
Conservation Area Appraisal and Management Plan Supplementary Planning Documents

This report seeks approval to adopt the Conservation Area Appraisal and Management Plan Supplementary Planning Documents for Great Oakley and Gretton.

1. Introduction

- 1.1 There is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990, for local planning authorities to review their conservation areas, 'from time to time' and to formulate and publish proposals for their preservation and enhancement. A fundamental part of that process is to produce a character appraisal and management plan for each one.
- 1.2 A conservation area appraisal should consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change, or the need for further planning control. The management plan will address the issues and recommendations to emerge from the appraisal process.
- 1.3 A clear and comprehensive appraisal of the character of a conservation area provides a sound basis for development management and for developing initiatives for improving the area. A clear definition of those elements which contribute to the special architectural or historic interests of a settlement will provide a robust framework for the future management of that settlement against which planning applications can be determined. The appraisals also have a wider application as educational and informative documents for the local community.
- 1.4 The preparation of a Supplementary Planning Document (SPD) for Appraisal and Management Plan for Conservation Areas is in line with the National Planning Policy Framework (NPPF) which endorses protecting heritage assets which are considered to have heritage significance and therefore merits consideration in planning matters.

2 Background

- 2.1 In November 2017, the Council appointed consultants to prepare separate Conservation Area Appraisal and Management Plan's for Great Oakley Conservation Area and Gretton Conservation Area. The documents highlight a number of changes to the existing boundaries in each of the Conservation Areas; these are explained and qualified in this report. The appraisals consider what features make a positive or negative contribution to the significance of the area, thereby identifying opportunities for change or the need for planning protection.

Public Consultation

- 2.2 On 7 March 2018, the Local Plan Committee approved the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley and Gretton to be published for public consultation. The draft Conservation Area Appraisal and Management Plan SPD's were subject to public consultation between 12 March 2018 and 16 April 2018, including the following activities:
 - A press notice and release
 - Copies of the draft documents being made available for public viewing at the One Stop Shop and local libraries
 - Notifying contacts on the Local Plan consultation database
 - Social media alerts

- Details uploaded to the Council's website
- 2.3 The statutory public participation statement is set out in Appendix 1. This details the consultation arrangements and provides a summary of representations and explains the Council's response in respect of each representation and details the areas of the SPD's which have since been amended.
- 2.4 The Conservation Area Appraisal and Management Plan SPD's are included as Appendix 2 (Great Oakley) and Appendix 3 (Gretton). **Please note that appendices 2 and 3 have been circulated separately to Members and are also available on the Councils website at www.corby.gov.uk.** Further copies are also available from the Local Plans Office. Please contact 01536 463188 for further details.

