

Supplementary Planning Document: Shop Front Design and Advertisements

Consultation Statement:

Introduction

1. Supplementary Planning Documents (SPDs) provide guidance on local planning matters. The Shop Front Design and Advertisements SPD aims to provide advice and guidance on improving the design and general appearance of new shop frontages and advertisements across the Borough. The SPD also provides greater detail on policies within the adopted Core Strategy, those emerging policies of the Environment and Regeneration Development Plan Document (DPD) and saved local plan policies that aim to enhance the quality of our retail environments.
2. In accordance with the relevant regulations, the SPD has been subject to public consultation and this consultation Statement sets out how this was undertaken, the comments that were received and how these have been incorporated into the document as appropriate.

Consultation Period

3. Consultation on the Shop Front Design and Advertisements SPD was undertaken from 30 July to 24 September 2012 alongside the consultation on Council's 'Preferred Options' draft of the Regeneration and Environment Local Development Document (LDD)
4. The SPD was prepared and consulted on in accordance with regulations 16, 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations (2004), as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations (2008). In accordance with Regulation 17, the following steps were undertaken:
 - Copies of the SPD and a statement setting out how comments could be made (the 'SPD matters') were made available during normal office hours at the Council's Planning Office at:
Gloucester House
72 Church Road
Stockton on Tees
TS18 1TW
 - Copies of the SPD and the Statement of SPD matters were also made available at all libraries within the Borough.
 - Copies of the SPD, the Statement of SPD matters and details of physical locations where the documents were available to view were also made available on the Council's website.
 - A statutory notice was placed in the Herald and Post newspaper on 26th July 2012 (See Appendix 1)
5. In addition, letters were sent to organisations and individuals included on the Council's consultation database informing them of the consultation period, the locations where the documents were available to view and the procedure for making comments. This included both

specific and general bodies included in Regulation 17(3). A list of the organisations consulted is included at Appendix 2.

6. A Habitat Regulations Assessment (HRA) Screening Report was prepared for the SPD and formed part of the consultation period of the SPD, as outlined within paragraphs 3 and 4 above.

Comments Received

7. Seven responses were received in response to the consultation on the SPD and one also included comments on the Habitats Regulation Assessment these are set out in table 1.
8. Five of the respondents had no comments to make and were satisfied with the content of the SPD. Two others provided comments on the text and suggested changes. Where appropriate these have been incorporated into the report and a more detailed response to these matters is set out within table 2.
9. In relation to the Habitat Regulations Assessment accompanying the SPD, Natural England stated that they agreed that it is unlikely that there will be any significant effects from the adoption of the Shop Front Design and Advertisements SPD.

STATUTORY NOTICES**Stockton-on-Tees Borough Council****NOTICE OF CONSULTATION ON THE REGENERATION AND ENVIRONMENT LOCAL DEVELOPMENT DOCUMENT PREFERRED OPTIONS DRAFT AND THE DRAFT SHOP FRONTS AND ADVERTISING SUPPLEMENTARY PLANNING DOCUMENT**

**Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Planning) (England) Regulations 2012**

Stockton-on-Tees Borough Council is producing a Regeneration and Environment Local Development Document (LDD) and a Shop Fronts and Advertising Supplementary Planning Document (SPD). A consultation on both documents will open on 30 July and close on 24 September 2012.

REGENERATION AND ENVIRONMENT LDD PREFERRED OPTIONS CONSULTATION

The Regeneration and Environment LDD will be part of Stockton-on-Tees' Local Plan and will contain policies to deliver the Borough's Core Strategy, including site allocations. The Preferred Options incorporates the results of Issues and Options consultations on the Yarm and Eaglescliffe Area Action Plan, Regeneration Development Plan Document, Environment Development Plan Document and Core Strategy Review, which were brought together in a single LDD in the 2012 Local Development Scheme.

SHOP FRONTS AND ADVERTISEMENTS SPD

The Shop Front and Advertisements SPD will provide advice to developers to improve the design standards and quality of shop front and advertisements, helping to create more attractive and distinctive retail centres.

Further information and copies of the draft LDD, draft SPD and supporting documentation are available from the Council's website www.stockton.gov.uk/planningconsultation or by telephoning 01642 526050. Any comments in respect of these documents should be made in writing during the appropriate consultation period to Planning Services, Municipal Buildings, Stockton-on-Tees, TS18 1LD or by email to spatialplans@stockton.gov.uk.

