

Supplementary Planning Document

Shopfront & Advertisement Design

November 2010



Barrow-in-Furness Borough Council

Part of the Barrow-in-Furness Local Development Framework

Shopfront and Advertisement Design Supplementary Planning Document:

Barrow-in-Furness Borough Council

Adoption Draft for Committee Consideration November 2010

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1 Introduction

This Supplementary Planning Document (SPD) has been prepared by Barrow Borough Council as part of the Council's Local Development Framework (LDF).

It supplements the policies of the Barrow Port Area Action Plan Development Plan Document and the saved Barrow-in-Furness Local Plan. The latter will in due course will be replaced by the policies of the Core Strategy and General Policies for the Control of Development Plan Documents. It also supplements one saved policy of the Structure Plan. The text of the relevant policies can be seen in Appendix A.

SPDs elaborate upon the policy and proposals in Development Plan Documents or saved Local Plans, but do not have their formal statutory 'Development Plan' status. They are however, material considerations in the consideration of development proposals.

The SPD was adopted by the Council on (Insert Date)

2 Purpose of the Guidance

Barrow Borough has two main shopping towns, the medieval market town of Dalton-in-Furness, the central area of which is designated as a conservation area, and the Victorian industrial town of Barrow-in-Furness, parts of which are also designated as conservation areas.

The character and appearance of the these towns forms a significant part of the Borough's built heritage, and their character, quality and environment is a fundamental part of their attractiveness as destinations for shopping and tourism.

The character and appearance of towns is derived from their layout and the appearance of the buildings and spaces, and the quality and design of shopfronts and advertisements is an important part of this. The relatively small size of the Borough's towns renders them vulnerable to insensitive alteration and poor quality new development.



The SPD sets out detailed planning and design guidelines for the external alteration of commercial buildings, primarily shops and offices.

Although applying principally to the town centres of Barrow and Dalton-in-Furness, there are a small number of shops in the Borough's villages and in local shopping areas and centres and the guidance will also be applicable here.

3 Policy Context

The system for producing planning policy documents changed in 2004 and we are presently still in a transitional phase between the old and the new systems. The old system of County Structure and district Local Plans are being replaced by Local Development Frameworks.

3.1 The Transitional System

National planning policy exists in the form of Planning Policy Guidance Notes (PPG's) and their ongoing replacements, Planning Policy Statements (PPS's). The most relevant of these are listed in Appendix A. It also exists in the provisions of the relevant Act of Parliaments, key sections of which are also reproduced in Appendix A.

Regional planning guidance is prepared in accordance with national policy by the Regional Planning Body (Regional Leaders Board '4NW'). This sets out the policy framework for the region in what is known as the Regional Spatial Strategy (RSS). The RSS, which was adopted in September 2008 and became part of the Regional Strategy (RS) in April 2010, is now revoked and the government have indicated that RS's will be abolished entirely shortly.

The Cumbria and Lake District Joint Structure Plan is a sub-regional document that provides a strategy and policies for development within Cumbria. Whilst others a number of Structure Plan policies were replaced by the now revoked RSS, a number have also been saved in the transitional period.

Local and site specific policies are prepared in accordance with these national and regional policy frameworks. Current local policies can be found in saved Local Plan which comprises:

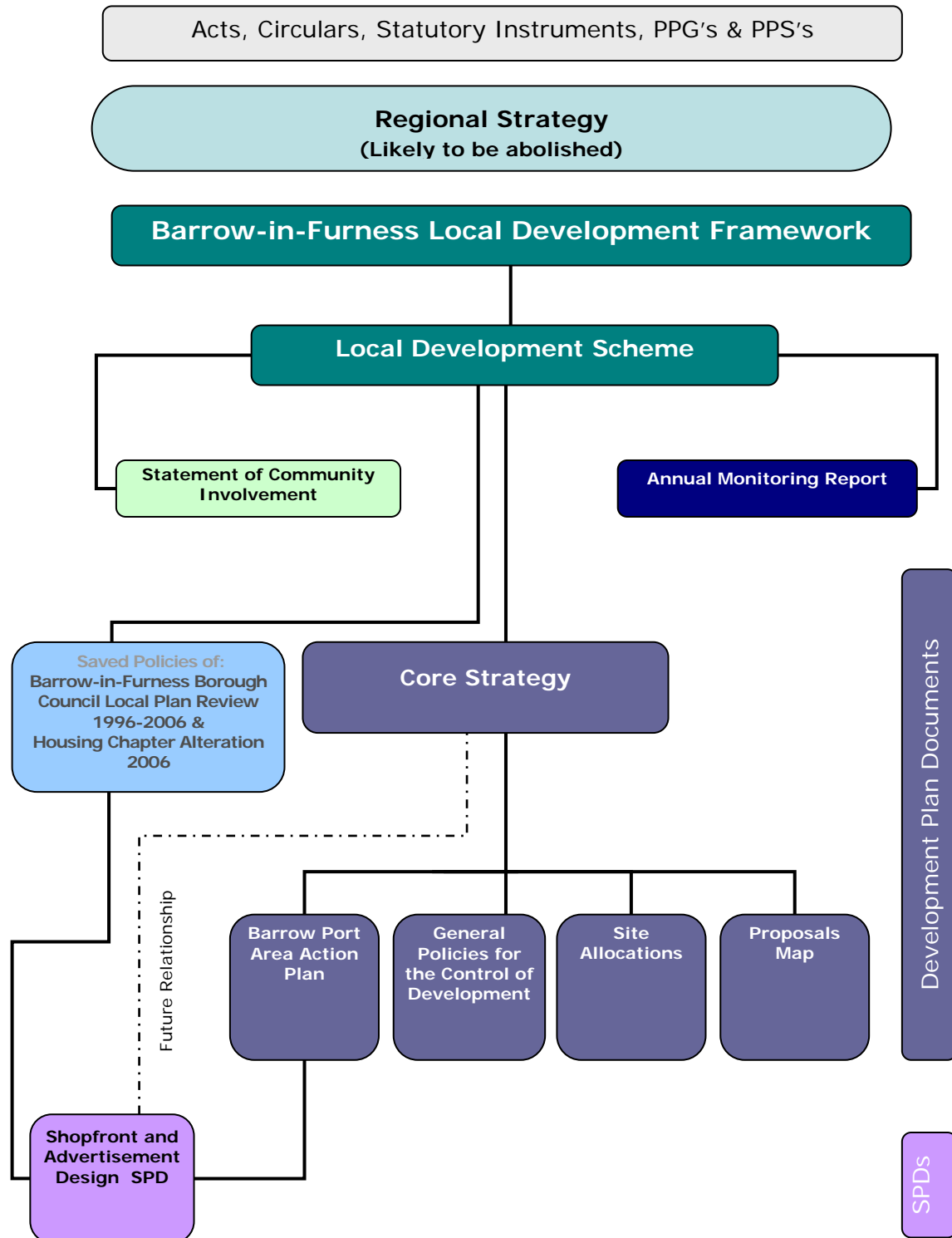
- Barrow-in-Furness Borough Council Local Plan Review 1996-2006; and
- Barrow-in-Furness Borough Council Local Plan Review 1996-2006 Housing Chapter Alteration 2006.

The Local Plan will in due course will be replaced by the policies of the Core Strategy and General Policies for the Control of Development Plan Documents. The text of relevant saved policies can also be seen in Appendix A. The timetable for production of the new documents can be seen in the Council's adopted Local Development Scheme. The current LDS was adopted in July 2010 can be viewed on the Council's website at <http://www.barrowbc.gov.uk/Default.aspx?page=2882>

This Supplementary Planning Document provides detailed guidance on the application of these local policies in respect of development proposals for shopfronts and associated commercial signage requiring planning permission or advertisement consent.

Many buildings within the town centres, however, are also listed as buildings of special architectural or historic interest, and works of alteration are likely to require listed building consent in addition to any planning permission or advertisement consent required. Applications for listed building consent are primarily judged against the provisions and duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance contained in Planning Policy Statement 5 'Planning for the Historic Environment', but the guidance in this SPD is also relevant to applications for listed building consent, particularly where such work involves development.

Figure 1. The Transitional Policy Framework



4 Works Requiring Consent

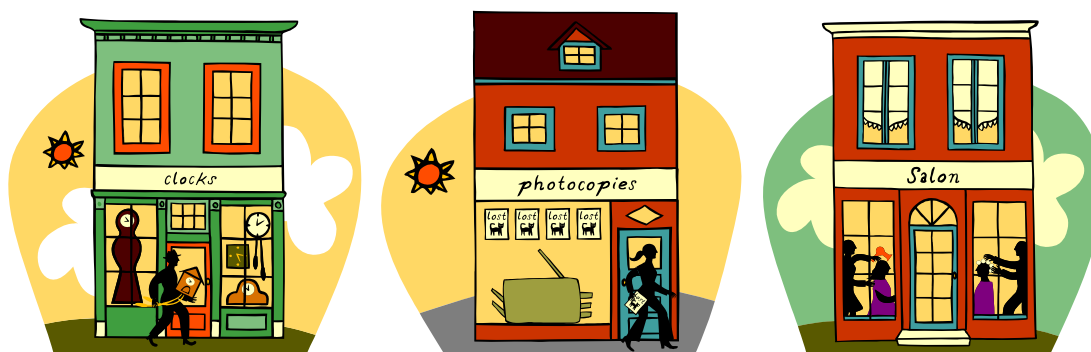
Works of alteration, even minor works, may require one or more form of consent. Consent is not normally required for repair works or like for like replacements, but in the case of listed buildings, it is always advisable to check. If you are in any doubt, please contact the Development Control Section who will be pleased to advise on any consent requirements – see Contacts section in Appendix C.

- **Planning Permission** will be required for alterations to, or the insertion of new shopfronts in all shops and all premises within Use Classes A1- A5, including for the addition of blinds, security grilles etc. Planning permission will also be required for the alteration of upper floors, including windows, of flats or all commercial buildings including shops. For advice and information and on the application process, see the Council's website www.barrowbc.gov.uk/Planning - Development Control
- **Advertisement Consent** may be needed for the display of signs (dependant upon their size and type). For further advice and information on the application process see the Council's website www.barrowbc.gov.uk/Planning - Development Control
- A guidance booklet, prepared by the Department for Communities and Local Government, aims to explain to how the system of advertisement control works in England. The document "Outdoor Advertisements and Signs: A Guide for Advertisers" can be found on the Communities and Local Government website at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf>
- **Listed Building Consent** will be required for most external and internal alterations to listed buildings. For information on the application process see the Council's website www.barrowbc.gov.uk/Planning - Development Control
- Under the current law, **Conservation Area Consent** is only required for the demolition of certain unlisted buildings and structures within conservation areas and would not be required for replacement shopfronts or other alterations. For information on the relevant application process see the Council's website www.barrowbc.gov.uk/Planning - Development Control
- **Building Regulations Approval** is required for many structural alterations. For further information see the Council's website www.barrowbc.gov.uk/Planning - Building Control
- A **Section 177/178 licence** will be required from Cumbria Highways (Cumbria County Council) for any object, for example a projecting sign, canopy, external light, which projects over the public highway. Please contact 01229 606060 for further information.

5 Understanding Shopfront Design

The purpose of a shopfront is to display goods for sale and to entice customers into the shop. An attractive and well-designed shopfront will create a good impression to potential customers. The shopfronts we value today did not come about by accident. Their design was deliberate to entice shoppers in, whilst following the politics and stylistic fashions of the day, and also the technological limitations.

When considering works to a shopfront, a good starting point is to understand the basic design elements and a history of shopfront design.



5.1 The Main Elements of Traditional Design

Traditionally, although the individual style of the elements varied, almost all shopfronts incorporated the same basic elements:

- Large, often vertically emphasised windows for display
- Pilasters providing framing and a vertical separation between shops, and an opportunity for colour
- A cornice providing framing and weather protection
- A fascia providing advertising space that could be easily changed as occupants moved on, and with cornices which were used to hide the structural support beams
- A stallriser providing internal and external protection and a solid base at ground level, and adding interest
- Quality construction materials
- Design elements were normally structural rather than applied e.g. panelled doors had fielded panels with mouldings and not mouldings applied to flush doors
- The style of the shopfront often reflected or was simultaneously reflected in the architectural detailing of the remainder of the building e.g. small panes for a Georgian building, plainer for Victorian

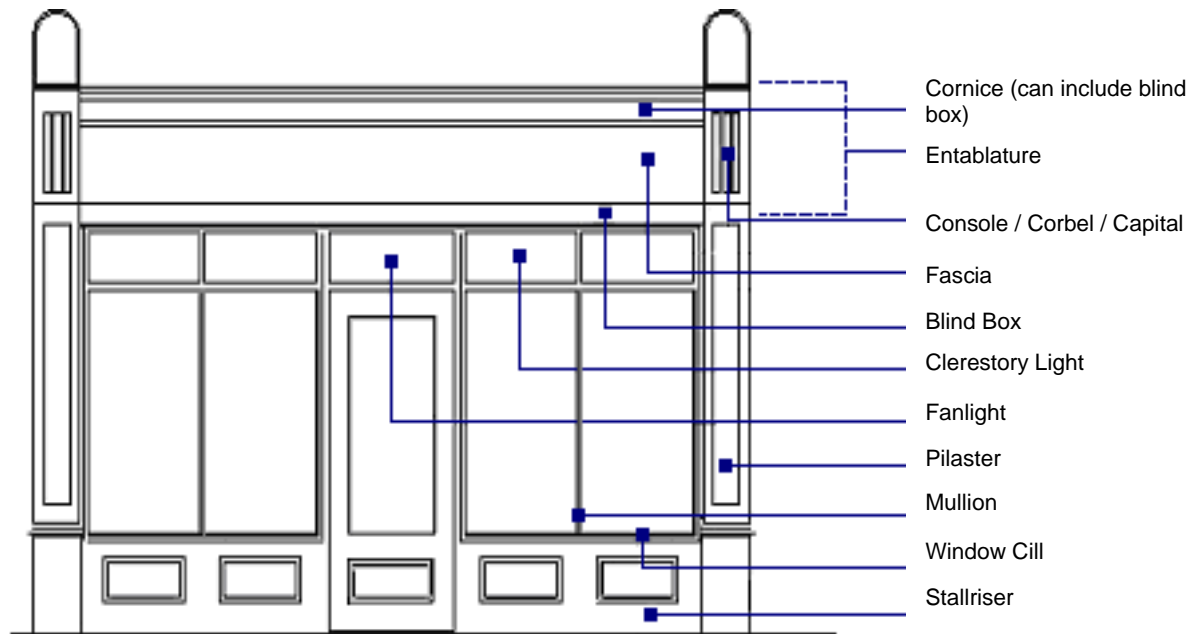


Figure 2. A typical arrangement of a traditional shopfront

5.2 History of Shopfront Design

The streets of market towns have been used for the selling of goods and services for many centuries. Historically, goods were sold from stalls or properties which did not have shopfronts as we would recognize them today.

