

Consultation Statement

Shop Fronts – Security and Design

This statement sets out the preparation and consultation process for the Shop Fronts Security and Design Supplementary Planning Document in accordance with Regulation 17 (1) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004. The purpose of this statement is to detail what consultation has already taken place prior to the SPD being released for its formal period of public participation under regulation 17, what issues were raised by this consultation and how the SPD has been amended in response to these issues.

The Supplementary Planning Document is based on saved policies in the Rochford District Replacement Local Plan (adopted 16th June 2006). The main policy to which the Shop Fronts SPD relates is shown below.

POLICY SAT8 – SHOPFRONTS: DESIGN & SECURITY

Shopfronts should be designed to complement the style and proportions of the affected building, and to those adjoining it. Shopfront designs should also incorporate any features necessary to ensure the security of the premises, and its contents.

Planning permission for the installation of external roller shutters or grilles will only be granted where these do not cause an adverse impact on the appearance of the building to which they are to be attached or its locality. Where, exceptionally, shutters or grilles are permitted, they should comply with the guidance of LPSPD6.

As part of the Replacement Local Plan, the above policy has been subject to a high level of public consultation including public inquiry. The policy shown above is the result of this process, adopted after all of the issues raised in public consultation had been addressed.

This Supplementary Planning Document, like all that the LPA currently intend to adopt, has also been previously adopted as Supplementary Planning Guidance under the Rochford District Replacement Local Plan (adopted 16th June 2006). The draft supplementary planning guidance was released for public consultation in 2003 as part of the consultation on the Rochford District Replacement Local Plan. There were 15 responses to this consultation which were considered and, where appropriate, the documents amended before they were adopted as SPG. The content of the draft Supplementary Planning Documents remains largely similar to the SPGs that were subject to this consultation. Due to this recent consultation the LPA has carried out a limited level of further consultation prior to the formal regulation 17 public participation.

Further consultation on the Supplementary Planning Document has taken place through the Sustainability Appraisal process incorporating the requirements of the Strategic Environmental Assessment Directive. In the scoping stage of this process the draft Supplementary Planning Document

and Scoping Report were made available to statutory consultees for comment.

The statutory consultees were:

English Heritage
Countryside Agency
English Nature
Environment Agency

The consultation period ran from Friday 10th March 2006 to Friday 14th April 2006.

As a result of the sustainability appraisal process, including the scoping consultation with statutory consultees, the final sustainability appraisal report identifies a number of issues and recommendations. The main issues raised and suggested actions to be taken are set out in the Shop Fronts Sustainability Appraisal Environmental Report, available for public consultation along with this statement. In order to ensure a proper balance between economic, social and environmental interests in the district, the LPA has endeavoured wherever possible to amend the draft SPD inline with the recommendations of the sustainability appraisal.