

Chapter	Page (in PDF)	Para no. (in PDF)	Point (in PDF)	Comment	Response / edit made (where words are <b>in bold</b> these have been added to the sentence in the consultation draft)
Balance of document				The guide verges on being overly prescriptive as it is so detailed. It would perhaps be better to outline broad principles and refer to local authority SPDs where appropriate (ensuring that the principles are in line with the SPDs).	It's always difficult to strike the right balance. A document which is not prescriptive and too general is potentially useless since it allows for almost anything. A document which is too detailed can be accused of hampering creativity and innovation. Different stakeholders may well have different views on how to strike that balance. Taking into account other consultation comments, we feel the balance is about right. Time will tell and if necessary we will make adjustments. See F62 for answer to second part.
Balance of document				It is difficult to promote visual principles and encourage sensitivity. It does not seem to figure in some people at all. Such matters and issues are not straightforward either and involve choices. Frequently the best approach is to avoid action, do nothing or adopt a more modest approach. To preserve the integrity of the built environment may go against a persons ambitions or perceptions of the 'picturesque'. To inform these notions of the picturesque and definitions of natural beauty is part of an on-going educational picture that this forms a significant resource. Fashions, technology, political and economic pressures will change and I think this document will need to be reviewed and changed regularly in order to respond to future changes.	It has been noted that the building design guide needs to be reviewed to respond to future changes.
Building Style	25	6.2.3		Could flat roofs be positively discouraged?	There may be cases where flat roofs have been used in the past or where buildings would be benefit from having a green roof, therefore the edit has not discouraged flat roofs but made the presence of pitched or hipped roofs more explicit. "Consider the roof shape and style of existing locally characteristic buildings. <b>Roofs in the AONB are generally pitched or in some cases hipped.</b> It is generally more appropriate for roofs to be simple with uncomplicated shapes."
Colour	69	13		Modern paints are more white than historically and retain their colour longer, could the colour white be positively discouraged?	The issue of colour has been discussed in detail throughout the process of writing the guide. The use of white has become characteristic in some areas, so we do not want to prevent its use altogether, but the guide asks that colour in general is used appropriately and where it is characteristic. Subtle shades should be used where paint is appropriate. The guide asks that brilliant white or modern paints with brighteners are avoided.
Colour	69	13		Please can you point out that modern paints are constructed with UV brighteners and optical enhancers. These often produce strange colour casts. In particular 'off white' can pick up reflected green grass resulting in some very green/ yellow effects. Certainly not 'mellow'.	"Garish or reflective colours and patterns should be avoided, particularly in the open countryside. <b>Modern paints are often made with UV brighteners and optical enhancers. Such paints can reflect colours in the landscape and are not appropriate.</b> The use of bright, brilliant or reflective paint shades should <b>also</b> be avoided. Subtle shades are more characteristic and will weather better over time."
Domestic Buildings		6		Missing are references to the 1960's 1970's bungalows and houses. (Not that I particularly like or enjoy this architecture but it now is characteristic of parts of the AONB) eg Coombe Green, Castlemorton.	A new bullet has been added to section 6.1 which reflects that such buildings exist in the AONB but they are perhaps not locally characteristic due to their standardised designs. " <b>Post war developments, including local authority development in settled areas, and 1960s and 1970s bungalows clustering around areas of historic smallholdings and commons, can be found in the AONB, but they are generally not locally characteristic due to their standardised designs and non-traditional materials which tend not to reflect local character.</b> "
Energy efficiency	78-80			Energy efficiency measures and renewable energy technologies can have potential implications for historic buildings and those of traditional construction. The web link to Climate Change and Your Home could be usefully added to the list of resources <a href="http://www.climatechangeandyourhome.org.uk/live/">http://www.climatechangeandyourhome.org.uk/live/</a> as well as the English Heritage website <a href="http://www.english-heritage.org.uk/your-property/saving-energy/">http://www.english-heritage.org.uk/your-property/saving-energy/</a> .	Two new links added.