Georgian and Regency Shopfronts

In the eighteenth century, shop windows started to appear, such as the Georgian bowed oriel window, often seen in pairs either side of a doorway. None of these are known to survive unaltered in the Borough (these are a relatively rare survival nationally) but their former existence can be seen in old drawings and early photographs.



Georgian bowed oriel windows, Devonshire Street, Penrith 1815

From the eighteenth century onwards, and particularly in the nineteenth century, most shops were designed or remodelled with an integral shopfront, usually at ground floor level and on classical (Greek) lines. Great importance was placed on the design and the vertical proportions of the building as a whole, and of the shopfront itself.

Georgian and Regency shopfronts were a more formal version of the paired Georgian bowed windows with full bays or canted bays above stallrisers with an entablature (cornice, frieze and architrave) above and pilasters (columns projecting from the wall). The windows often had small panes with timber glazing bars, but unlike domestic windows, shop windows have traditionally had the mouldings of the glazing bars to the external face and the putty fixing on the inside. No shopfronts of this period survive are known to survive intact in the Borough.



Above: These examples in Kendal show the early evolution of the Regency style of shopfronts and the changes as glass manufacturing technology advanced.



Left: In Dalton-in-Furness, there are surviving examples of simple but elegant Georgian shop window surrounds, but none have their original glazing bars. This former shop window at Tudor Square survives, but without its glazing bars.

Historic shopfronts tend to have a fairly uniform appearance because plot widths were traditionally fairly regular and narrow, and window and door openings were restricted in width for structural reasons and also due to the limits of glass manufacturing technology. Specialist national companies offered a variety of designs which could be chosen from a catalogue and the level of decorative details was considerable.

Victorian Shopfronts

Although largely still on classical, albeit less delicate lines, Victorian shopfronts showed greater variations, particularly in their materials. Advances in glass technology and the introduction of plate glass in the 1820's allowed larger window panes and from about 1840 horizontal glazing bars (transoms) tended to disappear. Heavier mullions were required to hold the larger and heavier sheets of glass, and Victorian shopfronts often have thicker mullions – sometimes thin colonettes or mullions terminating in elliptical (arched) heads. Windows were divided into two, three or four lights. Most early and mid Victorian shopfronts have

also been lost in the Borough, although some have simply been re-glazed without their mullions or transoms. A small number of mid to late Victorian shopfront survive virtually intact such as that at 87 Duke Street, Barrow (The Priory) c1868.



Left: A restored mid Victorian styled shopfront with arched headed windows at Dalton-in-Furness; Centre: An original mid to late Victorian shopfront of c1873 at Ramsden Square, Barrow. Right: 87 Duke Street c1868 which may have had its mullions removed

Cast iron shopfronts also appeared in the nineteenth century followed by brass and bronze. Hartley's Café at Market Street, Dalton-in-Furness has a very attractive and ornate cast iron shopfront inserted in around 1900. In the later nineteenth century first floor display windows also became more prevalent, such as that at 87 Duke Street, Barrow. Victorian shop doors were usually four panelled with the upper two panels glazed, or the whole of the upper portion was a single glazed panel.



Left: Cast iron shopfront at Dalton-in-Furness with colonettes and fretwork. Centre: Cast iron columns at Oxford Chambers, Abbey Road, Barrow. Right: First floor display window at 87 Duke Street, Barrow

Edwardian and early C20 Shopfronts

In the Edwardian period and up to the 1920's, taller shopfronts were common with lower stallrisers. These often featured dipped or angled fascias, thinner pilasters, curved glass, decorative clerestory lights and deeply recessed doorways with mosaic tiles displaying the shop name. Mullions tended to disappear and larger shop windows with a reduced vertical emphasis resulted. Whilst few ornate Edwardian shopfronts survive in the Borough, a significant number of later, more restrained Edwardian and 1920's shopfronts survive and are very popular still.

Many Edwardian shop doors were almost totally glazed, with only a small panelled area at the bottom.



Left: Shopfront of 1892 at the former drapery department of the Co-operative store Dalton, shows the emerging Edwardian Style with stained glass clerestory lights, but with large Victorian sash shop windows. Centre: Mosaic tiled deeply recessed doorway at Baby Bitz, Cavendish Street, Barrow (the current shopfront is a replacement of an earlier even more ornate Edwardian Shopfront and dates from c1920?) Right: Edwardian/1920's style shop door at Hurleys, Cavendish Street, Barrow



Striking and beautifully presented and maintained restored Edwardian style shopfronts at Vickerstown, Walney, Barrow-in-Furness

A reaction to this traditional and relatively ornate detailing took place in the 1920's and 1930's with a reduction in the level of embellishment. Nevertheless, a deliberate and thoughtful style emerged and the use of mahogany, bronze and chrome became notable. Shopfronts were sometimes on new or completely remodelled buildings.



Late Edwardian style shopfront at Barrow Island, a simpler version of the Edwardian Style but still an elegant style.

Late C20 Shopfronts

In the latter part of the twentieth century, many traditional shopfronts and shop buildings were replaced with ones which can be said to have little quality or merit, and the pride in the outward appearance of shops seemed to diminish; with some notable exceptions. Plain, poorly proportioned shopfronts with clutters of cheap advertising, or poor quality imitation 'mock' traditional shopfronts became all too common, as, unfortunately, did security shutters and grilles.

Although many if not most of the Borough's attractive traditional shopfronts have been lost, there are still some good examples surviving both in Barrow and Dalton and a greater number partly surviving, buried beneath plywood additions or large modern signs. In Barrow, the survival of traditional shopfronts tends to be in the more peripheral shopping areas and such surviving shopfronts are a real but diminishing asset to the area.

The facades of other commercial buildings such as banks, solicitor's offices, pubs and hotels, generally survive much better (with a greater proportion being listed buildings) and are more immune to changes in fashion. These also show a greater variety of styles and detailing.



In the last decade or so, however, shopfront design in town centres across the Country has improved and quality is once again recognized as a trading asset. Shopping is now as much a leisure activity as an exercise in buying essentials, and the retail sector has expanded and competition is fierce. There has been a rising awareness of design issues nationally and the growth of the conservation movement of the last two decades of the twentieth century as reaction to the losses and poor quality development of the earlier two decades, particularly the designation of conservation areas and the associated grant schemes, has been fundamental in changing attitudes.

Whilst the importance of quality has been recognised by some, there is still a lack of appreciation amongst some of the Borough's retailers of the historic and trading value of traditional and high quality modern shopfronts and advertisements.

There are a number of excellent restoration schemes in the Borough such as those at Vickerstown and Dalton-in-Furness overleaf.



In the twenty-first century, environmental and social issues such as energy conservation and 'access for all' are also having a significant effect on shopfront design and detailing.

As part of the consultation on the SPD and to raise awareness generally, a competition was held inviting people to vote for their favourite shopfront. Voters were asked to indicate their favourite shopfront and state in no more than 50 words what they thought made it attractive or special. The shopfront which received the most votes was to be crowned as the "Borough's Favourite Shopfront" and the person who best justified their choice of shopfront awarded a £50 cash prize.

Although only small number of entries was received, these gave a valuable insight into what the public value about shopfronts and how important the presentation of the building, shopfront and window display is, in enticing customer into shops.

There was a joint winner of the overall vote with Vickerstown Upholstery/Interiors on Douglas Street, Walney and Hartley's on Market Street Dalton-in-Furness tying for first place; both deserved joint winners. (See above and front cover)

"The shopfront is unique and original sensitively decorated Hartley's frontage is, I feel, unique not just in Dalton but in the Borough. I love it!"

(Hartley's Cafe) The Borough's favourite shopfront competition entry 2010.

"It is a delight to walk in front of the shop and stop and look"

(Vickerstown Upholstery) The Borough's favourite shopfront competition entry 2010.



Practical Guidance

6 Whether to Repair or Replace?

The decision over whether to repair or replace the existing shopfront will depend on the existing building, and the age, quality and condition of the existing shopfront.

6.1 Repair

If the existing shopfront is appropriate to the building and town, or is of architectural or historic interest, then the repair of the existing, if possible, will be the preferred option, particularly for listed buildings and buildings in conservation areas. Unnecessary destruction of historic and irreplaceable fabric and decorative detailing is not acceptable or sustainable. Surviving historic shopfronts are a diminishing resource. Changing fashions can be expressed through window displays, paint colours and signage. Contemporary retail operations can happily coexist with traditional shopfronts.

Policies C1, D15, D17, D18, D21 and D 41 of the saved Local Plan (See Appendix A)



Although not to everyone's taste, the contemporary colour scheme, signage and styling of this shopfront in Penrith, shows how a modern business can successfully utilise an early 1920's Edwardian styled shopfront

6.2 Replacement

If the existing shopfront is unattractive or inappropriate to the building or to the locality, or is beyond repair, then a new or replacement shopfront may be appropriate. The replacement options will include:

6.2.1 Replacing the shopfront on a like for like basis:

This will be the preferred option if the existing shopfront is appropriate to the building and town or is of architectural or historic interest, but is beyond repair. Replacement on a like for like basis will normally be required, particularly for listed buildings. Like for like means the same materials, glazing bar profiles etc and reusing any historic glass, for example stained glass.

Policies C1, D15, D17, D18, D21, D41, F13 and F14 of the saved Local Plan (See Appendix A)

6.2.2 Restoring an original shopfront:

Where the present shopfront is unattractive or of lesser quality than the building in which it sits, the Council would encourage the restoration of a style of shopfront more appropriate to the age and character of the building. Parts of original shopfronts are sometimes found hidden beneath modern fascias, otherwise, old photographs can provide valuable evidence of previous frontages that may be far more in-keeping with the building and locality. The impressive results of this approach can be seen at Douglas Street, Vickerstown (see earlier photos).

Policies C1, D15, D17, D18, D21, D41, F12, F13 and F14 of the saved Local Plan (See Appendix A)

6.2.3 Inserting a more traditionally styled shopfront:

Where the present shopfront is unattractive or of lesser quality than the building in which it sits, the Council would encourage the restoration of a style of frontage more appropriate to the age and character of the building or to match the other attractive shopfronts in the area, although care must be taken over inserting past details which never existed at a particular property. This approach would be unacceptable for example on a listed building, e.g. inserting a Georgian shopfront in a building which never had one. Care must also be taken in introducing uniformity of design, particularly on adjacent buildings which themselves differ in design.

Policies C1, D15, D17, D18, D21, D41, F12, F13 and F14 of the saved Local Plan (See Appendix A)



This is not an original shopfront, but is an attractive, interesting and well constructed Victorian styled shopfront appropriate to the style and character of the building. Its somewhat vibrant colour scheme gives it a modern twist, but the overall high quality of the construction and detailing and simple signage can (just about) withstand this.

6.2.4 The insertion of a new shopfront in a style appropriate to the building and area:

This approach would be appropriate for modern buildings, including for new build units, or occasionally for traditional buildings where the restoration of the former shopfront is not now possible or essential, for example if the upper storeys have been altered so as to prevent restoration, or the proposed design, whilst not historically authentic, is a significant improvement on the existing situation. This approach would be applicable to many of the properties in Dalton Road, Barrow, and whilst the basic principles of good traditional design (see Section 7) should be followed, there will be a greater range of appropriate solutions depending on the

age, size and character of the property. The key to success here will be in the proportions, quality of construction, finish and in developing a coherent style.

The design, whatever the style chosen, should be of good quality and materials and even if a modern or innovative style is chosen, the shopfront should be designed not only as part of the building, but with respect to the streetscape and locality in which it sits. Using local sustainable materials and reflecting local traditional stylistic and constructional techniques can assist in this process.

Policies C1, D15, D17, D18, D21, D41, F12, F13 and F14 of the saved Local Plan (See Appendix A)



Examples of modern, attractive and well-presented shopfronts in Portland Walk Barrow. Left: A predominantly timber shopfront with modern frameless glazing but with profiling to the timberwork adding dimension, and sitting within the building's brick piers which provide framing, separation and solidity. Right: A more traditional and elaborate timber detailing to this modern shopfront.



Now and Then? How a plain shopfront (left) might be improved using appropriate traditional and contemporary detailing (purely illustrative)

7 Design Principles

If the decision has been made to replace the existing or insert a new shopfront, there are some basic principles of good design which should be followed (not to be confused with style, which is more subjective). Both design and style are important however.

It is important that any new or alterations to shopfronts or signs are not designed in isolation, but as part of the building and streetscape in which they sit.

7.1 Principles of Good Design

- Take into account the age, history, scale, style and materials of the existing building and remember the retail unit may only occupy part of a larger building
- Respect the scale and proportions of the building and its neighbours
- Respect its context in the streetscene and town
- Consider the entire design, including finishes and colours
- Use appropriate, sustainable and good quality materials. UPVC or aluminium will not be acceptable for listed buildings and not normally be appropriate for historic buildings, particularly within conservation areas
- Consider its longevity in physical (including maintenance) and stylistic terms
- Consider the design in three dimensional terms e.g. mullion profiles, and show such details accordingly on any plans
- Avoid shopfronts and fascias cutting across two different buildings without reflecting the change
- Consider the number of elements introduced – too many details, signs and features can be difficult to look at and detract from functional efficiency; or, if well done, these can add interest and vitality
- Large expanses of featureless plate glass should normally be avoided as it will give rise to the building above appearing to ‘float’ and can disrupt the scale of the street

7.2 Stylistic Considerations

Whilst the design principles above will influence the style of the shopfront, other stylistic considerations include.

- The historic style of the shopfront – Georgian, Victorian, Edwardian, Art Deco, Modern etc
- Does or should the shopfront reflect the age and style of the existing building or its current predominant architectural style (as many town centre buildings have been remodelled over time)?

- Does or should the shopfront utilise local styles and materials e.g. painted softwood, unpainted hardwood, cast/wrought iron, bronze, steel, sandstone plinths etc?

7.3 Access For All

Consideration of how the design fulfils the functional requirements of the shop or business premises must include the ease of access for all users.

In addition to saved Local Plan Policies F13 and 14, the Equality Act 2010 requires service providers to make 'reasonable adjustments' in relation to the physical features of their premises to better enable disabled people to access goods, facilities and services.