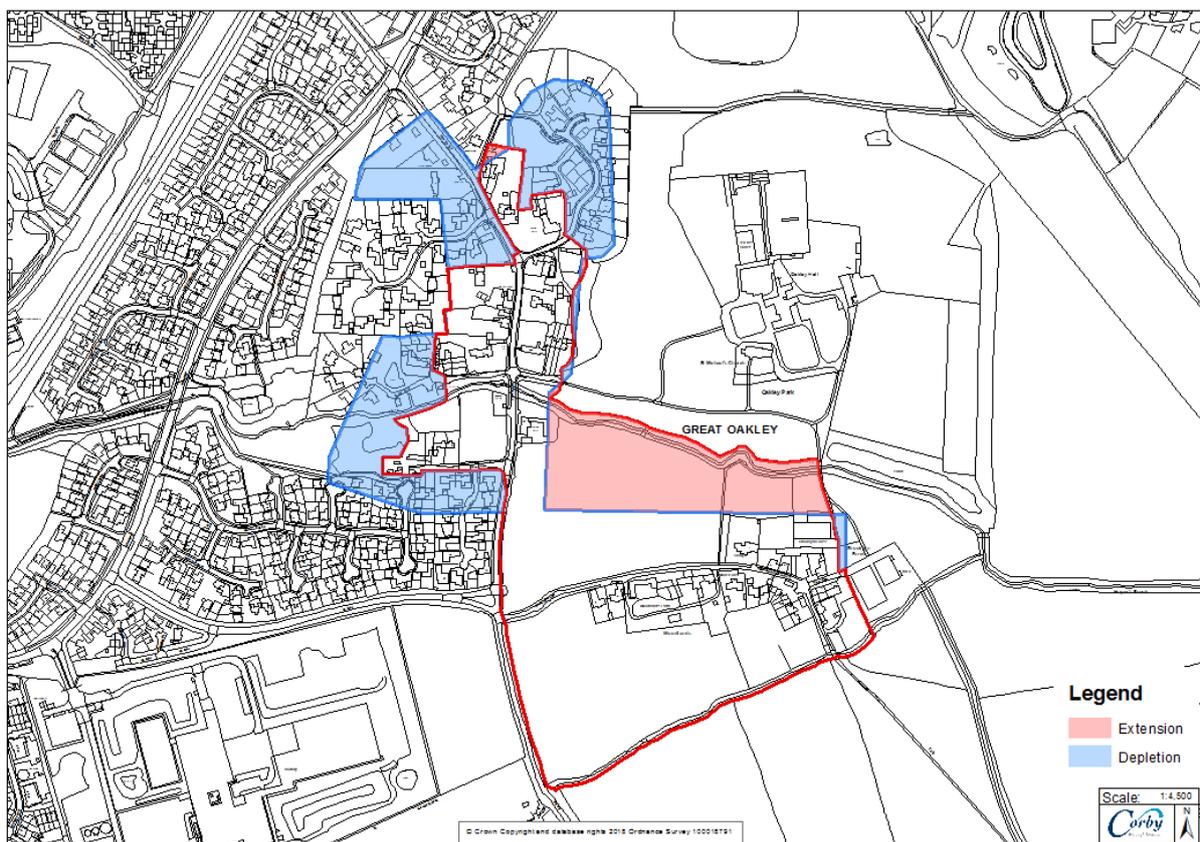
Great Oakley

- 2.5 The Great Oakley Conservation Area was first designated in 1968. The boundary has not been reviewed since that time and no detailed appraisal of character and special interest has been carried out.
- 2.6 The Conservation Area Appraisal and Management Plan follows the guidance set out by Historic England as well as the Planning (Listed Building and Conservation Areas) Act 1990 and the guidance in the National Planning Policy Framework. It draws together the key characteristics of Great Oakley as follows:
- Old settlement pattern located on either side of Harpers Brook
 - The parkland surrounding Great Oakley Hall embraces the village and provides the dominant rural parkland character
 - The village is in two parts to the west and south of the parkland
 - The village to the west of the parkland boundary was the main hub of the settlement with the former school and village hall
 - The southern part of the village relates visually and functionally to the estate with parkland and fields surrounding the buildings
 - The northern part of the village retains its estate character via the homogenous green colour used on the estate properties
 - Evidence of multiple phases of development and adaptation during the 18th and 19th Century
 - Gradually unfolding views along Brooke Road with attractive buildings providing the character and appearance of the area
 - The opening out of the views at the entrance to the Church and Hall with views across the parkland
 - The entrance to an old driveway to the Hall with grand stone piers at the junction of Brooke Road, Mill Hill and Headway
 - Gradual unfolding of views along Woodlands Lane with views of the church in the distance and the traditional buildings along the lane providing a sense of enclosure
 - The soft golden stone of the traditional building material laid in traditional form and pattern for walls, roofs and boundaries giving a visual harmony and sense of place
- 2.7 Several amendments to the Conservation Area boundary are recommended aimed at identifying the historic parts of the village of Great Oakley and recognising the landscape within which the village is set and its historic relationship to Great Oakley Hall. Within the original conservation area boundary there are parts of the village where development has taken place and this has altered the visual character of the village. The appraisal has highlighted where the changes have been made and the recommended modification of the boundary is aimed at securing the historic core which represents the history of the village and immediate the landscape which is an important part of the village setting.
- 2.8 In 1968 when the conservation area boundary was drawn the boundary related to identifiable field and property boundaries which have subsequently been changed. The result created a situation where the boundary was compromised with examples where the boundary went through buildings and divided gardens. To create a situation where the

boundary related to existing garden plots and buildings the focus has been to focus on the historic core of the village and to reduce the Conservation Area to highlight the core of the estate village.