During the consultation periods, copies of these documents are also able for public inspection Free of charge (during normal opening hours) at:

- Billingham Branch Library, Bedale Avenue, Billingham
- Eaglescliffe Library, Butterfield Drive, Eaglescliffe
- Fairfield Library, Fairfield Road, Stockton
- Ingleby Barwick Library, Community Campus, Blair Avenue, Ingleby Barwick
- Norton Branch Library, High Street, Norton
- Ragworth Neighbourhood Centre, St Johns Way
- Roseberry Library, The Causeway, Billingham
- Roseworth Branch Library, Redhill Road, Roseworth
- Thornaby Branch Library, Westbury Street, Thornaby
- Thornaby Central Library, Thornaby Pavillion, Thornaby
- Stockton Central Library, Church Road, Stockton, and
- Yarm Library, High Street, Yarm

APPENDIX 2: CONSULTEES

Accent North East
Age Concern - Teesside
Airport Operators Association
Aislaby & Newsham Parish Council
Appletons Chartered Surveyors
Avecia
B. T. Group plc
B.T.C.V.
Baines Goldston
Banks Developments
Barclays Bank
Barratt Homes
Barton Willmore
Bede Sixth Form College
Bellway Homes
Big Tree Planning Ltd
Billingham Town Council
Bishopston Parish Council
Blackett Hart and Pratt
Blue Sky Planning Ltd
BOC Gases
bpi. Industrial
British Gas (Northern)
British Geological Survey
British Land
British Telecom
British Toilet Association
British Waterways
British Waterways
Building Design Consultant
Business & Resident Action Group - Norton
High Street
CABE
Carlton Parish Council
Castlegate Shopping Centre
Catalyst
Caterpillar Stockton
CB Richard Ellis Ltd
Centre for Ecology and Hydrology
Charles Church
Chemical Business Association
Childrens Society
Chris Thomas Ltd
Church Commissioners
Civil Aviation Authority
Cleveland Fire Brigade
Cleveland Police Headquarters
Commission for Racial Equality
Conaco Phillips Petroleum Co. UK Ltd
Concept Town Planning Ltd
Corporate Real Estate
Council for British Archaeology
Country Land and Business Association (NE)
CPRE
CPRE
Crathorne Parish Council
Crown Estate Office
Dalton Warner Davis
Dalton Warner Davis Chartered Surveyors
Darlington Borough Council
David Kitchen Associates
Davis Planning Partnership
DEFRA
Department for Education and Employment
Department for Transport
Development Planning Partnership
Disability Rights Commission
DKS Architects
DPDS Consulting Group
Dr Malcolm Bell Ltd
Drivers Jonas Chartered Surveyors
DTZ
DTZ Debenham
Durham County Council
Durham Diocesan Secretary
Durham University
E A Clayton
Eaglescliffe Preservation Action Group
East and West Newbiggin Parish Meeting
Eastern Area Partnership Board
Egglecliffe & Egglecliffe Parish Council
Egglecliffe Youth Group
Elwick Parish Council
Emolior
Endeavour Housing Association
Endeavour Partnership
Energy Management Section
England and Lyle
English Heritage
English Partnerships
Entec UK Ltd on behalf of National Grid
Environment Agency
Equality and Human Rights Commission
Esh Developments
Farming and Wildlife Group
FFT Planning
Fields in Trust
Firstplan

Forest Enterprise
Forestry Commission (County Durham)
Forestry Commission (Morpeth)
Freight Transport Association
Friends of Tees Heritage Park
Friends of the Earth - Middlesbrough & Redcar
Fusion on Line Ltd
G and I Developments
George F White (Estate Agent)
George Wimpy - Strategic Land
Girsby Parish Council
GL Hearn Property Consultants
GO Northern
Government Office for the North East
Great Stainton Parish Meeting
Greatham Parish Council
Grindon Parish Council
Groundwork Trust
GVA Grimley
GVA Lamb & Edge Planning Development and Regeneration Unit
H J Banks & Co. Ltd.
Habinteg Housing Association
Halcrow Group Limited
Hambleton District Council
Hanover Housing Association
Hart Properties
Hartburn Residents Association
Hartlepool Borough Council
Hartlepool Water
Health and Safety Executive
Health and Safety Executive, North East Area
Help the Aged
High and Low Worsall Parish Council
Highways Agency - Northumberland & Durham
Highways Agency Tees Valley
Highways Agency Tyne & Wear
Hilton and Seamer Action Group
Hilton Parish Council
Historic Towns Forum
HJ Banks & Co Limited
HM Prison Service Estates
Hobson 7 Smith, Builders
Home Builders Federation
Home Housing Association
Home Office
Homes and Communities Agency
Housing Corporation (London)
How Planning
Ian Derby Partnership
Industry Nature Conservation Association
Ingleby Barwick Town Council
Jackson Plan
Jayline Travel
Jeffrey Tarren & Associates
JG Eaglescliffe (Holdings) Ltd
John Potts Limited
Jomast Developments
Jon Tweddell Planning
JWPC Limited
Kirklevington & Castle Levington Parish Council
Lafarge Aggregates Ltd
Lambert Smith and Hampton
LaSalle Investment Management
Learning and Skills Council Partnership
Director - Stockton-on-Tees
Long Newton Parish Council
Lovell
Lovell Johns
Maltby Northern Edge Resident's Group
Maltby Parish Council
Marine Management Organisation
Matthew Trotter & Miller Architects
McInerney
Metropolis PD
Middlesbrough Borough Council
Middleton St George Parish Council
Miller Homes
Miller Homes
Ministry of Defence
Mobile Operators Association C/o Mono Consultants Limited
Montague Evans
Mordon Parish Meeting
Nathaniel Lichfield and Partners
National Farmers Union
Natural England
Network Rail
Network Rail Property
Newby Parish Council
NG Bailey
North British Housing
North East Chamber of Commerce
North East Civic Trust
North East Community Forests
North Star Housing Group
North Tees NHS Transitional Care Office
North Tees NHS Trust
North Yorkshire County Council