Part M of The Building Regulations 2010 - Access to and Use of Buildings, gives requirements when extensions and alterations are carried out to commercial and office buildings. The aim of Part M is to foster a more inclusive design to accommodate the needs of all people, and help to ensure that reasonable provision has been made.

Further details are available from the Building Control Section, or through the Council's website www.barrowbc.gov.uk/buildings

7.4 Materials & Painting

Once the appropriate style is chosen, the design should be considered in its entirety and in three dimensional terms and all such details, material and finishes should be shown accordingly on any applications plans.

Materials

Timber, brass, bronze, copper and cast iron are normally acceptable materials and are essential for listed buildings (as appropriate to the particular age and character of the building) and will normally be expected for other traditional buildings, particularly in conservation areas.

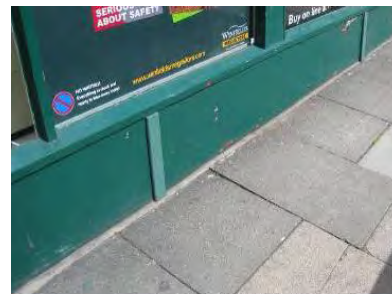
UPVC rarely produces high quality design – not only in view of its overall appearance – plastic, but also in the difficulties of providing convincing and elegant mouldings/sections for glazing bars, cornices and panelling to doors, stallrisers etc. Where uPVC may be allowed (e.g. on an appropriate modern buildings or to replace an existing poor quality shopfront) it will only normally be appropriate for the windows frames themselves. The entablature (where part of the design) and the stallriser should not be in uPVC. UPVC 'mock' traditional doors should always be avoided.

Silver/grey aluminium should also be avoided on historic buildings. Although in the past this has been commonly used in replacement shopfronts on many traditional buildings, it rarely gives a high quality or attractive appearance or finish as it is also difficult to mould. Darker shades of powder coated aluminium may be suitable for modern buildings and occasionally for traditional buildings depending on the overall quality of the design and existing shopfront. Other metals such as steel and chrome can provide attractive and distinctive shopfronts.

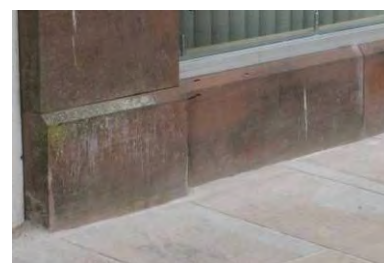
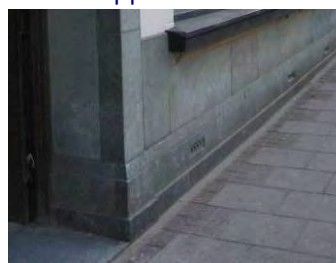
Timber is the most sustainable (subject to sourcing) timeless and versatile material, with an infinite ability to create and repair architectural detailing and to paint and repaint to add colour, variety and warmth.

Stallrisers, where part of the design (all but essential for an external shopfront), should be solid and robust to give weather and security protection and either be of masonry; either ashlar (dressed stone), polished granite, smooth render or 'stucco' (render lined out to appear as ashlar) brickwork, slate, tile or ceramics, or occasionally artificial stone; or timber, with appropriate and fairly heavy mouldings. Materials should normally match or complement the upper facades.

UPVC and plywood stallrisers give a poor quality appearance and plywood appears 'flimsy' and does not weather well



Traditional timber, ashlar stone (green slate and red sandstone), polished granite and glazed tile stallrisers have a more elegant and substantial appearance



Decoration

Timber shopfronts, normally of softwood, traditionally were painted rather than stained, although hardwood shopfronts were sometimes unpainted. Darker colours are generally more traditional and appropriate e.g. black, navy, dark red, maroon, and dark green. However, the use of dark colours can make the detailed design features disappear. Where dark colours are used, particularly black, consideration should be given to picking out key details in a slightly lighter colour, such as black with grey. Dark staining has a similar effect and should normally be avoided. Brighter and warmer shades such as white, off white, cream, dark turquoise and sandstone will normally be acceptable as they can add vibrancy and warmth to the town centre, but garish and fluorescent shades e.g. bright orange, bright red and bright blue will not normally be acceptable (depending on the precise shade and the quantities to be used) and certain pastel shades e.g. pink should be avoided as these can also appear garish or weak.

The choice of colours will depend on the design of the shopfront, its size, the amounts of each colour to be used and the construction materials of the building and its neighbours. Co-ordination with neighbouring properties, although ideal, is

not essential as these may (normally) be repainted at any time. Coordination with the colour scheme of upper storeys will, however, normally be expected.

Where a corporate identity is required and the standard corporate colour scheme is not considered appropriate e.g. large quantities of very bright blue, the colour scheme should be adjusted, or reversed, to reduce the amount of the garish colours e.g. restricting it to the signage/fascia only.

Policies C1, D15, D17, D18, D21, D41, and F12, of the saved Local Plan (See Appendix A)



Left: A tasteful well-constructed modern interpretation of a traditional shopfront, but the detailing is somewhat lost by the single dark colour used and over shadowed by the overly deep pink fascia sign and posters.

Right: A restored classical style shopfront with the glazing bar detailing picked out in a contrasting colour, with a complementary first floor colour scheme.

7.5 Summary

The Council recognises that financial considerations will dictate that it may not be possible at a particular time to restore a historic shopfront or replace with a new improved design in line with the recommended approach and design guidelines, particularly where the current shopfront is still in good condition. The Council may be able to offer grant assistance for repair, restoration or occasionally the insertion of a new design in line with the approaches outlined above (see contacts in Appendix C for current availability of grants).

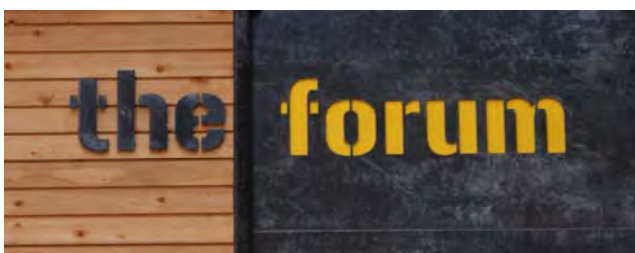
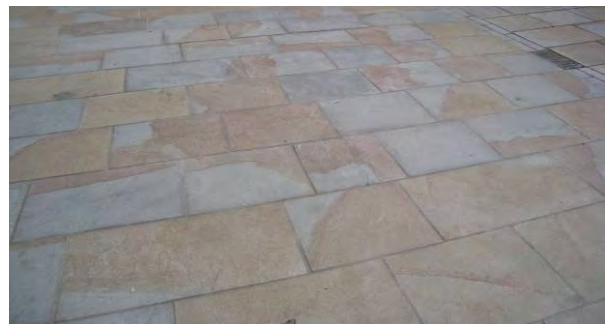
However, poor quality shopfronts tend to last a decade or so rather than a century or two, and when these inevitably reach the point of requiring replacement, the opportunity to improve the appearance and quality of shopfronts in line with the guidance in the SPD should be taken and will be supported. Where shopfronts are to be replaced, the guidance in the SPD will be expected to be followed, in addition to adherence to the saved policies of the Local Plan.

Good design need not be more expensive than poor quality design. National policy in the form of PPS1 states that “Good design should contribute positively to making places better for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.”

An attractive shopfront will not only attract and retain new and existing customers, but cumulatively the improvement of the environment and quality of the Borough's town centres is essential in order to attract and retain customers and to attract other high quality retailers to the area. In the case of Barrow town centre, the architectural quality of shopfronts and the quality of the shopping environment is generally poor and the vacancy rate in the main shopping area is of concern. An

improvement in the overall quality and appearance of the town's shopfronts and signage is essential to complement the high quality public realm enhancement works currently being undertaken if the town centre is to be successfully regenerated.

In Barrow in particular, but also in Dalton, the quality and appearance of many potentially attractive shopfronts is compromised by unattractive security shutters with their bulky housing and ill-fitting and garish signage. Removal or replacement of these in line with the guidance in the following sections would go a long way to exposing some attractive hidden shopfronts in the towns and bring about a significant improvement their overall character and appearance.



High quality public realm works in Barrow town centre nearing completion. The use of natural materials and a mix of traditional and contemporary detailing lifts the overall quality of the town centre. The appearance of natural materials tends to improve rather than deteriorate with age.

8 Signs

New or replacement advertisements and signs should be carefully considered in relation to the overall design and appearance of the shop and surrounding buildings.

Surviving historic signage should normally be retained, even when no longer relevant to the current occupier of the building, unless it is within the fascia where it would interfere with the current retail operation. Where historic signs are encountered, advice should be sought on whether and how these should be retained; in situ, stored elsewhere on site, or altered to the requirements of the new occupier. This work may require listed building consent.



New signs should respect the age and character of the building in their size, materials and detailing. This can allow for quality modern signage reflecting the image of the current retail operation. Historically, sign writing and manufacture was a craft or art form and a creative approach to new signage will be encouraged. However, the number of advertisements should normally be kept to a minimum. Too much advertising will defeat its purpose and can create a cluttered appearance.

Fascia Signs

Signs can be flat boards or individual letters fixed within the existing fascia, or occasionally the wall of the building at ground or upper floor level. Fascia signs should sit neatly within the fascia clear of any framing detail, and boldly projecting box-like fascia signs will not normally be acceptable. No signs should be applied over the shop window.

Carefully designed individual vinyl letters or symbols applied to the glass may be acceptable if they are of the highest quality. Etched glass can also be very

attractive and effective, but etching historic glass with signs which will only be relevant to a short term occupant, will not be acceptable. Vinyls can be used to give the effect of etching.

Hanging Signs

A good quality hanging sign carefully placed to avoid interfering with architectural features in addition to, or in place of a fascia sign, will normally be acceptable. These should be installed at fascia level at either end of the fascia panel. Any object projecting over the public highway will require a licence from Cumbria County Council and a minimum vertical clearance of 2.6 metres from the highway, as stated in the Manual for Streets (see paragraph 6.3.24 of the Manual).

Wall-mounted or hanging signs above fascia level will only be allowed where these are of the highest quality and the design of the building above allows space for the sign without interfering with windows and other architectural features.

Materials

Signs and letters should normally be of painted timber or a good quality metal construction. Acrylic fascia board signs or hanging signs should generally be avoided on historic buildings, particularly in Conservation Areas and will not be acceptable for listed buildings. Where used, these should normally be of a matt finish.

Good quality acrylic letters used within the fascia will normally be acceptable, providing garish colours are avoided. Where acrylic letters are used, these often look better when slightly raised using stand-off fixings and being slim in profile and square cut to give a clear crisp effect. Good quality MDF letters may also be acceptable.





Attractive signage, including etched effects using vinyls, good quality hanging signs, metal and slim profiled and 'crisp' acrylic raised letters,

Illumination

In order to protect visual amenity, vehicular and pedestrian safety and to reduce and minimize light pollution and energy consumption, unnecessary illumination of signs will be resisted. Where illumination is considered to be acceptable, static external illumination is normally preferred by means of halo lighting, carefully designed trough lighting or carefully positioned and correctly spaced small spot lights. Large, prominent spotlights or swan necks/cowls can detract attention and can obscure the sign itself. Internally illuminated signs and letters will not normally be acceptable.



Highly reflective acrylic fascia sign and letters using a garish colour schemes.



Halo lighting with simple clear matt finished stand-off lettering

Summary

- The use of quality traditional materials will be expected, particularly for listed and traditional buildings (hand painted signs are very effective).
- Plastic or highly reflective materials and garish colours should be avoided, particularly for listed and traditional buildings and in Conservation Areas.

- Easy-to-read well proportioned lettering with imaginative signs and symbols and a contrast between lettering and background, is the most effective advertising.
- Over-large fascia or hanging signs or letters that are out of scale with adjoining fascias or which obscure the shop windows will not normally be acceptable.
- Fascia signs or letters should sit neatly within the fascia clear of any framing detail, and boldly projecting box-like fascia signs will not normally be acceptable.
- Where illumination is considered acceptable, appropriate external illumination such as halo lighting, carefully designed trough lighting or correctly spaced and designed spot lights is normally required. Large spotlights and 'swan necks' should be avoided.
- Wall-mounted or hanging signs above fascia level are only acceptable if they are of the highest quality, are not overbearing and can be satisfactorily accommodated without obscuring architectural features.
- Where separate buildings have been amalgamated at ground floor level into one unit, the fascias should be kept separate with strong vertical divisions between the buildings.
- Where two or more shop units occupy the same shop frontage in the same building, the signage and colour schemes should not fragment the frontage. Simple changes in the colour or style of individually applied lettering within the fascia and/or hanging signs can be effective here.
- Generally, keep signage to a minimum and avoid unnecessary stickers and posters, as this does not present an attractive appearance to the street or potential customers.
- A licence will be required from Cumbria Highways (Cumbria County Council) for any object which projects over the public highway. In accordance with the Manual for Streets, a vertical clearance of 2.6 metres must be provided between the lowest part of the overhanging object (e.g. projecting sign, light fitting) and the highway.

Policies C1, D15, D17, D18, D21, D34, D38, D39, D40, D41, D42, and D43 of the saved Local Plan (See Appendix A)

9 Shopfront Security

Where possible, security measures should be considered as an integral part of the design of any new shopfront in order to minimise later difficulties. The security measures should be proportionate to the risks involved. It is not possible to eliminate all risks, and overt security measures, such as steel roller shutters, can draw unwanted attention to a shop.

Generally

- The extent of security measures should be in proportion with the level of risk in the particular location and should, if needed, form an integral part of shopfront design.
- Stallrisers and mullions and transoms can contribute greatly to shopfront security and reduce the costs of replacement glazing following any breakages. These can be carefully strengthened if required.
- Where the reusing of historic glass is not an issue, laminated glass should be used in shopfronts to aid safety and security.
- Any additional security measures such as or grilles or shutters should normally be positioned behind the glazing, minimising any restriction of views into the shop. These are readily available as roller shutters or a variety of open lattice type grilles or 'transparent curtains' in the form of roller shutters or retractable gates.
- Where external shutters are allowed, the shutter boxes should be incorporated into the fascia design where possible and not stand proud. If disused original blind box fittings exist, consideration should be given to reusing and adapting these. External shutters will not normally be acceptable in conservation areas and will not be acceptable for listed buildings.
- The use of solid or solid looking metal shutters is unacceptable as they convey the image that the area is in decline. They can attract graffiti and will prevent window-shopping.
- Where allowed, external grilles and shutters should be of the latticed grille type or with vision panels. Metal shutters should be given a manufacturer applied powder coated finish of a suitable colour. In the past the Council has allowed steel perforated lath type shutters and the detrimental effects of these can be seen around Barrow town centre, particularly when unpainted and rusting. Despite the perforations, these appear solid and tend to require very bulky housing which often disfigures or obscures otherwise attractive shopfronts. Given the variety of internal and external shutters and grilles now available, this type of shutter will no longer be permitted unless it can be clearly demonstrated that it will not adversely affect the shopfront or streetscene. Avoiding single shutters across the shopfront (i.e. having separate ones for recessed doors etc) can help reduce the adverse effects.
- The scale of the shutters should not dominate the shopfront and they should only cover the glazed area; where possible a vertical emphasis should be introduced.
- Occasionally, historic timber shutters survive and these should be retained.

