

Appendix 1 – Summary of Representations and Suggested Recommendations

	<u>Consultee</u>	<u>Organisation</u>	<u>Reference</u>	<u>Comments</u>	<u>Officer Responses</u>
1	Cllr Kathy Lamb	East Staffordshire BC	1.2.11	Should varying height, rhythm and composition be a part of character?	Agree - Text inserted under 4th bullet at 1.2.11
2			1.3.47	Green spaces should be designed in first, not as an afterthought.	Agree - New paragraph added after 1.3.47
3			1.4.3	Future government targets likely to require higher than 10% renewable. Should the Design Guide require at least 10%?	Agree - Text replaced under 3rd bullet of 1.4.3 to say latest guidelines. If future government targets rise then the meaning of this paragraph will remain current.
4			general	Should we be advocating use of stone and oak as a local material when it isn't available locally and would have to be shipped in?	New paragraph added after 4.80
5			2.3	Encourage individually designed houses, especially in rural areas where there is little context.	New paragraph added after 2.3.9
6			2.5	This is too prescriptive and likely to result in mediocre design. e.g. decorative bargeboards can be attractive.	New text added to 2.5.9 allowing for higher quality bargeboards
7			3.10	In some cases ducting and plant will be required outside the building. Should be more flexible.	Ducting included in paragraphs 3.10.1 and 3.10.2
8			4.14	The National forest is not a remnant of an historic forest.	This has been corrected to refer to the Needwood Forest
9			4.16	Disagrees strongly with the character areas suggested (except for the uplands) and with the idea of making broad generalisations when each village is unique.	The character areas are taken out of the Countryside Character Appraisal which is a well established document already used by planning officers as a guide to rural character.
10			4.30	Detailed discussion of the history of Needwood. It was enclosed earlier and trees felled and the straight roads laid out by a scottish engineer. The original rides had followed	Changes made to text in 4.30

				topography.	
11			4.34	There is no regular settlement pattern, layout, or planning evident in any of the villages. None of the villages owe anything to being within an estate.	bullet point 1 under 4.34 has been replaced with correct text.
12			general	Tutbury is not Georgian and is of irregular development there is no formalisation or consistency.	The phrase 'chiefly Georgian' has been removed from 4.58
13			4.40	How has village size been measured? Barton, Rolleston and Tutbury are not Towns.	Changes have been made to pages 105 and 111 and 116 to reclassify these to villages.
14			4.84	Blue brick has also been used for flooring and paving. in several farmsteads and stables.	The internal decoration of a building is outside the remit of the planning system.
15			4.92	Local materials should read 'locally relevant in appearance'	text replaced under 4.92
16			5.19	Should mention an exception for minor house-holder schemes.	Text added at the end of 5.19
17			5.30	Should we instigate an award for planning officers for their part in delivering good design?	Awards for officers are outside the remit of the Design Guide
18			4.33	Tutbury castle has never had a folly, everything was built for a purpose.	Reference to the folly has been removed
19				There should be mention of the water tower in Winshill. It is the main landmark when approaching Burton from the escarpment.	Any mention of particular features and views will have to be tied in with how this should affect development, such as protecting and enhancing views. Imaginative designers are free to make use of views to the tower but it does not need special protection or special encouragement for views to be created through Design Guidance.
20			Appendix 1	We need stronger and more precise guidance for development in back gardens. The 45 degree rule should be stronger so that it can be enforced.	Current government advice and planning practice is that the 45 degree rule should not be any stronger than in the current revision of the Design Guide.
21	Ruth Metcalfe	Natural England	1.4	3rd bullet: add 'which contributes to	has been incorporated under 1.4

				and is connected with the wider existing green infrastructure of the area'	
22			p135	Natural England has its own green space standarg (ANGSSt)	new bullet point added under 5.30
24	John Ashmole	Denstone Parish Council?	app 1	Would like to see more detailed advice on privacy and shadowing with minimum distances between principal windows.	Central Government policy is moving away from setting hard and fast guidelines on these.
25			3	Would like to see specific guidelines on noise.	New paragraph added after 3.18.3
26			General	Would like to see more captions explaining what photos are trying to show	Will be added once the text of the document is set
27	Rose Freeman	Theatres Trust	3.2.1	Should include leisure, arts and cultural facilities as examples of commercial buildings.	These types of buildings are more suited to the general design guidance and shop front design guidance. The commercial buildings sections address particular challenges in large commercial buildings.
28			3.10.3	There should be separate signage advise for theatres and art facilities as restrictive generic signage policies prevent them advertising themselves and they need to advertise themselves to survive.	Poorly designed signage will be resisted just as strongly if it is for a cultural facility as it would for a commercial development. In practice this is targeted towards types of signage such as totem poles and large billboards of the type seen on retail parks, and which cultural facilities are unlikely to use.
29	Philip Sharpe	Inland Waterways Association	4.4	Concerned that this is the only passing mention of conservation areas. There should be maps showing their locations and detailed design guidance for each one.	New subheading inserted under 1.2.11. Any map showing Conservation Areas would be liable to go out of date before the rest of the Design Guide.
30	Richard Stone	Burton Civic Society	General	Add an index	Will be added once the text of the document is set
31			1, 2, 3, 5	Add captions to all illustrations. In particular, those from outside the borough to explain why they are included.	Will be added once the text of the document is set