- 2.9 The properties built in the 1990's in Home Farm Close have been sensitively accommodated in the conservation area but they do not form part of the history of the 19th Century estate village. The comments received during consultation referred to this development as a 'model' development but no evidence is available to substantiate this claim. The removal of modern development between Headway and the small road known as Field Cottages is recommended to maintain the character and appearance of the conservation area.
- 2.10 Great Oakley Hall and the Church are listed buildings and the parkland in which these buildings are located provides a fine setting for these historic buildings. Due consideration was given to the extension of the conservation area boundary to the east to include Great Oakley Hall and the Church. However on balance this change was discounted. The protection afforded to the Hall, church and their surroundings by their status as listed buildings and the relationship and importance of the parkland to the estate village are sufficient. The revised boundary for the conservation area incorporates an area of the parkland down to Harpers Brook which provides an attractive and uninterrupted view of the hall and church.
- 2.11 Map 1 below shows the final Conservation Area Map for Great Oakley.

Map 1 Great Oakley – New Conservation Area Boundary (October 2018)



Gretton

- 2.12 Gretton Conservation Area was first designated in 1970. The boundary has not been reviewed since that time and no detailed appraisal of character and special interest has been carried out.
- 2.13 The Conservation Area Appraisal and Management Plan follows a similar format to the Great Oakley document. It draws together the key characteristics of Gretton as follows:

- Old settlement pattern on upper slope, with the parish church of St James the Great whose scale dominates the village
- The gentle sided slope of the scarp raises to the historic core of the village providing the appearance and character of a well established and contained settlement
- A rural setting, dominated by its immediate landscape and views out across the Welland Valley
- Evidence of multiple phases of development and adaptation during the 17th, 18th and 19th Century
- Medieval street pattern, with gradually unfolding views leading to attractive groups of buildings along High Street, Arnhill Road and Maltings Road
- The glimpses of the views within and looking out of the village creates a special sense of locality
- From within the village core, glimpses of the Welland Valley and church steeple. Elsewhere, long views across the valley The wooded slopes of the scarp providing a backdrop to the village and church
- The strong sense of enclosure along Maltings Road with glimpses down small lanes
- The glimpses of the views of the Welland Valley creates a special sense of locality
- Stone walls enclosing the road and providing a strong sense of place
- The soft golden stone of the traditional building material laid in traditional form and pattern for walls, roofs and boundaries giving a visual harmony