- A licence may be required from Cumbria Highways (Cumbria County Council) for any object which projects over the public highway. In accordance with the Manual for Streets, a vertical clearance of 2.6 metres must be provided between the overhanging object and the highway.

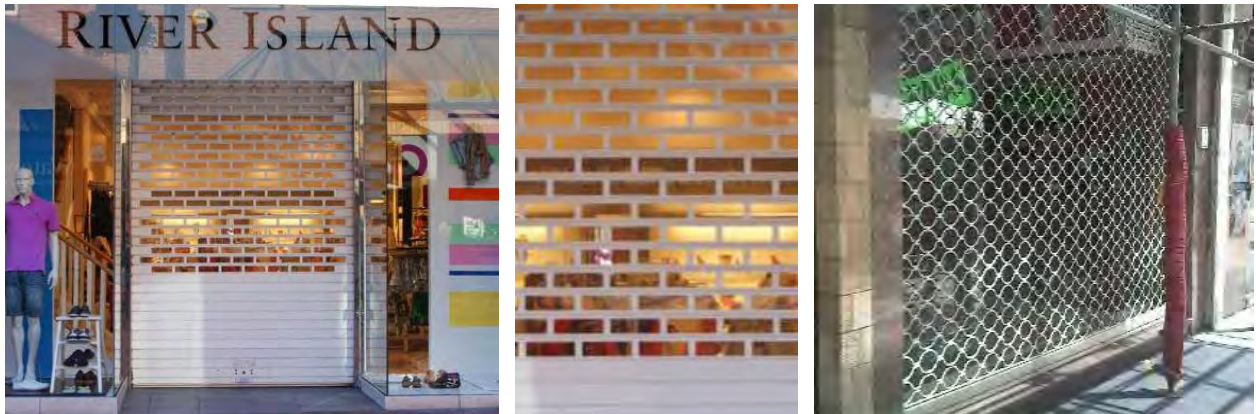
Policies D15, D17, D18, D21 D41, D44 and F12, of the saved Local Plan (See Appendix A)

Internal shutters and grills:



Far left: Retractable internal lattice gate type shutters. Left, centre & right: Internal brick bond tube and link grille type shutters, available in aluminium, steel or plastic

External shutter and grilles – normally acceptable types:



Separate external doorway shutter predominantly of the punched grille type but a slimmer profile giving greater transparency

Highly transparent and attractive external decorative lattice-type shutter

External shutters - less preferred:



'Punched' 'stamped' or 'cut' type shutter, available in aluminium, steel or plastic and 'Punched' type shutter with transparent polycarbonate vision panels, normally in aluminium

Shutter types which should be avoided:



Unpainted perforated lath type
steel roller shutter



Painted perforated lath type
steel roller shutter



Bulky and unsightly roller shutter housing
obscures the top of the shopfront

10 Blinds

Traditionally, blinds (or awnings) were made of canvas and were fully-retractable when not in use into 'blind boxes' which were carefully designed as an integral part of the shopfront. The blinds can be used to display advertising.

It is still possible to get traditional blinds and boxes repaired, or new ones manufactured locally. These were traditionally hand operated with winders but can sometimes be made with motor operation if desired.



An attractive & well-maintained traditional shopfront with fully-retractable canvas blind – see also Hartley's on front cover

Modern flat canvas retractable blinds may be an acceptable alternative on some unlisted buildings. However, these often have plastic blind boxes, and although these can be fitted with timber covers, they often have frills which do not fully retract and can look unsightly, particularly as they get dirty. These modern versions are often motor operated and the operating mechanism makes them more bulky than the traditional blinds.



These modern retractable blinds are often suitable modern alternatives if carefully positioned. The original blind box is still in place at Diggles on the right

Modern plastic or plastic-coated fixed 'Dutch blinds' (designed like a pram hood) are not normally acceptable on traditional buildings or in conservation areas. These can look unattractive and permanently obscure the shopfront. The partly retractable versions of these blinds, which do not fold back fully into the shopfront, can also look unsightly when shut and should be avoided. The canvas versions of such blinds are more attractive.

A licence will be required from Cumbria Highways (Cumbria County Council) for any object which projects over the public highway. In accordance with the Manual for Streets, a vertical clearance of 2.6 metres must be provided between the lowest part of the canopy and the highway.

Policies C1, D15, D17, D18, D21, D41 of the saved Local Plan (See Appendix A)



Plastic partly retractable 'Dutch Blind'



Appendices

Appendix A: National & Local Policies

Acts

Planning (Listed Buildings and Conservation Areas) Act 1990

S16(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Guidance

National planning guidance exists in the form of PPG's, PPS's, Circulars & Government Guidance. See Department for Communities and Local Government website:
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance>

PPS5: Planning and the Historic Environment – March 2010

PPS4: Planning for Sustainable Economic Growth – Dec 2009

PSS1: Delivering Sustainable Development - May 2006

PPS1: Supplement: Planning and Climate Change - Dec 2007

PPG 19: Outdoor Advertisement Control – March 1992

Local Policy

Barrow Port Area Action Plan

Policy BP4: Conservation & Enhancement of the Natural & Built Environment

High quality schemes that enhance nature conservation and management, maintain and enhance biodiversity, preserve and enhance the historic environment and develop and respect landscape and built character will be promoted and supported. Particular emphasis will be placed on the following:

- 1) Proposals must preserve the setting and character of listed buildings and preserve or enhance the character or appearance of the Barrow Island and St. Georges Square Conservation Areas. Applications for outline consent within the conservation areas will not be acceptable. Consent for the demolition or partial demolition of listed buildings or of unlisted buildings that make a positive contribution to conservation areas will not be granted other than in exceptional circumstances.
- 2) The Action Plan Area includes parts of the South Walney and Piel Channel Flats SSSI and a site of regional importance in the form of Salhouse Pool County Wildlife site. The Council places a high value on the protection of these ecological features and

in considering new development will ensure that proposals are not detrimental to the special interest of these sites.

- 3) Enhanced public access to these areas will be sought whilst having regard to nature conservation.
- 4) Where important archaeological remains or historic features exist or are likely to exist further archaeological and historic assessment will be required.
- 5) Development proposals which are likely to have a significant effect on a European Site (SAC/SPA) (either individually or in combination with other plans and projects) should be subject to an Appropriate Assessment. Any development that is considered to adversely affect the integrity of a European Site will not be permitted.
- 6) The AAP area includes protected species, priority species and priority habitats. Surveys should be carried out to establish the presence, extent and density of these species and habitats before planning applications are determined and appropriate measures should be taken to safeguard habitats and species before any development commences. The first preference is to provide suitable inter-connecting habitats for these species within the relevant sites and within the AAP area. If this is not feasible suitable compensatory habitats should be provided outside the AAP area. Mechanisms should be put in place to manage and monitor these habitats to ensure that their biodiversity value is maintained.

Policy BP14: Promoting the Use of Public Art

The creative use and development of public art and arts projects will be promoted as an integral part of the regeneration of the Action Plan Area.

The approach to public art will be expected to embrace values that will contribute directly to changing perceptions, with a focus on original design and the use of high quality, durable materials. Public art should support the design principles for the built environment and provide an effective link between the built and natural environments.

Policy BP25: Barrow Island Housing (BIH1, BIH2, BIH3)

The Barrow Island Housing area will be supported as a sustainable urban residential community with an improved quality and choice of housing.

- 1) Within Site BIH1, the physical environment of the area will be improved. The improvements will include:
 - a) Improvements to the quality and appearance of the public realm:
 - b) A shopfront improvement scheme incorporating arts and craft signage centred around Anchor Road; and
 - c) Support for radical intervention measures in respect of the tenement buildings, providing these are justified and are of a quality compatible with the buildings' architectural and historic importance.
- 2) Within Site BIH2 (0.74 ha), the housing mix will be broadened through the provision of around 25 homes phased in accordance with Policy BP6 of this Area Action Plan. These homes should embody the principles of Lifetime Homes.
- 3) Within Site BIH3, the identified areas of public open space will be retained for open space and appropriate outdoor leisure use.
- 4) New development and public realm works should respect and enhance the character and appearance of Barrow Island, including in particular the Conservation Area and the setting and character of listed buildings.

Barrow-in-Furness Borough Council Local Plan Review 1996-2006

Policy C1

All new and redeveloped retail facilities will be expected to:

- achieve high design standards, taking into account the character of the surrounding area and the requirement to maintain or enhance Conservation Areas and their settings;
- where practicable, provide adequate access for people whose mobility is impaired;
- result in no loss of or detriment to: important areas of amenity open space; interests of wildlife, landscape or nature conservation importance; or trees or landmarks of importance to local character; and
- provide an acceptable level of car parking in accordance with the Cumbria Parking Guidelines, except in cases of redevelopment where present levels must at least be maintained.

Listed Buildings, Conservation Areas and Design

Policy D15

Development within or affecting the setting of Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the Area. In particular it should:

1. Respect the character of existing architecture and any historical associations by having due regard to positioning and grouping of buildings, form, scale, enclosure, detailing and use of traditional materials;
2. Respect existing hard and soft landscape features including open space, trees, walls and surfacing;
3. Respect traditional plot boundaries and frontage widths; and
4. Respect significant views into or out of the Areas.

Applications for:

- a) Listed Building Consent; or
- b) Planning consent for alterations to un-listed buildings within Conservation Areas or new buildings affecting the setting of a Listed Building must show full details unless otherwise agreed with the Planning Authority.

Policy D17

Applications for the re-use of empty Listed Buildings or prominent buildings in Conservation Areas will be given favourable consideration provided the redevelopment will not result in the significant loss of the property's special architectural details or its historic fabric.

Policy D18

Alterations and additions to a Listed Building or those properties affected by the Article Four Direction will not be permitted if they adversely affect its character and setting or its architectural or historic features. In particular, the following alterations are likely to

be unacceptable, particularly where they pose a conflict with the traditions of the building type or area;

- a) The use of non-traditional roofing materials;
- b) The use of UPVC or aluminium or other non-traditional materials or styles for windows and doors;
- c) Pebble-dashing, or rendering of any type where this would result in the loss of features such as stone-work or ornamental brickwork;
- d) The removal of any special features such as ornamental ironwork, carved stonework or brickwork, etc; and
- e) The use of UPVC gutters and downspouts.

Policy D21

In determining all applications submitted to it the local planning authority will have regard to the General Design Code set out in paragraph 5.4.27 of this plan.

In towns and villages, proposals shall relate to the context provided by buildings, street and plot patterns, building frontages, topography, established public views, landmark buildings and other townscape elements. Proposals that do not respect the local context and street pattern or the scale, height, proportions and materials of surrounding buildings and development which constitutes over development of the site by virtue of scale, height or bulk will not be permitted, unless there is specific justification, such as interests of sustainability, energy efficiency or crime prevention.

Development proposals in the countryside shall respect the diversity and distinctiveness of local landscape character. New farm buildings will, in general, be required to be sited within or adjacent to an existing farm building complex or in other well screened locations and to be subject to a complementary design and use of materials, with, where necessary, a 'planting' scheme.

General Design Code

Setting: the setting of any building should be carefully considered, whether in the countryside or in a built-up area. Attention should be paid to its impact on public views into, over, and out of the site. Those views should not be significantly harmed, and opportunities should be taken to enhance them or open up new views. In the countryside, or on the edge of towns and villages, buildings should be located to sit comfortably in the landscape. Buildings on the skyline should be avoided, unless local circumstances deem this to be appropriate for the site.

Harmony and street scene: new buildings should be in harmony with others around them. They can add interest and variety but should not be out of keeping overall. They should be visually well-mannered towards their neighbours. Where buildings are arranged in gentle curves, irregular building lines, or sit on or close to the rear of the footpath, these local characteristics should be emulated in new development. New roofs should fit in with the roofscape of the area. Dormers that break up an unrelieved roof plane, where this is important to the character of a building, or rooflights that would spoil an unbroken vista of roofs, will not be permitted.

Proportion: new buildings should be well proportioned and relate to the human scale. All extensions should be in scale and character with the building to which they are added. Elevations should be in proportion with one another and with surrounding buildings. Excessive bulk should be avoided. The size, spacing, and location of openings should be in proportion and related to the function of the building and harmonious with its architectural style. Shop fronts should reflect the character and architectural style of the upper floors and the distinction between separate buildings; they should be of

materials and colours appropriate to the building, and be well proportioned in themselves.

Simplicity, detail, and decoration: as a general principle, the design of new buildings should be simple, avoiding over-fussy detailing. Within this principle, opportunities should be taken to add interesting details, ornamentation, and expressions of local craftsmanship. The nature and colour of external woodwork, cladding and rainwater goods, should harmonise or successfully contrast with the colour of the walling materials. Large new buildings on the edge of towns or villages or in the open countryside should be constructed in vernacular or traditional materials or finished or clad in colours that complement their surroundings.

Materials: new buildings should be constructed of materials typical of, and used in similar proportions to, those traditionally used in the immediate surroundings. In certain circumstances the Council will require the construction of sample panels on-site, to be approved before building work commences, and to be kept for reference throughout the work.

Advertisements and Shop Fronts

Policy D34

The Council will require the removal of existing clutters of unauthorised adverts not related to the premises on which they are displayed where these are considered detrimental to visual amenity and/or highway safety.

Policy D39

Consent for advertisements fixed to the principal public entrance of a building, or to a building elevation not used as a commercial frontage, will be permitted provided that they would not harm the street scene by nature of their scale, height or amount of illumination.

Policy D40

Advertising signs above the ground floor level of buildings will be granted consent provided that they are well designed, relate well to the architectural features of the property and do not harm the street scene by being overbearing or over intrusive.

