to insert: Associated with this, a popular solution to ever-increasing car parking problems is to surface front gardens. This greatly alters the setting of the building and streetscape, often causing detriment, <u>flooding and pollution of watercourses</u>; and where such proposals require permission, is unlikely to be permitted.</p>