Energy Efficiency		15.1		Promote sustainability by encouraging developers to take advantage of:- The natural solar gain, passive heat and wind protection by careful location and siting.	<b>"Taking advantage of</b> passive design features: using the landform, layout and orientation of buildings to maximise natural light, passive solar heat gain <b>and shelter from the prevailing wind."</b>
Energy Efficiency				Promote cooperative and group schemes that could use large scale sustainable heat generation. i.e heat source from a local stream or river. A larger heat exchanger unit could power a group of buildings.	<b>"Consider the use of cooperatives or community schemes to make use of larger scale renewable energy technologies which could heat or power several buildings."</b>
Energy Efficiency				Large scale biomass boilers for group house or even small estate heating.	As above
Energy Efficiency				Collective transport , combined deliver / collection points to reduce deliver and transport.	"Woodfuel - A biomass boiler uses wood chips, wood pellets, logs or grasses instead of fossil fuels. Given the significant amount of woodland within the AONB this technology may be particularly appropriate since it can help to stimulate and sustain woodland management. <b>Carefully consider what provision will be made for storage and transportation of fuel. Collective storage facilities or collection/delivery points which provide fuel for several buildings will help to reduce additional clutter in the landscape."</b>
Energy Efficiency		15.2		Use water management with heat management. (i.e heat exchangers in drains and waste water)	<b>"Consider combining different complementary technologies such as water management alongside heat management."</b>
Energy Efficiency				Encourage the use of grey water in new builds	The use of grey water is included: "Consider rainwater harvesting to collect rainwater for future use, or grey water recycling, to clean and reuse domestic waste water produced from activities such as washing dishes and clothes."
Extensions and alterations	31	6.4.2	2	There seems to be conflict between extensions to be clearly different to the original and other advice that gives rise to slate roofs on extensions where the existing building is tiled. This seems to oppose the extension being harmonious. Provided the extension can be read in other ways this should not be encouraged.	The issue of whether extensions should copy or be clearly different was discussed in detail during the process of writing the guide. It was agreed that modern extensions could be appropriate. The guidance explains that extensions do not have to be copies of the original building as long as the design is rooted in a strong understanding of the original building. The specific point commented on here, 6.4.2 refers to significant or notable buildings. Slight edit made. "It may be most appropriate for extensions on significant or notable buildings to be clearly different to the original building. This <b>can</b> allow the merits of the original <b>building</b> to clearly stand out. However such a decision should always be based on an understanding of the building's character."
Extensions and alterations				Extensions and replacement doors/windows/porches should always be in keeping with the existing architecture.	The current text explains that extensions and alterations should strengthen character/respect the existing building, but do not suggest that they should copy. The guidance stresses that decisions such as building style for an extension should be rooted in a strong understanding of the character of the building. In some cases it may be appropriate for extensions or alterations to copy, but this may not always be the case.
Farmsteads and agricultural buildings				The need for appropriate assessment and recording is highlighted in section 7.1, although this does not refer to any particular planning policies (we assume that this is because the AONB covers three counties and hence multiple LPAs).	The assumption is correct that specific policies have not been referred to because the AONB covers 3 counties and multiple LPAs.
Farmsteads and agricultural buildings				Worcestershire has local Historic Farmsteads Characterisation Guidance out for consultation and it might be worth referencing this along with the national guidance, which is mentioned, although this only covers Worcestershire (within the AONB) at the present time.	The document referred to doesn't seem to be available yet and the comment does say it is draft out for consultation. Because we don't want to date the document it has been left off for now. Have included a link to the English Heritage's Farmsteads Toolkit which is referred to on the WCC website.
Gardens		5.1&6.2		Issues:- To persuade developers to build with generous gardens and plots that echo the settlement pattern will be difficult.	The guide aims to encourage developers etc to do this, but we cannot force them.