Policy D41

Applications for consent to display adverts which obscure or disrupt important architectural features of a building, whether the building is listed or not, will not be permitted. On Listed Buildings and within Conservation Areas, shop fronts shall be of a traditional design and use traditional materials except where there are buildings of an architectural style where such treatment would be inappropriate. Shopfronts in Conservation Areas should be of a suitable scale, design, materials and proportion that reflect the traditional character of the application building and the Conservation Area. Well designed signage should be an integral part of the design.

Policy D42

Applications for advertisement consent which would constitute or result in an excessive scale of advertising on any premises beyond that required to reasonably advertise the business premises will not be permitted.

Policy D43

Proposals for illuminated advertisements will be granted consent provided that they would not harm the interests of visual amenity, including sky darkness pollution, or highway safety by nature of their scale, height, amount or hours of illumination.

Policy D44

Security shutters or grilles and their storage arrangements should not adversely affect the shopfront, building or street scene. External solid shutters and those requiring a permanent bulky housing attached to the shopfront or fascia will not be permitted where they adversely affect the appearance of the building or its setting.

Crime Prevention

Policy F12

The design, lighting, layout and location of new development will be carefully examined by the Authority, in consultation with Cumbria Constabulary, to ensure that it is not contrary to the interests of the prevention of crime and development will be refused if it is considered that it will give rise to an increased likelihood of crime.

Access for People with Disabilities

Policy F13

The Authority will provide advice to and negotiate with developers for the provision of satisfactory access for people with disabilities whenever alterations are made to the access arrangements of any building to which the public have access.

Policy F14

Permission will be refused for development where the layout does not adequately provide for the reasonable access needs of people with disabilities, unless such access is prevented by local topography.

Cumbria and Lake District Joint Structure Plan

Cumbria and Lake District Joint Structure Plan 2001-2016 (Adopted April 2006) – See Cumbria County Council's structure plan website Planning Cumbria: Your Guide to the Structure Plan: <http://www.planningcumbria.org/>

Policy E38: Historic environment

Measures will be taken to identify, record, protect, conserve or enhance areas, sites, buildings and settings of archaeological, historic and architectural importance.

Proposals which fail to preserve or enhance the character or appearance of Conservation Areas or which damage, obscure, or remove important archaeological sites or other historic features or are detrimental to the character or setting of a listed building will not be permitted unless the harm caused to their importance and intrinsic interest is clearly outweighed by the need for the development. Development and land use change should be compatible with the distinctive characteristics and features of 'Cumbria's Historic Landscape Characterisation Programme'.

Appendix B: Glossary & Abbreviations

LDF Local Development Framework

The LDF is a portfolio of LDDs which will provide the local authority's planning policies for meeting the community's economic, environmental and social aims for the future of their area.

LDS Local Development Scheme

The LDS sets out the programme for preparing the LDDs

PPG Planning Policy Guidance

Government statements of national planning policy gradually being superseded by Planning Policy Statements

PPS Planning Policy Statement

Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes

SA Sustainability Appraisal

Assessment of the social, economic and environmental impacts of the policies and proposals contained within the LDF

SCI Statement of Community Involvement

Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF and development control, and the steps that will be taken to facilitate this involvement

SEA Strategic Environmental Assessment

Assessment of the environmental impacts of the policies and proposals contained within the LDF

SPD Supplementary Planning Document

Elaborate upon the policy and proposals in DPDs but do not have their status. They are however, material considerations in the consideration of development proposals. These are now replacement SPG's.

SPG Supplementary Planning Guidance

Elaborate upon the policy and proposals in Local Plans but do not have their status. They are however, material considerations in the consideration of development proposals. They are being replaced gradually by SPD's

Architectural Terms

Art Deco	Architectural style of the 1920s and 1930s characterised by bold shapes and smooth surfaces and a spirit of adventure
Bay Window	A window extension which projects from the plane of the building façade, square, curved, or canted (at an angle)
Bow Window	A curved bay window
Capital	The top part of a column or pilaster, usually of a classical order – in shopfronts it is often same as a corbel or console
Clerestory Light	In this context, small upper panes of a shop window
Colonette	A small column
Console	Curved ornamental bracket often supporting a cornice
Corbel	A projection which supports a beam or structure
Cornice	The uppermost part of an entablature – in this context the uppermost part of the fascia
Edwardian	Opulent style of architecture during the reign of Edward VII 1901-1910
Entablature	In this context the upper part of the shopfront comprising the cornice and fascia
Fanlight	Fixed window above a door – originally semicircular in shape in Georgian architecture but now can be any shape
Fascia	Unadorned horizontal band in the entablature - in the case of shopfronts, usually used for advertising
Georgian	The style of classically inspired architecture prevalent in the period 1714-1830
Glazing Bars (astragals)	The timber, metal or plastic moulded pieces holding in the individual panes of glass in a window
Light	The space between the mullions of a window sometimes comprised of a number of panes
Mullion	Vertical element of timber, stone or metal which divided a window into separate lights
Oriel Window	A window which projects from the plane on the buildings façade but does not touch the ground
Pilaster	A rectangular pier or column projecting from a wall
Regency	The style of classically inspired architecture which flourished during the regency and reign of George IV (1811–30) in the late Georgian period
Stallriser	Lower part of a shopfront below the window, either of masonry or timber
Transom	Horizontal element of timber, stone or metal which divided a window into separate lights
Victorian	The architecture of the period during the reign of Queen Victoria 1837-1901

Appendix C: Contacts & Further Information

Barrow Borough Council Contacts

Barrow-in-Furness Borough Council
Main Tel. number: (01229) 876300

www.barrowbc.gov.uk

Planning and other Applications:

For further advice on the need for consent or to obtain application forms, please contact:

Development Control Section
Barrow-in-Furness Borough Council
Town Hall, Duke Street
Barrow-in-Furness
Cumbria LA14 2LD

e-mail: consultplanning@barrowbc.gov.uk

Major Applications:

Jason Hipkiss
(01229) 876485.

Other Applications:

Charles Wilton (01229) 876553
Ian Sim (01229) 876384
Barry Jesson (01229) 876323

Planning Policy Documents:

For advice on planning policy generally (non site-specific) or queries on SPD this or any other planning policy publication, please contact:

Local Development Framework Section
Barrow-in-Furness Borough Council
Town Hall, Duke Street
Barrow-in-Furness
Cumbria LA14 2LD

01229 876388, 876349, 876363, or 876360

e-mail: developmentplans@barrowbc.gov.uk

Grant Assistance:

Historic Building Grants

Charles Wilton (01229) 876553
cwilton@barrowbc.gov.uk

Barrow and Dalton Town Centre Shop Front Grants Scheme

Mrs A. Taylforth
Town Centre Manager
Barrow-in-Furness Borough Council
Town Hall, Duke Street
Barrow-in-Furness,
Cumbria LA14 2LD

01229 876389 or see

<http://www.barrowbc.gov.uk/default.aspx?page=4197>

Building Control and Access for All

Kevan Morrison
Principal Building Control Surveyor
Tel No: 01229 876481

e-mail: buildcontrol@barrowbc.gov.uk

Web site: www.barrowbc.gov.uk/Planning/Building_Regulations/Disabled_Access

Barrow By Design

Doe Brannon
Arts Development Officer
Barrow-in-Furness Borough Council
Town Hall, Duke Street
Barrow-in-Furness,
Cumbria LA14 2LD

01229 876471

‘Barrow by Design’ is a process developed to help Barrow Borough Council and its partners deliver good quality design and creative community engagement in place making and regeneration. It does this by including contemporary artists and other design professionals in the development of regeneration projects at the concept, design and planning stages and into major planning applications.

Other Useful Addresses

Cumbria County Council
Highways, Footpaths, Road Lighting
(01229) 606060
contact@cumbriahighways.co.uk

English Heritage
www.english-heritage.org.uk
(0161) 242 1400

The following organisations publish guidance on period detailing for historic properties: -

The Society for the Protection of Ancient Buildings
37 Spital Square, London,
E1 6DY
www.spab.org.uk
Tel 020 7377 1644

The Georgian Group
6 Fitzroy Square, London
W1T 5DX
www.georgiangroup.org.uk
Tel 020 7529 8920

The Victorian Society
1 Priory Gardens, Bedford Park,
London, W4 1TT
www.victoriansociety.org.uk

Further Advice & References

Barrow Borough Council Publications

Barrow-in-Furness Urban Design Framework. Gillespies for Barrow-in-Furness Borough Council and West Lakes Renaissance. Feb 2005.

Barrow-in-Furness Port Art & Landscape Strategy Final Report. Gillespies for Barrow-in-Furness Borough Council and West Lakes Renaissance. March 2006.
www.barrowbc.gov.uk

Barrow Island Conservation Area Appraisal. Gillespies for Barrow Borough Council (2007) www.barrowbc.gov.uk

Other Guidance

Cumbria County Council: Street Cafés Licensing Guidelines 9 January 2008. Available from: Area Engineer, Cumbria County Council, Nan Tait Centre, Abbey Road, Barrow-in-Furness LA14 1LG

Department for Transport: Manual for Streets 2007. Available at: <http://www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf>

Department for Communities Local Government: Outdoor Advertisements and Signs, a Guide for Advertisers June 2007. Available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf>

Disability Rights Commission: Making Access to Goods and Services Easier for Disabled Customers: A Practical Guide for Small Businesses and Other Small Service Providers. Available at: http://www.direct.gov.uk/prod_consum_dg/groups/dg_digitalassets/@dg/@en/documents/digitalasset/dg_070741.pdf

English Heritage: Easy Access to Historic Buildings. Available at: <http://www.english-heritage.org.uk/server/show/contKnowledgeItem.811>

Equality Act 2010: What do I need to know? (Series of 'Summary' and 'Quick Start guides to the key changes in the law, produced by the Government Equalities Office in partnership with the British Chambers of Commerce, Citizens Advice, ACAS and the Equality and Diversity Forum, to support implementation of the Act.) Available at: http://www.equalities.gov.uk/equality_act_2010/equality_act_2010_what_do_i_n.aspx

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Statement of Community Involvement

November 2010



Barrow-in-Furness Borough Council

Part of the Barrow-in-Furness Local Development Framework

Statement of Community Involvement

Barrow-in-Furness Borough Council

Adoption Draft for Committee Consideration November 2010

This document can be made available in other formats e.g. Braille or large font, on request. To access this service please contact 01229 876341

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1 Introduction

This document sets out the Council's policies and procedures for involving the public and other stakeholders in the planning process, both in the preparation of planning policy documents and in the consideration of planning applications. This revised SCI was adopted on [To add date].

1.1 Consultation - Legal and National Policy Context

1.1.1 Local Development Frameworks (LDFs)

The Town and Country Planning (Local Development) (England) Regulations 2004 as amended,¹ set out the regulations governing the production of LDF documents and the minimum requirements for consultation. Planning Policy Statement 12: 'Local Spatial Planning' sets out national policy on the preparation of LDF documents, and the on-line DCLG 'Plan Making Manual'² sets out further informal guidance on these matters.

PPS12 states that 'involvement' in the preparation of LDF documents should be:

- appropriate to the level of planning;
- from the outset – leading to a sense of ownership of local policy decisions;
- continuous – part of ongoing programme, not a one-off event, with clearly articulated opportunities for continuing involvement;
- transparent and accessible – using methods appropriate to the communities concerned; and
- planned – as an integral part of the process for making plans.

1.1.2 Development Control

The Town and Country Planning (Development Management Procedure) (England) Order 2010³ sets out the statutory requirements for publicising planning and related applications. Up to date guidance on information requirements and validating applications was issued by DCLG in March 2010⁴.

1.1.3 The Duty to Involve

The Statement of Community Involvement (SCI) also addresses the local authority's wider statutory duty to inform, consult and involve. The so termed 'duty to involve' came into force on 1 April 2009 (under the provisions of the Local Government and Public Involvement in Health Act, 2007). Changes were made in 2008 to the 2004 LDF regulations, which gave local planning authorities a similar duty to the duty to involve when preparing their LDFs, requiring a greater engagement with individuals and businesses than the regulations required before. Essentially, this means that in respect of all functions the Council should:

1 The Town and Country Planning (Local Development) (England) Regulations 2004 S.I. 2204 as amended by S.I. 2008/1371 & S.I. 2009/401

2 Communities and Local Government web based Plan Making Manual hosted by the Planning Advisory Service
<http://www.pas.gov.uk/pas/core/page.do?pageId=109798>

3 The Town and Country Planning (Development Management Procedure) (England) Order 2010

4 CLG 'Information requirements and validation for planning applications' & 'Guidance on information requirements and validation' March 2010
<http://www.communities.gov.uk/publications/planningandbuilding/validationguidance>

- Provide 'representatives of local persons' with appropriate information to allow them to have their say and get involved
- Make information accessible, easy to understand by different audiences
- Provide genuine opportunities for people to have their say, through formal consultations and surveys as well as direct dialogue with representatives
- Feed back the outcomes of consultation, making clear how the input of representatives of local persons has contributed to the decision/policy
- Consider where it is appropriate to provide opportunities for people to get involved over and above being informed and consulted
- Involvement should be aimed at giving representatives of local people greater influence over decisions and/or delivery.

The duty envisages a mix of approaches from local authorities, dependent on the topic and audience, to encourage involvement and participation as standard practice.

1.2 Corporate Consultation

1.2.1 Corporate Consultation Policy 2006

The Corporate Consultation Policy⁵ sets out Barrow Borough Council's commitment to making evidence based decisions that take into account the views and experiences of all those affected by them and engage with all sectors of the community to ensure that everyone has an equal chance to have their say.

The Corporate Consultation Policy aims to ensure that all consultation undertaken by the Council is effective, efficient and consistent, by providing guidance on who to consult and how to select appropriate research methods.

The Corporate Consultation Policy is currently under review and it is likely that a new Consultation & Engagement Policy will be adopted in early 2011.

1.2.2 Corporate Consultation & Engagement Database

Details of all the community consultation and engagement activity undertaken across the local authority in relation to policy development and service delivery, including LDF consultation, are held in an online consultation and community engagement database. The database can be used by members of the public to find out about previous, current and planned consultation on public services in Barrow and across Cumbria. For more information please visit www.barrowbc.gov.uk/consultation.

1.2.3 Citizens' Panel

Citizens' Panels are an established consultation resource and are made up of a representative sample of local residents who have agreed to take part in research over a given period of time. Being a structured representative sample, they are a valuable cross-section of local people. Community Voice is the name for the Citizens' Panel for Cumbria. The panel is made up of adult Cumbrian residents who have all agreed that they are willing to respond to surveys and other research conducted by Community Voice Partners, including Barrow Borough Council, Cumbria County Council, NHS Cumbria and Cumbria Constabulary. The Cumbria Citizens' Panel includes around 500 residents of Barrow Borough.