32			2.8.3	What does 'Strong relationship from the inside of the house to outdoor spaces.' mean	Both strong linkages, ease of access, active use etc. and strong visual integration, design which creates a psychological connection, overlooking, front boundary treatments which do not 'fortify' the property against neighbouring spaces.
33			2.8	There should be something alongside extensions to cover conversions of gardens.	New paragraph inserted after 1.3.78
34			4.68	Burton centre is not compact, but polyfocal, not centred on the market place and St Paul's is not the Parish Church	Corrections made to text in 4.68
35			4.72	Add a bullet point about blind arcading	Bullet added under 4.72
36			4.72	Mention Georgian townhouses on Bridge Street and Horninglow Street	Bullet added under 4.72
37			4.72	Bullet 10 - passageways connecting to back yards are usually called entries.	Correction made to 10th bullet under 4.72
38			4.72	No recognition of the cultural mix of Burton.	The cultural mix of Burton only plays a small part in its urban character, as most of this character predates the cultural mix.
39			4.82	noggin should read nogging	Spelling mistake corrected
40			4	The description of Barton, Tutbury and Rolleston as towns when they have Village Design Statements is inconsistent.	In accordance with local consensus, all settlements apart from Uttoxeter and Burton will be classed as villages.
41			4	Domesday is incorrectly spelled	Instances of the spelling Domesday outnumber alternative spellings.
42	Sarah Victor	Environment Agency		Made no comments	
43	M A Taylor	Sport England	p7	Mention layout and greenspace to encourage higher levels of physical activity	New paragraph added after 2.6.8
44			General	Incorporate the concept of Active Design into the document.	New paragraph added after 2.6.10
45	Chris Thomas	British Sign and Graphics Association	p36	Document fails to note that signage is permitted development and	PPG19 will be replaced in time with a PPS, therefore it won't be referenced within the

				controlled only by advertisements regulations on issues affecting safety and advertisements within buildings are exempt from local authority control and fails to make reference to PPG19	document. Guidance is not limited to only those areas where the council has direct control. The purpose of the guidance is to encourage better design through improved awareness of design issues.
46			p36 + app 2	Talk about things being not acceptable makes it sound like prescriptive guidance.	Not acceptable' will be changed to the less emotive 'discouraged' at 1.3.80 bullet 7
47			App 2	No reference to PPG19 and it gives the impression that bad signage could be refused by the council when the council can't affect this.	PPG19 won't be referenced within the document. The remit of advertising consent covers the appearance of the sign and the council have the power to refuse consent to a sign which responds poorly to context.
48	R Gawthorpe	Rolleston Civic Trust	1.3.70-79	Needs guidance on 'infilling within properties' with regard to sizing and blending	See response 33
49			4.52-55	Residents of Rolleston are accustomed to calling it a village	See response 13
50	A Morgan	Branston Parish Council	Chapter 3	Would like to see more eco-friendly heating, e.g. solar panels, grass roofs.	New paragraph added after 3.17.2
51			Chapter 3	There is too much warehousing already	The amount of warehousing is an issue for core policy. The remit of the Design Guide is only to encourage any warehousing which is allowed to be better designed.
52	Tony Lovett	Staffordshire County Council	General	The RSS states development plans should recognise the value of conservation-led regeneration (policy QE5, B, ii & C) and other features (QE5 D)	The Design Guide will not reference policy in order not to go out of date when the policy is updated.
53			1.2.11 bp3	Desk based assessment of heritage and building recording should be highlighted as useful in informing future development	Text inserted under 3rd bullet at 1.2.11
54			1.2.13	More clarity on what archaeological issues may be, e.g. retention of monuments in-situ	Text inserted under 4th bullet at 1.2.13