2.14 In respect of the boundary, several amendments are recommended.

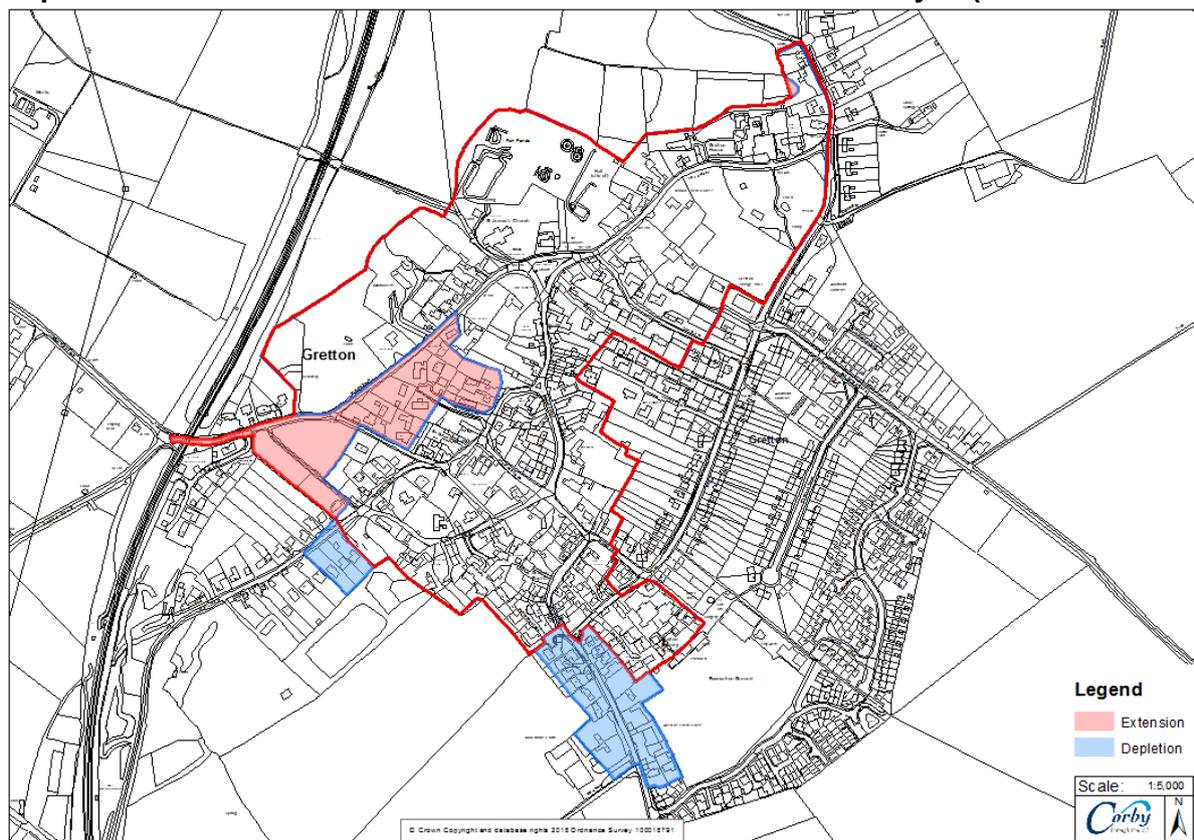
2.15 A residential development on Corby Road has altered the approach to the village and it is recommended that boundary is amended to create a more defined edge to the historic core of the village and to help celebrate the historic significance of the area.

2.16 A recommended boundary amendment excludes 3 properties on Arnhill Road whose character and appearance make a neutral contribution to the conservation area. This amendment together with and an extension of the boundary on the east side of Arnhill Road to include a property and its garden leading down to Station Road would create a conservation area boundary which is more consistent with conservation area objectives to the setting of village.

2.17 Gretton Parish Council suggested that the boundary should be extended down both sides of Station Road to include the railway bridge. The railway played an important part in the historic development of Gretton and the railway bridge provides an impressive entrance to the village. Accordingly, a further boundary amendment is recommended to extend it down to Hatton Lane along the embankment of the railway, across Station Road.

2.18 Map 2 below shows the final Conservation Area Map for Gretton.

Map 2 Gretton – New Conservation Area Boundary (October 2018)



Further details

- 2.19 On 30 October 2018 Development Control Committee approved the revised Conservation Area boundaries for Great Oakley and Gretton as recommended within the respective Appraisals and Management Plans and shown on the above maps.
- 2.20 Members were also asked to note the representations and responses received during consultation on the draft Appraisals and Management Plans, and endorse the recommendations to this committee to adopt the Conservation Area Appraisals and Management Plans as SPD, subject to minor editorial changes as agreed by the Planning Manager.

3. Options to be considered

- 3.1 The alternative would be not to approve the SPD's for adoption. It is considered that this may restrict the Council's ability to influence future development proposals.

4. Issues to be taken into account:-

Policy Priorities

The Conservation Area Appraisal and Management Plan SPD's support the priorities of the Corporate Plan, in particular to improve the Borough's environment and support communities to improve their quality of life. These priorities are met by promoting the preservation and enhancement of the special architectural and historic character of the conservation areas.