General comment				The Council applauds the effort, care and detail of the document. It will be a valuable guide for everyone involved in buildings and will be a material consideration in planning terms via the AONB Management Plan.	No action required

General comment				As a general comment <b>XXXXX</b> welcomes the preparation of the guidance in support of the AONB management plan. In particular, we welcome the commitment given to the inclusion of the emerging work on farmsteads stemming from the West Midlands Historic Farmsteads and Landscapes. As explained at the meeting this is continuing to be developed by the County Council and guidance is due to be circulated to the District Councils in early summer for comment and input. As a consequence of the input <b>XXXXX</b> has already had to the farmsteads element of the AONB draft guidance we envisage that the two will be complementary.	No action required
General comment				We have already discussed it within the <b>XXXXX</b> and consider that it is fine and inclusive document. The principal problem that we envisage is getting the Planning Authorities to implement the rules – they have showed little appetite for recognizing the AONB to date.	No action required
General comment				This document has been circulated to all councillors. Although it doesn't really apply to <b>XXXXX</b> which is not in the AONB, councillors have made comments.	No action required
General comment				A good document. The observance of these regulations will be crucial to maintain the overall look of buildings within the AONB.	No action required
General comment				We support the draft guidance and consider that it takes proper account of the historic environment.	No action required
General comment				A plea to respect the modest. An example is where a thatch is given overly decorative dressing and a fancy ridge. Historically it would have been simple and functional.	"Detailing should be in context to the character and scale of the original building. Unless decorative buildings are characteristic locally, it is often more appropriate to use <b>modest</b> , simple details that do not detract from the building's character."
General Comment				A plea to avoid the 'disney' picturesque by using better research and information into the local buildings.	This is generally expressed in the design process section and throughout the document to understand the site or building, but this new bullet has been added to 3.2.1 iii. " <b>The character of any existing buildings should be understood, including the design style (is it a modest timber framed cottage, or a large ornate villa), building materials used, the age of the building, the building's scale and form, and any ornamentation used.</b> "
General Comment				I do not have any substantive comments. We are closely regulated in this area already by the Council and, for listed buildings, by English Heritage, but it is useful to have your document in the field as well.	No action required
General Comment				I thought it was well drafted and illustrated. The variety of styles and materials just in use here is symptomatic of the scale of the challenge.	No action required
General Comment				Firstly, the Design Guidance document: I was hoping that <b>XXXXX</b> would look at this since he was involved in the pre-consultative drafting however that didn't seem to happen. I have had a good look through it and think it will serve a very useful purpose.	No action required
General Comment				I think the structure gives a logical path through the vast majority of development types that would occur in the AONB boundaries. The categories are indexed well so that the user can quickly find particular subjects without having to wade through information to find the required nugget.	No action required
General Comment				I think the balance between creativity and prescription has been achieved and the areas of previous concern, highlighted during the pre-consultation exercise, have been addressed.	No action required
General Comment				Overall there was nothing that was of concern from the historic environment viewpoint, but I did just wonder whether the boundaries of the landscape areas could be given at a larger scale for the sake of clarity. The overall map is fine for getting a general idea of different landscape locations but I can well envisage sites on the borders being unsure which area is most relevant to read. Maybe a larger scale map could be given at the beginning of each separate landscape section?	Link has been provided to the interactive map on the Malvern Hills website which will allow sites to more easily determine which LCT is relevant to them.

Historic Environment Assets	18			This section on Historic Environment Assets is formatted in a different way to the other sections in not including a clear list of 'issues to consider'. The bullet points describe the range of heritage assets rather than framed as 'issues' and omit aspects that would be useful to include. For example this could draw on the main policy requirements set out in the NPPF such as conserving and enhancing the significance of heritage assets; the relationship of the setting of a heritage asset to its significance' archaeological potential; the condition of a heritage asset; encouraging viable uses consistent with their conservation. As with the other sections this could be expressed quite succinctly and in a positive way.	Edits made to make it more in line with other sections.