⁵ Barrow Borough Council Consultation Policy 2006. See www.barrowbc.gov.uk/consultation

2 The Local Development Framework

Local Development Frameworks were introduced by the Planning and Compulsory Purchase Act 2004. These are a portfolio of spatial planning documents prepared by the Local Planning Authority.

2.1 The Local Development Framework (LDF)

The Local Development Framework includes: -

The Local Development Scheme

This sets out the documents to be produced under the LDF and the associated timetables for their production. The Council's current LDS was produced in July 2010 and this will be updated from time to time, as necessary. The current LDS can be viewed on the Council's website at: [www.barrowbc.gov.uk/Planning/Planning Policy/Local Development Framework](http://www.barrowbc.gov.uk/Planning/Planning%20Policy/Local%20Development%20Framework)

Statement of Community Involvement (This Document)

This sets out the Council's policies and procedures for involving the public in the planning process, both in the preparation of planning policy documents and in the development control process (i.e. the consideration of planning applications etc).

Development Plan Documents (DPDs)

These set out the Council's spatial planning policies for new development in the District. These must include a Core Strategy, documents showing site specific allocations of land, Area Action Plans where significant change or conservation is needed and a Proposals Map. The DPD's currently proposed for Barrow Borough are:

- Core Strategy
- Barrow Port Area Action Plan (Adopted July 2010)
- Site Allocations (which will allocate sites outside the Action Plan areas)
- General Policies for the Control of Development
- A Proposals Map

When adopted or approved by the LPA, DPDs have the status of being part of the 'development plan' under the Act. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

For further details of the scope of these documents, please see the Council's LDS.

Supplementary Planning Documents (SPDs)

These provide more detailed guidance than is appropriate in DPDs, such as detailed design guidance. The SPD's currently proposed are:

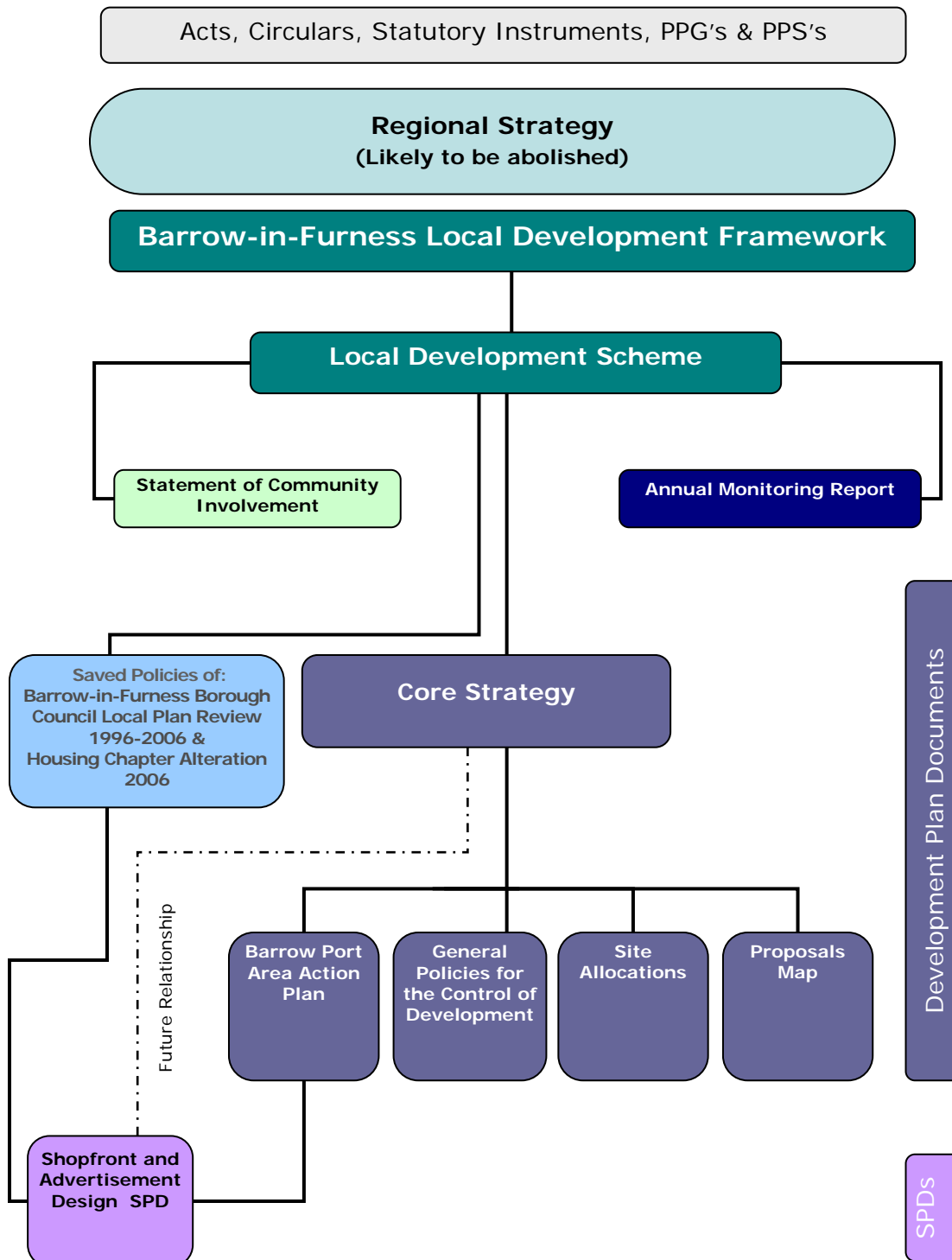
- Shopfront & Advertisement Design

SPDs, which are not subject to independent examination, do not have the same status as DPDs but are nevertheless material considerations in the determination of planning applications.

Annual Monitoring Report

The Annual Monitoring Report (AMR) will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents (i.e. DPDs, SPDs and the SCI) are being successfully implemented.

Fig 1. The Local Development Framework



2.2 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

All DPD'S prepared under the new LDF system must be subject to a Sustainability Appraisal and most DPDs and some SPDs to a Strategic Environmental Assessment, the latter normally being incorporated into the former in the form of a combined 'Sustainability Report'. The Council has developed a methodology for these in the form of a Scoping Report, with each relevant document having its own Sustainability Report based on this. The Scoping Report, which sets out the methodology for the appraisals, will be updated as necessary and be the subject of consultation with relevant stakeholders each time a DPD is prepared to ensure that it provides for an up to date and appropriate appraisal of the document in question. The Sustainability Reports will be published alongside the relevant DPD.

The Sustainability Appraisal seeks to assess the environmental, social and economic effects of the implementation of the policies contained in the documents or the effects of not having these policies, and to influence them in an attempt to ensure they produce sustainable development.

2.3 Appropriate Assessment (AA)

Where a DPD or SPD would have a significant effect on a European Nature Conservation Site, it must also be subject to an Appropriate Assessment under The Conservation of Habitats and Species Regulations 2010.

2.4 Sustainable Community Strategy (SCS) & the LSP

2.4.1 Sustainable Community Strategy

The Local Development Framework documents aim to set out the planning and spatial policies needed to achieve the objectives of the Sustainable Community Strategy.

All local authorities are required to prepare a Sustainable Community Strategy, with the aim of improving the social, environmental and economic well being of their areas.

Through the Sustainable Community Strategy, authorities seek to co-ordinate the actions of local public, private, voluntary and community sectors.

Barrow Borough Council first prepared a Community Strategy 'A Strategic Plan for Barrow Borough' in 1999. The current document, 'A Sustainable Community Strategy for Barrow and Furness' was adopted in 2009.

The Sustainable Community Strategy sets out a long-term approach to improving quality of life for everyone in Barrow Borough, whether they live, work or are visiting in the area. It has been developed and adapted over several years, but its purpose has always been to help make Barrow and the surrounding area a place where people are happy to live, work and spend their free time.



2.4.2 Furness Partnership

Barrow Borough Council is responsible for developing the Sustainable Community Strategy and for making sure it meets the needs of local people. The Council works closely with Furness Partnership, the Local Strategic Partnership for the Borough, to produce and implement the Strategy.

Furness Partnership was formed to join up a range of private, public, community and voluntary sector organisations and help them work together more effectively for the good of people in the Borough. Each of these organisations has their own priorities, objectives and plans, but each is committed to working in partnership to deliver the vision set out in the Sustainable Community Strategy.

3 The Statement of Community Involvement (SCI)

3.1 The Purpose of the SCI

The Statement of Community Involvement sets out the Council's policies and procedures for involving the public and other stakeholders in the planning process, both in the preparation of planning policy documents and in the consideration of planning applications, reflecting the statutory requirements for consultation and government guidance.

Barrow Borough Council is committed to ensuring that the views of the community are taken into account when preparing the policies that will guide development in the Borough and in preparing the SCI itself, in order to produce better quality development which meets the needs and aspirations of the local community. We hope that local people will feel part of decisions and processes that help to shape the future of the area.

3.2 The SCI Preparation Process

Consultation

Regulation 26⁶ requires consultation to be undertaken in the development or any review of an SCI. In addition to any informal consultation, the Council will invite specific comments on the SCI or its review over a 6 week period.

Adoption

The SCI will be developed or amended taking into account the comments received; and following consideration by the Council's Executive Committee, the final document will be formally adopted.

Monitoring

Once adopted, the success of the SCI will be monitored through the Annual Monitoring Report. This monitoring will include:

- an assessment of whether the SCI is still factually correct; and
- an assessment of whether it appears to be facilitating meaningful public engagement in the planning process.

The SCI will be formally reviewed if circumstances change significantly.

3.3 Who are the Consultees?

The Town and Country Planning (Local Development) (England) Regulations 2004, as amended⁶, require that certain organizations, bodies, residents and businesses be consulted in respect of document production, as the Council considers appropriate.

The regulations define who are the **specific** consultation bodies and the types of organisations who can be regarded as **general** consultation bodies.

The Council has identified already many of general consultation bodies and some of the **other** groups that are considered particularly relevant, and these groups may be consulted even if an initial expression of interest has not been received in an effort to secure their involvement.

⁶ Town and Country Planning (Local Development) (England) Regulations 2004 S.I. 2204 as amended by S.I. 2008/1371 & S.I. 2009/401

At the formal consultation stage(s) of document production, the Council will notify all **specific** and **general** consultation bodies, **other** organisations and **individuals, agents and companies** who have asked to be informed and whose details are held on the LDF consultation database. The Council will also consult with government departments, where appropriate, or where these have asked to be consulted.

A current list of the specific and general consultation bodies and other groups is set out in Appendix D. Individuals, agents and companies are not identified on the list in Appendix D, but their details are held on the LDF consultation database.

Any organisation, group or individual, agent or company can be added to the database LDF consultation database and will be notified of document production in line with their specific request. To be added to the database, please contact the Local Development Framework Section (see Appendix B for contact details).

3.4 Consultation Methods

The LDF system emphasises the ‘front-loading’ of consultation, which means encouraging interest and input from the local community and stakeholders at the earliest possible stage on the content of the plans that will shape the future of the Borough. Traditionally, community involvement in the planning process would involve inviting comments on proposed policies and proposals in a written document at specific stages during the process. The LDF system encourages greater community involvement in the earlier stages of LDF document production and joint consultation with wider corporate strategies, in particular the Sustainable Community Strategy.

The Council will use a range of methods to engage the community and take on board their views and opinions throughout the preparation of documents. These methods will include some or all of the following:

- Informal discussion by telephone or informal meeting
- Consultation letters
- Questionnaires
- Press adverts and press releases
- Articles for newsletters
- Information on the Council’s website
- Meetings
- Focus Groups
- Exhibition/displays
- Information Leaflets

The planning system, both through the LDF and the system for consulting on planning and related applications, has specific requirements for publicity e.g. press notices. There is also flexibility and encouragement to use additional techniques and methods to ensure wider involvement, in particular from harder to reach groups in the community.

Figure 2 illustrates the methods that will be used for consultation on the different types of LDF documents. These are considered to represent methods that are suitable for their intended audience and can most effectively engage with the broadest possible range of stakeholders, whilst being manageable within the limits of available resources.

Fig 2. Consultation Strategy by Document Type

	Consultation Letters & Emails	Statutory Press Notices	Website	Media releases	Informal Discussions with Officers	Questionnaire	Formal Meetings	Exhibitions & Displays	Focus Groups
SCI									
Public Participation (Reg. 26)	✓	✓	✓	Possibly	✓	✗	Possibly	✗	✗
Area Action Plan DPDs									
Informal Consultation	Possibly	✗	Possibly	Possibly	✓	Possibly	Possibly	✗	Possibly
Public Participation (Reg. 25)	✓	✓	✓	Possibly	✓	✗	Possibly	✓	Possibly
Publication for final representations (Reg. 27/28)	✓	✓	✓	✗	Possibly	✗	✗	✗	✗
Other DPDs (inc. Core Strategy)									
Informal Consultation	Possibly	✗	Possibly	Possibly	✓	Possibly	Possibly	✗	Possibly
Public Participation (Reg. 25)	✓	✓	✓	Possibly	✓	✗	Possibly	Possibly	Possibly
Publication for final representations (Reg. 27/28)	✓	✓	✓	✗	Possibly	✗	✗	✗	✗
SPDs									
Informal Consultation	Possibly	✗	Possibly	✗	✓	Possibly	Possibly	✗	Possibly
Formal Public Participation (Reg. 17)	✓	✓	✓	Possibly	✓	Possibly	Possibly	Possibly	Possibly

Consulting Everyone

The SCI follows the principles and spirit of the Council's Consultation Policy and Single Equality Scheme⁷ which set out the Council's commitment to equality and effective consultation and explain how that commitment will be delivered, including advice on measures to help ensure that consultation effectively engages with people representing the diversity of our local population. This will mean taking steps to ensure that appropriate consideration is given to views from:

- People from Minority Ethnic groups
- Faith groups
- People with disabilities
- Lesbian, Gay, Bisexual and Transgender (LGBT) groups
- People of all ages
- Asylum seekers and refugees
- Lone parents and/or carers
- People living in areas of deprivation or on a low income

Consultation documents will be made widely available in electronic and hard copy format. The Council has sought to produce its LDF documents in an accessible and easy to read format, and documents for inspection, meetings and exhibitions will be held at accessible locations. For those who do not have internet access, other formats e.g. large print is available on request.

Consultation letters may be accompanied by specially designed comments forms to assist people with their responses, and officers will be very happy to provide guidance and assistance when required.