55			p7	Mention that good design can make room for nature and include green infrastructure provision.	New bullet inserted into p6
56			1.2.12	Ecological linkages, and how the site relates to habitats outside its surroundings	New bullet inserted under 1.2.12
57			1.2.13	Should mention that ecological interest is not confined to designated sites but is also important where protected species etc. are involved.	Text inserted under 3rd bullet at 1.2.13
58			1.3	Response to Context' should include ecological context. Local ecology is part of local distinctiveness	New bullet added under 1.3.3
59			1.4	Larger scale developments in particular should look to create green infrastructure linking to existing habitat networks	New paragraph added under 1.4
60			1.3.47-51	Reference should be made to biodiversity and natural england standards for public accessibility to open space	New paragraph added after 1.3.47
61			1.7.1	Rename landscape context audit to landscape and natural environment context audit	Alteration made to sections 1.2.10 and 1.7.1
62			1.7.3	Add biodiversity to the list 'public realm, landscape and open space'	Added as a new bullet under 1.7.3
63			p45	Strengthen the section on High Quality Landscape and Public Realm by reference to maintaining and enhancing ecological linkages	Text added under 3rd bullet on p45
64			Chapter 2	Should contain support for street trees, and more substantial than small ornamental trees.	New paragraph added after 2.2.16
65			Chapter 3	There may be opportunities for commercial development to involve green roofs in design. Reference to this and also to porous surfaces for car parking would also help	See response 50

66			Historic Setting	Reference RSS policies QE B ii on market towns and 5 D on a variety of topics	The Design Guide is not to reference policy in order to remain current
67			Chapters 1-3	Reference to 'Streets for All: West Midlands'	The Design Guide is not to reference policy in order to remain current
68			Chapter 4	List CACAs and programme for future CACA production	These are subject to change and a list could mean the Design Guide goes out of date
69			1.2.10	Reference RSS policies QE6 and County Scale Landscape Assessment as starting points for landscape audit	The Design Guide is not to reference policy in order to remain current
70			1.3.48/67	Recommend reference to Staffs Landscape Assessment	New paragraph added after 1.3.50.
71			1.3.67	Include scale as a key design issue	Scale' added to 1.3.67
72			2.7	Include more detailed information concerning landscape scale and detail of public spaces and maintenance implications	New bullet added under 2.7.3
73			3.13.2	Minimal and formal' could be counter-productive	Reworded to read 'conservative'
74			Highways	On the design of streets the document reiterates too much of what can be read in CABE and DfT documents, should merely reference these documents	The Design Guide is intended to give a good overview of the design process. Relying too heavily on readers referring to other documents can lead to them choosing not to refer to them
75			"	Streets designed that go over and above functional needs would require section 38 commuted maintenance payments if they are to be adopted by the council.	New paragraph added after 2.2.16, however no mention will be made to specific policy in order to keep the Design Guide current
76			"	Similarly there should be information on who is likely to be responsible for the future maintenance of public open space	New paragraph added after 2.2.16
77			"	Should reference Staffs Residential Design Guide	The Design Guide is not to reference policy in order to remain current
78			General	Working Protocol for Agreeing Street Design & Place making	The design team approach will be supported. The design guide highlights the importance of

					pre-application consultation and the County's protocol will be followed.
79	S Chizlett	Marchington Parish Council	Chapter 3	There should be more emphasis on sound-proofing and impact on noise on residential areas	Will be incorporated (with reference to the fact that this is more strongly dealt with by building regulations)
80			Chapter 3	Objectives should include consideration of the effect of transport, such as detailing entrances and exits	New paragraph added after 3.14.4
81	Cllr T G Hathaway	East Staffordshire BC	Introduction	Under sustainable issues larger buildings need water collection facilities which should be designed in.	New bullet added under 1.4.3
82			1.2.3	No appreciation of the waterways, there should be a site on the canal	4.7.2 addresses the importance of waterfronts in Burton
83			1.3.18	More emphasis on public transport routes needed	New paragraph added after 1.3.28
84			2.2.10&11	Separating the car from the street is important, play areas should be overlooked and domestic garages are not needed.	While the residential street should be a pedestrian-dominant environment, separating traffic completely from it will reduce overlooking and neighbourliness as many residents will never set foot on the street if their cars are parked somewhere else. Space for play areas has been added under 2.6. While domestic garages are often not used in practice, central government policy is to provide sufficient off-street parking.
85			Chapter 5	ward councillors should be consulted pre-application	this is an issue for the protocol between ward councillors, planning staff and planning committee, we are not sure what this will add to the design guide.