Historic Environment Assets	20			A link to further information on designating heritage assets is given. I think a more general link to English Heritage's HELM website and main website would be better as this covers a range of advice and guidance: HELM <a href="http://www.helm.org.uk/guidance-library/">http://www.helm.org.uk/guidance-library/</a> and English Heritage <a href="http://www.english-heritage.org.uk/professional/">http://www.english-heritage.org.uk/professional/</a> .	Designation link deleted and two new links added.
Historic Environment Assets		5.3		There is no reference to the County HERs for information on non-designated heritage assets.	Links to HERs added
How to use this guide	7			In the list of other existing guidance can a general reference also be made to District level Supplementary Planning Documents. For example, I am aware Malvern Hills has a detailed SPD on shopfronts – this providing added detail to that covered in the AONB guidance.	" <b>county and district level Supplementary Planning Documents (SPDs)</b> " added to the list.
Introduction				XXXXX is grateful for the many references to the XXXXX Design Statement.	No action required
Introduction	7	4	5	Neighbourhood plans, the p should be capitalised and it should be made clear a NP is one of the statutory planning documents and is therefore superior to the others.	Edit made and <b>NPs</b> included as a <b>Local planning policy</b> alongside <b>Local Plans, and SPDs</b> . Also made specific ref to <b>NPPF</b> .
Introduction	7	5		This paragraph needs to be expanded or a separate one created to briefly set out the documents (NPPF, Local Plan, NP etc) that control whether building would be permitted. As it stands the Building Design Guide leaves the reader believing good design is all that is required to obtain planning approval. The NPPF states great weight should be given to conserving landscape and scenic beauty in AONBs. In the context of the NPPF, this is very strong.	Have made edit in para 4 to "This Building Design Guide is not definitive and must be used alongside existing <b>planning</b> guidance and policies <b>which also influence planning decisions in the AONB. These</b> include but are not limited to:..."
Introduction	10	3.2.1	i	Seek advice. The advice should include study of the NP where one exists.	Have included a new sentence "In the initial stages of the process <b>relevant planning policies, such as the NPPF, Local Plans and Neighbourhood Plans should be consulted.</b> "
Introduction		1.4		Should include reference to the core planning principles and Sections 11 and 12 of the National Planning Policy Framework which deal with conserving and enhancing the natural and historic environments respectively.	In order that section 1.4 is inline with the Landscape Strategy, edits have been made to 1.2 along with reference to NPPF in footnote. "The purpose of this document is to <b>promote good practice and assist anyone proposing new development in the AONB. The guidance in this document can help to ensure that new development meets the requirements set out in the National Planning Policy Framework (NPPF) for conserving and enhancing the natural and historic environments. Specifically it outlines how development can</b> make a positive contribution to the <b>conservation of the landscape</b> and natural beauty of the AONB."
Introduction				A very good section which outlines the main aims and benefits. I personally like it very much. Some could perceive it negatively as it presents a list of considerations and bureaucratic bodies that need consulting. For many this is perceived as unnecessary work and potential expense rather than helpful advice. It may help to add a 'positive' spin to some phrases that emphasise the guides aim to help and promote good practice and without dumbing down some of the content remove some of the more academic (yet perfectly correct) language. (use of the word "inform")	Edits made: "The purpose of this document is to <b>promote good practice and assist anyone proposing new development in the AONB. The guidance in this document can help to ensure that new development meets the requirements set out in the National Planning Policy Framework (NPPF) for conserving and enhancing the natural and historic environments . Specifically it outlines how development can</b> make a positive contribution <b>to the conservation of the landscape</b> and natural beauty of the AONB. " ... "However, it does recognise that many of the buildings and settlements <b>we see</b> today have a character. This needs to be respected and <b>used to guide the design of future</b> buildings. It explains how <b>understanding</b> the landscape itself should continue to play a central role in <b>designing</b> new development, as it has done so effectively in the past."