Financial

Funding for the conservation appraisal and management plans was agreed at One Corby Policy Committee on 31 October 2017.

Legal

As stated in the report the council has a statutory obligation to review its Conservation Areas from time to time and to consider new areas. It also must publish from time to time its

proposals for the preservation and enhancement of Conservation Areas and consult the local community about the proposals.

The council has statutory duties in relation to the production of the SPD's.

The council's constitution outlines the areas of responsibility for committees. The Development Control Committee is responsible for designating and amending Conservation Areas. The Local Plan Committee is responsible for approving items for inclusion in the Local Development Plan.

Human Rights and Community Safety

None directly linked to this report

Equalities and Sustainability

The Council consulted the three statutory bodies on the SEA screening statement between 21 November 2017 and 9 January 2018. Natural England responded to this consultation and agreed with the Council's conclusion that the draft SPD's would not have significant environmental effects, and thus a full SEA is not required. An Equality Questionnaire has been completed and approved.

Best Value

None directly linked to this report

Risks

Without up-to-date appraisals in line with Government guidance and best practice there is a danger that inappropriate development in the Conservation Areas may be permitted, particularly through the appeal process.

5. Conclusion

- 5.1 Conservation area designation provides an important mechanism through which to protect, preserve and, where appropriate enhance the historic environment. This is recognised through national and local planning policy. Conservation area appraisals define the character and 'special interest' of the area. They are useful documents to inform the planning process, future management of the area and to engage the local community.
- 5.2 The draft conservation area appraisal and management plan SPD's for Great Oakley and Gretton were published for public consultation from 12 March to 16 April 2018. A total of 8 consultees responded with 54 representations. The representations were reviewed and where appropriate amendments have been made to the Conservation Area Appraisal and Management Plan SPD's. Details of the representations, responses and amendments are documented in the Consultation Statement and Summary of Responses at Appendix 1.
- 5.3 Members of Development Control Committee have approved the revised Conservation Area boundaries for Great Oakley and Gretton and recommend to Local Plan Committee that the Conservation Area Appraisal and Management Plan SPD's be formally adopted.
- 5.4 Subject to adoption, the next step in the process is that the Council is required to notify the Secretary of State upon designation, variation or cancellation of a conservation area, along with publishing a notice giving details of its effect in the London Gazette and at least one newspaper circulating in the area of the local planning authority. Both of which will be undertaken following approval by this committee. Furthermore after the agreement to adopt, the Council is required to make available the SPD's, and an adoption statement. Following adoption of the SPD's there will be a three month period during which legal challenges can be made.

6. Recommendation

- 6.1 Members are recommended to:
 - 1) Note the representations and responses to the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley and Gretton, as set out in Appendix 1

2) Adopt the Conservation Area Appraisals and Management Plan SPDs for Great Oakley and Gretton, as set out in Appendices 2 and 3.

Background Papers

- Historic England, (February 2016), Conservation Area Designation, Appraisal and Management - Advice Note 1
- One Corby Policy Committee – 31 October 2017
- Development Control Committee – 30 October 2018

Officers to Contact

Bernice Turner

Planning Officer Ext 3188

Appendix 1

Consultation Statement and Summary of Responses

On 7 March 2018, the Local Plan Committee approved the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley and Gretton to be published for consultation.

Public consultation ran for 5 weeks between 12 March 2018 and the 16 April 2018, and was undertaken in accordance with the North Northamptonshire Statement of Community Involvement. This involved:

Consultation emailed to approximately 800 contacts on the Local Plan consultation database.

The consultation was publicised in press notices in the Evening Telegraph

Copies of the draft SPD's were available for public inspection at the Corby Cube and public libraries

The details of the consultation were available online

The Council received 35 comments from 5 respondents on the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley and 19 comments from 6 respondents on the draft Conservation Area Appraisal and Management Plan SPD's for Gretton which have been duly considered and the responses and proposed changes had been formulated which are described in detail below.