Northern Consortium of Housing
Northern Electric and Gas
Northern Gas Networks
Northumbrian Water
Npower Renewables
One North East
Openreach
Peacock and Smith
Persimmon Homes
Persimmon Homes Teesside
Peter Wigglesworth Planning Ltd
Philips Petroleum
Picton Parish Council
Planning Prospects
Planning Team, Dickinson Dees LLP
Preston Farm Developments
Preston on Tees Parish Council
Primeland Consultants Limited
Prism Planning
Property Search Group
Property Services Agency (Crown Property)
Railtrack Plc
Railway Housing Association
Ramblers Association, Stockton
Redcar and Cleveland Borough Council
Redmarshall Parish Council
Regional Director of Planning
RenewableUK
RGB Ltd
Richard Burt Design
Road Haulage Association - Northern Office
RPS Group Plc
RSPB
Rudby Parish Council
Sadberge Parish Council
Sanderson Weatherall
Sanderson Weatherall for Inbond and Royal
Mail Property Holdings
Sanderson Weatherall on behalf of Lidl UK
Satnam Group
SAVE
Savills L&P Ltd
School of Architecture, Planning & Landscape
Scott Wilson
Seamer Parish Council
Sedgefield Parish Council
Shuttleworth Picknett & Associates LLP
Signet Planning
Sita UK
Smiths Gore

Society for the Promotion and Advancement
of Romany Culture
Society for the Protection of Ancient Buildings
(SPAB)
Solutions Northern
sp&architects
Spawforths
Sport England
Stagecoach Transit
Stainton and Thornton Parish Council
Sted Construction Design
Stewart Ross Association
Stillington & Whitton Parish Council
Stockton Business Forum
Stockton Renaissance
Stockton Residents' Association
Stockton Retail Park
Stockton Riverside College
Stockton Sixth Form College
Stockton Western Area Partnership Board
Stockton-on-Tees Teaching PCT
Storeys:ssp
storeys:ssp
Strutt and Parker
Taylor Wimpey UK Ltd
Tees and Hartlepool Port Authority Ltd.
Tees Archaeology
Tees Barrage
Tees East and North Yorkshire Ambulance
NHS Trust
Tees Valley Biodiversity
Tees Valley Housing Association
Tees Valley Living
Tees Valley Partnership
Tees Valley Regeneration
Tees Valley Rural Community Council
Tees Valley Unlimited
Tees Valley Wildlife Trust
The Ancient Monuments Society
The Billingham Partnership
The Coal Authority
The Co-operative Group
The Council for British Archaeology
The Garden History Society
The Georgian Group
The Gypsy Council UK Office
The National Federation of Gypsy Liaison
Groups
The Tees Forest
The Theatres Trust
The Twentieth Century Society

The Victorian Society
The Woodland Trust
Thornaby on Tees Town Council
Thoroughbred Homes Ltd
Thorpe Thewles Residents Association
Transco
Traveller Law Reform Coalition
Tristar Homes
Turley Associates
Turley Associates on behalf of Tees Valley
Airport
U.K Land Estates
UK Association of Gypsy Women
University of Durham
Vernon and Co
Viewpoint
Ward Hadaway
Wellington 2004 Estate Company
Wellington Square
Wimpey Homes
Wolviston Parish Council
Women's National Commission
Woodsyde, Thorntree farm
Wright Construction (Durham) Ltd.
Wynyard Estates
Wynyard Park
Yarm and Willie Flats Residents Group
Yarm Chamber of Trade
Yarm Civic Society
Yarm Civic Society
Yarm Residents Group
Yarm Town Council
York Diocesan Society
Yorkshire Forward
Yuill Homes
Zero Waste Ltd