Introduction		1.2	Could add the word "help or assist". "The purpose of this document is to help and assist anyone proposing a new development. Ensure that by using direction and guidance it can make a positive..." I would add that it may help to "mitigate the impact of some of the unfortunate mistakes of the past and avoid future mistakes".	As above. The document aims to be positive therefore "mitigate the impact of some of the unfortunate mistakes of the past and avoid future mistakes" has not been added.
Introduction			Add that you aim to promote an awareness and sense of 'pride' in the quality of the 'built environment' a respect for the best and most distinctive and particular architecture that is in the AONB.	Edit made: "Design documents of this nature are not without their difficulties. They chart a difficult course between those who are wary of change and those who wish to embrace it, whilst recognising that different people will have strong but often contrasting views on what constitutes 'good' and 'bad' design. This document <b>aims to promote an awareness of and sense of pride in the distinctive character of the Malvern Hills AONB to ensure that this character is respected whilst recognising</b> the needs and challenges of the modern day."
Landscape	17		Photo of the modern property should be removed. It does not follow any of the advice in the Guide. Alternatively it needs to be explained why it does.	The building design guide promotes creativity and is open to modern designs where it respects local character. This example has been discussed in detail and it was agreed that as it sits in an area characterised by modern architecture it was appropriate to use this as an example. An edit has been made to the reflect this. "The Malverns has been the focus of new architectural styles for over 200 years, from Georgian and Victorian villas to bold examples of modern architecture. This example sits in an area with a <b>history of such modern architecture and which is</b> characterised by new large houses set within large plots."
Landscape and setting			New buildings could be of modern design if complimenting and sitting comfortably in the landscape. No building on skylines.	This is explained within the Landscape and Setting chapter. Made an edit in views section of the document to make it more explicit. "Development should not distract from key views across the AONB but should complement and respect natural beauty and character. This is achieved through good siting of development <b>and not building on skylines</b> , choice of materials, appropriate boundary treatment and scale, e.g. by ensuring new buildings are not considerably larger than existing locally characteristic buildings."
Landscape Evolution		4.1	This does not mention the extensive amount of local authority development that occurred in the 20thC. The style type of these buildings and how these have now changed as they have moved into private ownership. Frequently these are a row or small group of building. They nevertheless form a distinctive settlement pattern with standardized house design. Also in the 1960's – 1970's when there was a more relaxed policy of development, there was a lot of opportunistic and speculative bungalow development often in sensitive locations. The appearance of these speculative buildings, frequently 'book plan' bungalows have become significantly modified as their value increased and they have often been extended well beyond their original design. The role of such occasional development needs to be acknowledged further as it can impact significantly on the commons and outlying villages.	Edit made: "More recently, some areas, <b>such as</b> the distinct common-edge settlement of Wellington Heath, have been transformed by 20th century development. <b>Many post war 20th century developments are of standardised designs which can be found in very many areas around the country. Consequently, they may not add anything particular to the local character of the AONB. They include bungalows which have now been considerably extended and local authority properties which have been modified as they have moved into private ownership. Some modern buildings have responded to the landscape and have enhanced the area through good design.</b> "
Lighting			There are also some omissions, for example page 56 on lighting has no reference to the English Heritage guidance on External Lighting for Historic Buildings. <a href="http://www.english-heritage.org.uk/publications/external-lighting-for-historic-buildings/">http://www.english-heritage.org.uk/publications/external-lighting-for-historic-buildings/</a> .	Link added to Lighting chapter.

Local guidance			Although this comment relates specifically to page 106 (Malvern Wells) it may also be applicable to other areas: Gardens and boundaries: Buildings should have small gardens rather than be set back in very large grounds or at the end of long driveways, particularly in the centre of the settlement. This statement does not take into account the requirement to ensure that new development reflects the pattern of surrounding development (urban grain). There may be locations within the settlement boundary where it would be appropriate to site a building within a spacious plot if that is characteristic of the pattern of existing development. Where local planning authorities have up to date appraisals for their conservation areas there may also be management plans which give guidance on development within the conservation areas.	"Buildings should <b>generally</b> have small gardens rather than be set back in very large grounds or at the end of long driveways, particularly in the centre of the settlement." Have included the word generally. Small gardens is a characteristic of Malvern Wells. The general guidance also talks about the importance of plot size and grain of settlement.