Receipt of representations

The Council is able and willing to receive written representations and comments by email, fax or letter. At the formal stages of the process, those making representations will be encouraged to use the official forms supplied, although all written comments, however received, will be registered. Representations must include a name and contact address and will be available for public inspection.

Representations made by telephone will not normally be registered.

Response to Representations

Representations received at the formal consultation stages will be considered by Council officers and will be reported, together with a recommended response, to the Council's Executive Committee. Comments will normally be reproduced in full, but may be summarised if a large number are received.

Representations received outside of the consultation period will be registered as late and will be read by officers. However, they will not be considered as duly made and a response will not be published.

Individual written responses to the comments received will not normally be sent. Those who have commented will be able to see how their comments have been addressed through the Committee Reports described above. For DPDs, the Council also has to prepare a Statement of Consultation⁸ for publication alongside the

⁷ Barrow Borough Council see www.barrowbc.gov.uk/equality

⁸ Regulation 30(1) (d) Statement of Consultation

Proposed Submission DPD, which summarises the consultation that has been undertaken in connection with the preparation of the DPD (see section 4).

It is important to note that whilst the Council will always consider any relevant comments in respect of the development of a policy document or a planning application, it will not always be possible or appropriate to decide the matter in accordance with the comments(s) received. There may be other material considerations, such as requirements of legislation, or national or local policies to which the Council must adhere.

Representations received at the final publication stage are for the Inspector appointed to examine the DPD to consider. The Council is required to summarise the number and nature of the representations received and prepare a Statement of Representations⁹ and make the original copies of the representations available for inspection on request.

3.5 Publicity and Availability of Documents

The availability of formal draft and final documents will be publicised through the Council's website and press adverts will be placed in the North West Evening Mail.

All formal draft and final documents will be available on the Council's website www.barrowbc.gov.uk (See under Planning/Planning Policy). All draft versions will be available for information even after the consultation period has closed, until such time as the document is finally adopted. Copies will be available for inspection at the Town Hall, Barrow, the Central Housing Office, Duke Street, Barrow and at public libraries (See Appendix A for locations and opening hours).

Copies will also be available for purchase in hard copy form or CD on request.

Large print versions and other formats of documents will also be available on request.

The Council's website also hosts the Council's [Web Mapping Service](#)¹⁰ where you can view an interactive map or aerial photographs showing all current development plan allocations.

3.6 Charges for Documents

All consultees and interested parties will be encouraged to use the Council's website for viewing or downloading documents, although it is appreciated that this is not appropriate for everyone.

All consultation drafts sent to, or requested by **specific** and **general** consultation bodies will be free of charge, as may be drafts sent to some **other** public sector, charitable and voluntary consultation bodies.

A scale of reasonable charges for **other** consultees and **individual, agents and companies** who have requested documents will be published on the Council's website and reviewed periodically, as will the scale of charges for final adopted documents. A reasonable charge will be made for hard copies of any background documents requested.

⁹ Regulation 30(1) (e) Statement of Representations

¹⁰ www.barrowbc.gov.uk/mapping

4 How We Consult on Development Plan Documents

4.1 The Preparation of Development Plan Documents

The table below sets out a summary of the process for preparing and consulting on the preparation of DPDs.

Fig 3. The Preparation of DPDs

Pre-Production	
Evidence gathering to inform the preparation of the DPD	
Production	
Informal Consultation	Public Participation under Regulation 25
Consultation on a Preferred Options Draft DPD	
Publication of the Proposed Submission DPD for final Representations - Regulation 27	
Submission of DPD to Secretary of State, for independent Examination (providing the Council do not wish to make significant changes as a result of the representations received)	
Examination	
Pre-Hearing meeting held with an appointed Inspector	
Independent Examination into the soundness of the DPD by Written Representations, Formal or Informal Hearing	
Binding Report from the Inspector on behalf of the Secretary of State	
Adoption	

These stages are explained in more detail below.

Pre-Production

This is the evidence gathering stage where the Council will collect the relevant social economic and environmental data and establish the national and regional policy framework. There may be informal meetings and discussions with consultees and identified stakeholders at this stage to consider any specific issues arising during the evidence gathering process.

Production

The Informal Consultation Stage

At this stage consultation will be informal, and will vary depending on the nature of the document. This will normally involve informal meetings to discuss issues and options with relevant groups and the Local Strategic Partnership. The aim of this stage is the 'front loading' of community involvement, and stakeholders are encouraged to put forward their ideas at the early stages and thus participate in developing the document.

At this stage, any previous relevant consultation exercises and the comments received in respect of these will also be taken into consideration in the development of a Preferred Options Draft document.

Consultation on a Preferred Options Draft DPD

This stage will be a more formal six week consultation period on a Preferred Options Draft document. The availability of the document will be advertised and there may be a display or exhibition prepared. Copies of the document will be sent to specific and general consultees; and all others who have requested to be notified will be advised of its availability. Meetings may be arranged during this period to discuss the Preferred Options Draft.

At this stage there will also be consultation on a Scoping Report for the Sustainability Appraisal and Strategic Environmental Assessment, if this has not already occurred at an earlier stage.

The Council will consider all the comments received in response to this public participation and amend the document in the light of these, as appropriate. It is important to note that any comments made at this stage, or the earlier stages, will not be carried forward to the independent Examination. If anyone is not satisfied that their comments have been taken on board, they must comment again at the Publication stage set out below in order to have their comments considered by the Inspector.

Publication of Proposed Submission Document

The amended DPD, now called the 'Proposed Submission Document' will be published, and there will be a formal six week period during which final representations can be made. The Sustainability Report and Statement of Consultation¹¹ which summarises the consultation that has been undertaken in connection with the preparation of the DPD will be published alongside the DPD.

Following this period, the Council will submit the Proposed Submission Document together with all the other relevant reports, the representations received and a Statement of Representations¹², to the Secretary of State for independent Examination.

Examination

All representations will be considered by the Independent Inspector who will conduct an Examination into the 'Soundness' of the DPD (See the Planning Inspectorate's guide to Examinations¹³). The Inspector will consider most comments by way of written submissions and these will carry equal weight as appearances in person at an oral 'Hearing'. The Hearing can be in the form of a round table discussion, an Informal Hearing or a Public Inquiry.

There will be a Pre-Hearing Meeting (PHM) at which the Inspector will agree with all those who have made representations how their views will be considered. On occasion there may also be an Exploratory Meeting which is called by the Inspector prior to the PHM to address or clarify any outstanding issues and explore how best to proceed with the Examination.

¹¹ Regulation 30(1) (d) Statement of Consultation

¹² Regulation 30(1) (e) Statement of Representations

¹³ 'A brief guide to examining development plan documents', Available on the PINS website at www.planning-inspectorate.gov.uk

Adoption

Following the Examination, the Council will receive a binding report from the Inspector i.e. should the Council wish to adopt the DPD they must follow the Inspector's recommendations and amend the DPD accordingly. There is a short period during which the Council can seek to clarify factual matters. Following consideration by the Council's Executive Committee, the final Document will be adopted.

5 How We Consult on Supplementary Planning Documents

5.1 Supplementary Planning Documents

The procedure for preparing and adopting Supplementary Planning Documents (SPDs) is shorter than for DPDs and these are not subject to independent Examination.

Initial consultation on SPDs will be informal and will be targeted at particular groups and individuals depending on the nature of the issue or location to be dealt with by the SPD. Consultation techniques will vary depending on the nature of the SPD. This informal consultation will seek to influence the scope and content of the SPD. At this stage, any previous relevant consultation exercises and the comments received in respect of them will also be taken into account.

Following this initial consultation, a Draft SPD will be prepared and this will then be the subject of formal public participation as required by Regulation 17¹⁴. Copies of the document will be sent to specific and general consultees as appropriate; and all others who have requested to be notified will be advised of its availability.

The publication of the Draft SPD will be advertised in the press and details of the consultation will be made available on the Council's website. This publicity will offer an opportunity for individuals and bodies to contribute their views. Depending on the nature of the SPD, the consultation may be further publicised through a local exhibition or display, or meetings may be held to discuss the draft document.

All comments received will be considered and the SPD amended in the light of these comments. Following consideration by the Council's Executive Committee, the final Document will be adopted.

Fig 4. The SPD Preparation Process

Pre-Production
Evidence Gathering to inform the preparation of the SPD
Production
Informal Consultation on scope and content of SPD
Draft SPD prepared and published
Public Participation on Draft SPD under Regulation 17
Document amended in light of comments received
Adoption
Adoption of the SPD by the Council

¹⁴ The Town and Country Planning (Local Development) (England) Regulations 2004 S.I. 2204 as amended by S.I. 2008/1371 & S.I. 2009/401

6 How We Consult on Planning Applications

6.1 Planning Applications

Legislative Background

The Town & Country Planning (Development Management Procedure) (England) Order 2010¹⁵ sets out the statutory requirements for the submission and publication of formal applications for planning permission and similar consents. Up to date guidance on information requirements and validating planning applications was issued by CLG in March 2010.¹⁶

The basic requirements of current legislation are that:

- applications should be publicised using site notices or neighbour notification letters; and, depending on the type of application, a press notice.
- All applications must be published on the Council's website.
- Certain 'statutory'¹⁷ consultees must be notified of the application.

The statutory consultees to be involved and the requirement for a press notice will vary depending on the specific nature of the proposals and the Regulations in force at the time that the application is submitted.

In dealing with formal applications that are submitted to the Council, consultation, publicity and notification in excess of the statutory requirements is carried out. Parish Councils are always consulted on applications.

The Council take a common sense approach to public consultation and select the most appropriate method of consultation based on the statutory requirements and the particulars of the individual application, subject to the requirements of the regulations. In addition to the statutory consultees, the Council may choose to consult other stakeholders, including local community groups and amenity/conservation societies, according to the nature of the proposal.

Neighbour and Statutory Consultee Notification

For the purpose of consulting neighbouring residents and businesses, the Council's preference is to send letters to individual premises. Letters are sent to at least the most immediate neighbours and, for larger proposals, more widely; the extent of this depending principally upon the scale of the proposal.

In most cases consultation letters invite responses to be made within 21 days of the date of the letter. In some cases, however, a shorter response time is specified. An example of this would be notifications of proposed works to telecommunication masts and equipment, where the consultation period is 14 days. This is due to the fact that the time period for dealing with such matters is shorter than the time period for dealing with standard planning applications. Bodies such as Natural England will be allowed a longer period of time to comment on applications where this is prescribed

¹⁵ The Town and Country Planning (Development Management Procedure) (England) Order 2010

¹⁶ CLG 'Information requirements and validation for planning applications' & 'Guidance on information requirements and validation' March 2010 <http://www.communities.gov.uk/publications/planningandbuilding/validationguidance>

¹⁷ 'Statutory' consultees are those bodies which must be consulted on a particular type of application as prescribed by legislation

by legislation. Whatever the case, the consultation letter will clearly state the time period for responses.

Site Notices

Where the owner or occupier of neighbouring land cannot readily be identified, the Council will put up a site notice nearby and where considered necessary, publish an appropriate press notice.

Press Notices

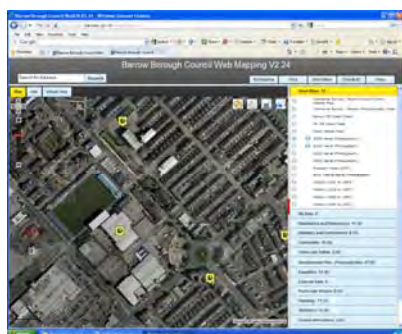
Where a press notice is either required or thought to be appropriate, the Council will place this in the local daily newspaper, the North West Evening Mail.

Viewing Planning Applications

The Council will place copies of applications and accompanying plans etc. for viewing at the Town Hall. Parish and Town Councils, who are sent copies of all applications, are also encouraged to make copies available to residents.

The Council's website hosts the [Local Planning Portal](#),¹⁸ where all current applications, the weekly list of applications and most determined applications can be viewed. The Portal also contains the statutory register of Listed Buildings.

The website also hosts the Council's [Web Mapping Service](#)¹⁹ where you can view an interactive map or aerial photographs showing all current and recently determined planning applications, together with designations such as SSSIs, Conservation Areas and Listed Buildings, and all current development plan allocations such as Open Spaces and Green Wedges.



Making Comments

Comments on planning applications or 'representations' as they are known, are received and handled by the Council via post, fax, email or through the online comments form which is available through the Local Planning Portal, Twitter and Facebook.

All comments must be in writing and include your name and a contact address.

¹⁸ The Portal can be accessed through the Council's website at: www.barrowbc.gov.uk (see under Planning/Planning Public Access), or directly via: <http://localportal.barrowbc.gov.uk/portal/>

¹⁹ www.barrowbc.gov.uk/mapping

All comments that are 'material' and relevant to planning will be considered before the application is determined. A list of issues which are considered to be 'material' to a planning application can be found on the Council's website²⁰.

Comments received will be made publicly available in the Town Hall and on the Council's website and will be reproduced in full as part of any report to Committee. Personal details such as telephone numbers will be omitted.

Amendments

If an application is significantly amended during its consideration, the Council will send a further round of consultation letters to nearby residents and to any other people who have already written in with comments. A copy of the revised plans will also be sent to the relevant Parish or Town Council.

Planning Committee

The Council operates one Planning Committee, covering the whole Borough. The Planning Committee has delegated powers to the Director of Regeneration and Community Services in order to allow a decision on straightforward planning applications to be made without presentation to Planning Committee. In order to assist in the delegation process, the Council operates a Planning Panel. The Panel comprises a number of Planning Committee Members who are presented with planning applications that, although relatively straightforward, may have generated representations. The Members can then decide whether the application should be delegated or dealt with by Planning Committee.

Applications which have generated numerous objections, along with more contentious applications, will be determined by the Planning Committee. A notification letter, giving the time and date of the committee meeting, will be sent to any person who has submitted written comments.

The Council allows public speaking at its Planning Committee meetings by both applicants and objectors. Those wishing to speak must make their request to do so prior to the meeting. The procedure for speaking at a Committee meeting can be found in the Council's Constitution under the planning Code of Conduct²¹ and in a guidance note which is available on the Council's website.²²

Decision Notices

When a decision is made on any application, the Council sends a letter or email, to all those persons/bodies who have submitted written comments on the application advising whether the application has been approved or refused, and that they can view decision notices online. Neighbouring residents who have made comments will receive a copy of the decision notice.