Great Oakley Conservation Area Appraisal and Management Plan SPD – representations and the council's proposed responses

Respondent	Summary of Representation	Council's Response
CPRE	Are there currently any plans to effect any changes to the areas of neglect that negatively impact on the village? It would seem that this is a necessary and important action that could be addressed in the short and medium term and could prevent further negative impact on the village.	Commented noted. The comments from CPRE relate to the negative factors highlighted in the document – these are ongoing factors that will be addressed by Corby Borough Council in the future through the planning process.
CPRE	Are there any plans to attempt to address this issue [loss of original windows and their replacement with white plastic UPVC] through the planning process? It is acknowledged that it would not be possible to reverse the decline immediately, but there should perhaps be a plan in place to rectify the matter during any future application to replace windows.	Commented noted. The comments from CPRE relate to the negative factors highlighted in the document – these are ongoing factors that will be addressed by Corby Borough Council in the future through the planning process.

CPRE	Are there plans to address this issue [houses re-roofed using concrete tiles and reconstituted slate] through the application process at the point when a property's roof requires to be replaced	Commented noted. The comments from CPRE relate to the negative factors highlighted in the document – these are ongoing factors that will be addressed by Corby Borough Council in the future through the planning process.
CPRE	Are there plans to address this decline through the planning process	Commented noted. The comments from CPRE relate to the negative factors highlighted in the document – these are ongoing factors that will be addressed by Corby Borough Council in the future through the planning process.
CPRE	The single most important element in all of this work is the willingness of the Council to be able to convince and persuade developers, owners and those dwelling in a conservation area, or in areas adjacent, or located where they are able to affect the views or backdrops, to adopt the guiding principles and to encourage them to follow the direction provided herein, and where that is not possible or where they are met with refusal, then to take appropriate enforcement action. It would always be preferable for residents and developers to adopt a nurturing view of the village, but that will require positive encouragement from all concerned, if villages such as Great Oakley are to be preserved for future generations.	Commented noted. The comments from CPRE relate to the negative factors highlighted in the document – these are ongoing factors that will be addressed by Corby Borough Council in the future through the planning process.
Highways England	No comments to make	Noted
Natural England	No comments to make	Noted
NCC Archaeology	The references to archaeological consultation in the Management Plan are appropriate and I have no further comments to make on the document	Noted
INDIVIDUAL (on behalf of Great Oakley Residents)	<p>The comments below are given on behalf of a number of residents of the village within the conservation area and others that have an interest in the village.</p> <p>The document appears to have been produced without proper consultation and recognition of the interests of the residents covered by the Great Oakley conservation policy. Not all</p>	Public consultation was carried out on a draft of the conservation area appraisal and management plan. The consultation conformed to the requirements of the Statement of Community Involvement and the Town and Country Planning (Local Development Regulations 2004 (as amended). into the final document and agreed by the Council.