Local guidance - Colwall	104		please add a reference to the Colwall Landscape Character Statement.	"Local issues to consider alongside the Colwall Village Design Statement <b>and Colwall Landscape Character Statement:</b> "
Materials	61		The guidance on materials, page 61, does not take account of traditional buildings where the use of reclaimed/recycled materials may not be appropriate. Recycled materials may include modern impervious materials which would damage the breathability of traditionally constructed buildings. Reclaimed materials are generally not allowed on historic buildings as the creation of a market can encourage the cannibalising of other historic buildings for reclaimed materials, it confuses the history and so the understanding of how the building has developed and it does not support the producers of new materials.	Have made edits to the text to distinguish between new buildings and older buildings. Have also added " <b>The use of recycled materials may not be appropriate on historic or traditional buildings as they can include modern impervious materials which would damage the breathability of traditionally constructed buildings.</b> " Have deleted "particularly when seeking to 'match' materials on older buildings as part of alteration or upgrade works." As the comment suggests that this is not appropriate on historic buildings. The point about 'the creation of a market can encourage the cannibalising of other historic buildings for reclaimed materials' is already included in the text: "However, it is important to consider the source of such materials as occasionally the availability of second hand materials may be linked to damage or theft to other buildings."
Materials			Building materials should continue to be of similar to blend in with existing buildings.	The document says that locally characteristic materials are preferred. It also suggests that new materials that enhance the local character rather than detracting from it may be appropriate. In some cases materials different to those on the original building or locally could be appropriate where their colour and texture respects what is locally characteristic.
Materials			As buildings were erected in the past materials were used by builders that were available at the time. Any further buildings or alterations should always match the existing and the style of the building copied as much as possible.	The document stresses that the design of any alterations or extensions should be rooted in a strong understanding of local character and the character of the building. While the document explains that locally characteristic materials are preferred it does provide some flexibility to allow designers to consider modern creative designs where they respect local character. Previous consultation with English Heritage has suggested that in some cases it is more appropriate for extensions to be clearly different from the original building to allow the merits of the original building to clearly stand out.
Ornamentation		14.3	Good points here. There are a number of 'improved' cottages that have added overly decorative elements to modest and unassuming vernacular cottage the effect is to 'disney' the landscape.	No action required
Roofing materials	67	12.5	Whilst it mentions Welsh slate, most slate used today is Chinese or man-made. Clay should be encouraged and non-Welsh slate should be avoided.	" <b>Clay tiles or Welsh slate are encouraged in the AONB where they are locally characteristic. However, other roofing materials may be appropriate where they complement the materials and colours used locally and should generally be dark and matt. Careful consideration should be give to sustainability with local, natural materials preferred.</b> "
Sheds, garages and other outbuildings	53	8.3	All the attractive garages have the roof falling towards the entrance, this could be specifically mentioned.	"The roof pitch should normally be similar to the original building. <b>Garages appear less dominant when their roof slopes towards the garage entrance.</b> "
Shop fronts and signage			There is some duplication here, for example page 57 on shop fronts and signage needs only to include the links to resources. The local planning authority guides explain the contribution that shop fronts and good signage make to the character of an area.	General points have been included here as the documents mentioned do not cover all areas of the AONB. It also makes the document more relevant for retail businesses who would benefit from other aspects of the guidance.