20 Guidance – 'What are material considerations' available online at www.barrowbc.gov.uk/default.aspx?page=2790 or see under Planning/Planning Application Process

21 Constitution of the Council Part 5, Code of Conduct for Elected Members and Officers Dealing with Planning Matters - page 223; or see under Council and Democracy/Council

22 'Guidance Notes for Members of the Public Attending Planning Committee Meetings' Available online at <http://www.barrowbc.gov.uk/default.aspx?page=448> or see under Planning/Planning Committee

6.2 Pre-application Discussions and Consultation

Pre-application discussions between agents/applicants and Development Control Officers are encouraged. Officers are happy to give informal advice to all potential applicants.

For larger scale projects, the Council also encourages potential applicants to publicise and consult on proposals before they submit a formal planning application. It is most appropriate for such consultation information to be presented as information supporting the application, which can be made available to members of Planning Committee. Any pre-application consultation would be in addition to the Council's own consultation on planning applications.

On major planning applications, the Council will develop a project management approach by agreeing a project plan with developers and landowners setting out a timetable towards the determination of an application and subsequent submission of reserved matters. Such project plans are to be agreed, as far as possible, with key stakeholders and consultees in order to bring greater certainty to the decision making timetable.

7 Planning Aid

Planning Aid provides free, independent and professional advice and support on planning issues to people and communities who cannot afford to hire a planning consultant. Planning Aid complements the work of local authorities but is wholly independent of them. In most UK regions, Planning Aid is run by the Royal Town Planning Institute (registered charity no. 262865).

Planning Aid can help people to:

- Understand and use the planning system
- Participate in preparing plans
- Prepare their own plans for the future of their community
- Comment on planning applications
- Apply for planning permission or appeal against the refusal of permission
- Represent themselves at public inquiries.

Planning Aid helps to meet one of the key aims of the government's planning reform agenda, which is to place community engagement at the heart of the planning system.

For further information on Planning Aid please contact:

Planning Aid North
Room 4.17
Claremont Tower
University of Newcastle upon Tyne
Claremont Road
Newcastle upon Tyne
NE1 7RU

Planning Advisor
Tel: 0870 850 9803
E-mail: ntcw@planningaid.rtpi.org.uk

Appendices

Where to View LDF Documents

Appendix A

<p>Barrow Town Hall Duke Street Barrow in Furness Cumbria LA14 2LD</p> <p>Tel: (01229) 876300 Fax: (01229) 876317 email: developmentplans@barrowbc.gov.uk</p> <p>Opening Times : Monday – Thursday 0830 - 1700 Friday 0830 - 1630</p>	<p>Central Housing Office Barrow Borough Council 78 Duke Street Barrow in Furness Cumbria</p> <p>Tel: (01229) 876525 email: housing@barrowbc.gov.uk</p> <p>Opening Times : Monday – Thursday 0900 - 1630 Friday 0900 - 1600</p>
<p>Askam Library Lord Street Askam LA16 7AQ</p> <p>Tel: (01229) 462869 Fax: (01229) 462869 email: barrow.library@cumbriacc.gov.uk</p> <p>Opening Times : Monday 1500 - 1730 Tuesday 1000 - 1300 Thursday 1400 - 1700 Friday 1400 – 1700</p>	<p>Barrow Library Ramsden Square Barrow in Furness LA14 1LL</p> <p>Tel: (01229) 407370 Fax: (01229) 894371 email: barrow.library@cumbriacc.gov.uk</p> <p>Opening Times: Monday 0930 – 1900 Tuesday 0930 - 1700 Wednesday 0930 - 1900 Thursday 0930 - 1200 Friday 0930 - 1700 Saturday 1000 - 1600 Sunday 1200 - 1600</p>
<p>Barrow Island Library 19 Ramsden Dock Road Barrow Island Barrow in Furness LA14 2TQ</p> <p>Tel: (01229) 894380 Fax: (01229) 894380 email: barrow.library@cumbriacc.gov.uk</p> <p>Opening Times : Monday 1400 - 1800 Wednesday 0930 - 1200 Friday 1300 – 1700</p>	<p>Dalton in Furness Library Nelson Street Dalton in Furness LA15 8AF</p> <p>Tel: (01229) 897921 Fax: (01229) 897921 email: barrow.library@cumbriacc.gov.uk</p> <p>Opening Times : Monday 1000 - 1300 1400 - 1800 Tuesday 1000 - 1300 1400 - 1800 Thursday 1000 - 1300 1400 - 1800 Friday 1000 - 1300 1400 - 1700 Saturday 0930 – 1200</p>

Roose Library

Roose Road
Barrow In Furness
LA13 9RJ

Tel: (01229) 894384

Fax: (01229) 894385

email: barrow.library@cumbriacc.gov.uk

Opening Times :

Monday 0930 - 1300 1400 - 1730
Tuesday 0930 - 1300 1400 - 1730
Thursday 0930 - 1300 1400 - 1730
Friday 0930 - 1300 1400 - 1730
Saturday 0930 - 1200

Walney Library

Central Drive
Walney Island
Barrow in Furness LA14 3HY

Tel: (01229) 471742

Fax: (01229) 471742

email: barrow.library@cumbriacc.gov.uk

Opening Times :

Monday 1000 - 1300 1400 - 1800
Tuesday 1000 - 1300 1400 - 1800
Wednesday 1000 - 1300 1400 - 1800
Friday 1000 - 1300 1400 - 1700
Saturday 0930 - 1300

Contacts

Appendix B

Council Main Address

Regeneration and Community Services
Barrow-in-Furness Borough Council
Town Hall
Duke Street
Barrow-in-Furness
Cumbria
LA14 2LD

Switchboard: (01229) 876300
Fax: (01229) 876317

Planning and Other Policy Documents

For LDF enquiries, please contact:

Local Development Framework Section, at the above address or by:

Tel: (01229) 876349, 876388, 876363 or 876360
email: developmentplans@barrowbc.gov.uk

To be added to the list of consultees or to register for notification of the availability of LDF documents, please contact the address above or:

Tel: (01229) 876363
email: developmentplans@barrowbc.gov.uk

Development Control Matters

For general enquiries, application forms and guidance please contact:

Development Control Section, at the address above or by:

Tel: Planning Admin Team (01229) 876375
email: consultplanning@barrowbc.gov.uk



Website

Main Address: www.barrowbc.gov.uk

Development Plan: [www.barrowbc.gov.uk/ Planning/Planning Policy/Local Development Framework](http://www.barrowbc.gov.uk/Planning/Planning%20Policy/Local%20Development%20Framework)

Development Control: www.barrowbc.gov.uk/Planning

Web Mapping: www.barrowbc.gov.uk/mapping

Glossary

Appendix C

Annual Monitoring Report (AMR)

The Annual Monitoring Report (AMR) produced in December each year, assesses the implementation of the Local Development Scheme and the extent to which planning policies in the DPDs (and any saved policies) are being successfully implemented.

Appropriate Assessment (AA)

Where a DPD or SPD would have a significant effect on a European Nature Conservation Site, it must also be subject to an Appropriate Assessment under The Conservation of Habitats and Species Regulations 2010.

Area Action Plans (AAPs)

These documents apply only to designated parts of a Local Authority's area, particularly in areas where change or redevelopment is likely.

Development Plan Documents (DPDs)

These set out the land allocations and spatial planning policies for all or a specific part of the Local Planning Authority's area.

When adopted or approved by the LPA, DPDs have the status of being part of the 'development plan' under the Act. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Development Framework (LDF)

The Local Development Framework is a portfolio of documents setting out the Council's spatial planning policies for the Borough of Barrow-in-Furness.

Local Development Scheme (LDS)

This sets out the Documents to be produced under the LDF and the associated timetables for their production.

Local Strategic Partnership (LSP)

The Local Strategic Partnership for the Borough, Furness Partnership, was formed to join up a range of private, public, community and voluntary sector organisations and help them work together more effectively to produce and implement the Sustainable Community Strategy.

Planning Aid

Planning Aid provides free, independent and professional advice and support on planning issues to people and communities who cannot afford to employ a planning consultant.

Regional Spatial Strategy (RSS)

This sets out the policy framework for the region. The RSS, which was adopted in September 2008 and became part of the Regional Strategy (RS) in April 2010, is now revoked and the government have indicated that RS's will be abolished.

The LDF Regulations

The Town and Country Planning (Local Development) (England) Regulations 2004 S.I. 2204 as amended by S.I. 2008/1371 & S.I. 2009/401

Statement of Community Involvement (SCI)

This sets out the Council's policies and procedures for involving the public in the planning process, both in the preparation of planning policy documents and in the development control process (i.e. the consideration of planning applications etc). Each Local Planning Authority must produce an SCI.

Strategic Environmental Assessment (SEA)

An assessment of the potential environmental impacts of a proposal or Local Development Document, the assessment itself will be subject to consultation alongside the relevant DPD.

Supplementary Planning Documents (SPDs)

An SPD provides more detailed guidance than is appropriate in DPDs, such as detailed design guidance, and can be prepared to cover a particular issue or geographic area. SPDs, which are not subject to independent examination, do not have the same status as DPDs, but are nevertheless material considerations in the determination of planning applications.

Sustainable Community Strategy (SCS)

The Sustainable Community Strategy for Barrow and Furness (2009) sets out the strategic aims of improving the social, economic and environmental well being of the Borough.

Sustainability Appraisal (SA)

The Sustainability Appraisal seeks to assess the environmental, social and economic effects of the implementation of the policies contained in the documents or the effects of not having these policies, and to influence them in an attempt to ensure they produce sustainable development.

LDF Consultees

Appendix D

Please note that the lists in this appendix also relate to successor bodies where re-organisations occur.

Specific

The specific consultation bodies include:

- The Regional Planning Body
- The Environment Agency (SEA Consultation Body)
- English Heritage (SEA Consultation Body)
- Natural England (SEA Consultation Body)
- The Secretary of State for Transport
- Homes & Communities Agency
- The Coal Authority
- Cumbria County Council
- Cumbria Police Authority
- NHS Cumbria
- North West Regional Development Agency

Neighbouring local authorities

- South Lakeland District Council
- Copeland Borough Council

Parish Councils

- Lindal & Marton Parish Council
- Askam & Ireleth Parish Council
- Dalton with Newton Town Council

Neighbouring Parish Councils

- Millom Town Council
- Millom Without Parish Council
- Aldingham Parish Council
- Pennington Parish Council
- Urswick Parish Council
- Kirkby & Ireleth Parish Council

Owners/controllers of electronic communications apparatus

- Mobile Operators Association
- Arqiva Services Ltd

Organizations which provide electricity, gas or water, or deal with sewerage

- Electricity North West Ltd (ENW)
- United Utilities
- Transco

General

The general consultation bodies are defined as:

- Voluntary bodies some or all of whose activities benefit any part of the authority's area;
- Bodies which represent the interests of different racial, ethnic or national groups in the authority's area;
- Bodies which represent the interests of different religious groups in the authority's area;
- Bodies which represent the interests of disabled people in the authority's area; and
- Bodies which represent the interests of persons carrying out business in the authority's area.

To date the Council has identified the following general consultation bodies: -

- Age Concern Barrow
- AWAZ Cumbria
- Barrow & District Society for the Blind Ltd
- Barrow and District Disability Association
- Barrow Civic & Local History Society
- Barrow Gypsy Group
- Barrow Retail Group
- Barrow Tenants' Forum
- Barrow Tenant's with Disability Forum
- Barrow Youth Network
- Brewery Site Residents' & Tenants' Association
- Churches Together in Barrow
- Churches Together in Dalton
- Churches Trust for Cumbria
- Cumbria Deaf Association
- Cumbria Disability Network
- Cumbria Sport Partnership
- Dalton Local History Society
- Dalton Traders Association
- Devonshire Road Residents' & Tenants' Association
- Feet First in Furness
- Four Groves Community Association
- Furness Multi-Cultural Community Forum
- Furness Ramblers Association
- Grange & Cartmel Crescent Residents & Tenants Association
- Hindpool Community Association
- Keep Our Future Afloat Campaign
- MIND in Furness
- Morecambe Bay Partnership
- North Walney Residents' Association
- Ormsgill Street Voice
- Ormsgill Tenants & Residents Association
- OutREACH Cumbria
- Roosegate Resident & Tenants Association
- South Walney Residents' & Tenants' Association
- Street Voice for Barrow Island
- Vulcan Road Tenants & Residents Association

Other

To date the Council has identified the following other consultation bodies, being charitable or statutory groups, organisations and agencies: -

- Accent North West
- Adult & Local Services
- Anchor Trust
- Barrow and District Council for Voluntary Service
- Barrow Borough Sports Council
- Barrow Excellence Cluster Partnership
- Barrow in Furness Congregation of Jehovah's Witnesses
- Barrow Regeneration
- Barrow Sixth Form College
- Benefits Agency
- British Astronomical Association
- British Horse Society
- CABA
- CALC
- Childrens Services
- Citizens Advice Bureau
- Civil Aviation Authority
- Connexions Cumbria
- Country Land & Business Association
- Cumbria Constabulary
- Cumbria Fire & Rescue Service
- Cumbria Local Access Forum
- Cumbria Playing Fields Association
- Cumbria Strategic Partnership
- Cumbria Tourism
- Cumbria Wildlife Trust
- Diocese of Carlisle
- Eden & South Lakeland Delivery Board
- Envirolink Northwest
- Federation of Small Businesses – Furness Branch
- Fields in Trust
- Friends of the Earth
- Friends of the Lake District (CPRE)
- Furness College
- Furness Enterprise Ltd
- Furness Partnership
- Government Office North West
- Health & Safety Executive
- Health and Safety Executive, Nuclear Directorate
- Highways Agency
- HM Revenue and Customs
- Home Builders Federation
- Home Housing Association
- Impact Housing Association
- Invest in Cumbria (CIIA)
- Jobcentre Plus
- Lake District National Park Authority
- Learning & Skills Council Cumbria
- Maritime & Coastguard Agency

- National Farmer's Union
- National Grid
- National Probation Service
- NHS North West
- North of England Civic Trust
- North Western & North Wales Sea Fisheries Committee
- Road Haulage Association - Northern Region
- Royal Mail Group Plc
- Royal Yachting Association
- RSPB
- Sport England
- Sure Start
- The Crown Estate
- The Gypsy Council
- The Lawn Tennis Association
- The National Trust
- The Planning Inspectorate
- The Prince's Trust
- The Sea Cadets (Barrow)
- The Theatres Trust
- University Hospitals of Morecambe Bay NHS Trust
- Voluntary Action Cumbria
- Woodland Trust

**Director of Regeneration & Community
Services
Barrow-in-Furness Borough Council
Town Hall
Duke Street
Barrow-in-Furness
Cumbria LA14 2LD**