Siting and density	23	6.2.1	1	First bullet point should mention that where Settlement Boundaries exist the presumption is new building should be inside.	"It is usually appropriate to site residential development of more than two units within <b>the settlement boundaries of existing towns and villages</b> "
Solar PV				Lack of emphasis on the visual impact of Solar PV. This guide needs to explore their impact and seek to mitigate the visual impact in order to avoid spoiling buildings and the AONB landscape. Image on page 75 recommends anti-reflection glass etc yet it ignores the negative visual impact of the uge solar array on that roof. You talk about maintaining the integrity of materials, adherence to architectural style without acknowledging the impact of these large glass sheets have on architectural heritage: this is seriously remiss. They can be over 30% of the visible building. Solar PV is at odds with everything you seek to achieve in point 14.1.2 You explore the impact of colour and make recommendations to 'tone' down colour but you do not deal with the impact of large modernist reflective sheets of glass. Why encourage the public to take care of distinctive windows, retail decorative surfaces etc and then fit standard Chinese solar panels on the roof as a finishing touch. PROVIDE GOOD EXAMPLES	Three new bullets added: "ð Carefully consider the siting of the solar panels and the view of the building from short and long distances or from higher ground. Where panels would negatively impact on the landscape a ground level installation would be preferable. ð Consider dull, non-reflective, darker options, without refelctive frames/grids as these can better integrate the panels into the landscape. All black options are available with anti-reflective coatings. ð Consider the use of solar panels as a building material. For example, solar roof tiles and solar roof slates and are available and can be in a similar way to conventional roof tiles. Solar cladding may also be appropriate where it is dark and non-reflective, is not the main building material and is not installed on prominent elevations."
Solar PV				Can I request some more work on this section: - Recommend wherever possible ground level installations. - Recommend on new buildings that the panels are considered part of the structure the fenestration and overall design. - Wherever possible set them into the roof structure rather than strap them onto the tiles. - Try to keep the array tidy and consider the shape it forms on the roof. - Use the latest panels which are black and without refelctive aluminum frames. - Use outbuildings and barns rather than domestic buildings. - Try to avoid very visible locations such as facing a road or a well used tourist footpath.	As above
Structure of document				The document is long (108 pages) which may deter people from using some of the excellent guidance provided. Where guidance can be found elsewhere e.g. AONB Management Plan, English Heritage guidance document The Conversion of Traditional Farm Buildings: A guide to good practice and West Midlands Farmsteads and Landscapes Project Summary Reports a link should be provided to reduce the length of the guide. Full guidance should only be provided for those areas not covered elsewhere such as horse related development.	We understand this point and the desirability of keeping document length to a minimum. At the same time, there is a real danger that people will not take the time and trouble to go to a number of different sources to seek the information they need. On balance, therefore, we feel the document needs to include some of this information. During previous discussions with <b>XXXXX</b> it was agreed that a long document was acceptable provided it was clearly structured and with text mainly in bullet points.
Structure of document				The guide is well indexed and this is actually a core component. I can imagine that the public will only view part rather than the whole.	No action required
Structure of document				In particular the appeal to use good design is well stated. Though it may be wise to refer to the commercial benefits and to gain from good design. (Increase in property value, rental, commercial gain from tourism and living in an attractive area.)	"It is important to ensure that future development is locally characteristic and distinctive, in terms of materials, siting and design, in order to sustain the natural beauty of the area. <b>This in turn will have a positive effect on the tourism sector in the AONB, which is dependent on the high quality landscape and natural beauty of the AONB.</b> " "Buildings which demonstrate good design are more likely to be valued and cared for, <b>increasing property or rental values</b> , reducing maintenance costs..."
Structure of document				Part 1 General Guidance. Seems to flow from a study and report to the section with specific advice.. I would recommend some separation to distinguish the fist sections which refer to larger issues from the detailed advice given about specifics such as walls , windows etc	Section 4.1 and 4.2 have now been moved above what was section 3 'Building Design'.
Structure of document				Excellent, it manages to weave a clear route between advice, negative criticism and didactic definitions and prescriptive taste. In particular it manages to refer to principles that are well argued and informed. The links to further resources are particularly extensive and useful.	No action required