	<p>residents are aware of, or had access to the document.</p> <p>Historic England states that the Act covering this area requires local authority's proposals for the preservation and enhancement of a conservation area to be formulated and submitted for consideration at a 'public meeting'. There is no evidence of such a meeting nor of the establishment of a conservation area advisory committee to represent the local interests of the village</p>	
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document is poorly researched and has serious omissions. Of serious concern is the fact that throughout the document reference is made to the "2018 conservation boundary" as if the boundary has already been decided. There are only one or two references to the conservation boundary change being a "proposed" change. The question therefore is whether the decision to change the boundary has already been made and whether the "so called consultation" is merely to tick the required box. To my knowledge the residents of Great Oakley have not been properly informed about this consultation which I came across by chance.</p> <p>A fundamental question is why a tightening of the boundary is considered necessary. The case for tightening the conservation area is very weak and not substantiated by appropriate evidence.</p> <p>Contrary to the proposed change indicated in the document, the boundary should be extended to afford greater protection and enhancement to the historic environment. In particular, no consideration has been given to expanding the boundary to more correctly protect the built form around Home Farm Close, including gardens, open spaces such as the pocket park/pond and the parkland north of Great Oakley Hall (including the cricket ground and other others areas to the north). There is no justification for the parkland to the north of the Hall and the church being excluded from the conservation area. Similarly, no justification is given for excluding the properties in the model development of Home Farm Close built in the 1999/2000, the</p>	<p>The Borough Council are undertaking a review of the conservation area boundary and are likely to make a change of the boundary in 2018. The use of the term 'proposed' is noted and amendments can be made to the text where required.</p> <p>The conservation area was designated in 1968. An appraisal document was not required at the time of designation. Corby Borough Council are following guidance Planning (Listed building and Conservation Areas) Act 1990 Sec 62 (2) <i>It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.</i></p> <p>The boundary as drawn in 1968 related to field boundaries and property boundaries which have subsequently been changed. The boundary made sense on the ground with examples where the boundary goes through buildings and divides gardens. In considering where the boundary should be drawn consideration has been given to the historic elements of the village that constitute the historic core of the estate village. The properties developed in the 1990's have been sensitively accommodated in the historic area but they are not part of the estate village. And the later development to the south of the brook has encroached on the setting of the village and changed the relationship of the estate village to its surroundings.</p> <p>Great Oakley Hall and the Church are listed buildings and the</p>

	<p>parkland to the rear of these properties, the new village hall and the cricket grounds. These latter areas share significant views over Harper's Brook valley across Great Oakley Hall and the church.</p> <p>The document suggests that the rationale for changing the boundary is to exclude those areas of development that are inappropriate but it does not recognise the value of the existing conservation policy for the core part of the village. The core village has clearly benefitted from its conservation status and has not, as intimated, suffered significantly from the urban development to the south of Corby. However, areas outside the conservation area have been impacted by high density residential development and are a clear indication of what happens when conservation policy is not in place.</p>	<p>parkland surrounding the buildings provides an appropriate setting for these historic buildings. Due consideration was given to the extension of the conservation area boundary to the east to include Great Oakley Hall and the Church. However on balance the protection afforded to the Hall, church and the environs by their status as listed buildings would protect their surroundings and their relationship to the estate would be addressed through recognition in the conservation area appraisal.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document lacks detail about the village "built form" and does not consider the more recent significant "model" developments in Woodlands Lane, Home Farm Close or Oakley Pond. There is no reference to the positive contributions made by these developments which were designed and approved by the Borough Council and Great Oakley Estates. These developments met conservation policy requirements and continue to have a positive impact on the character of the village.</p> <p>Many of the smaller open spaces (including the pocket park and the pond off Home Farm Close and Oakley Pond), historic gardens (eg. cottage gardens) have not been considered within the document. The Avenue of trees within the parkland/curtilage of Great Oakley Hall (particularly to the north of the Hall and Church) have also not been considered.</p> <p>Little consideration has been given to historic buildings such as the school, local farms (eg Home, Bridge, Woodlands, Brooklyn), estate cottages, smithy, old rectory and buildings on Woodlands Lane. Historic environmental assets do not merely include listed buildings but may also include landscapes which</p>	<p>The appraisal has concentrated on the significance of the village as an estate village associated with Great Oakley Hall. The developments in Woodlands Lane, Home Farm Close and Oakley Pond are not unattractive and have been sensitively designed. These developments have not had regard to previous historic boundaries resulting boundaries that bear no relationship to what is on the ground. This anomaly leads to confusion and waters down the impact of a conservation area.</p> <p>The areas of smaller open space are attractive and add to the environment around the village but are not part of the historic estate village development. The large open space referred to the north of Great Oakley Hall is of great value to the environment of the surrounding area but is not part of the historic estate village core.</p>

	have an overall impact on the character of a location.	
<p>■■■■■ INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document is not supported by a professional audit of the historic environments or information that would be contained in for example a Village Design Statement. There are many non-listed buildings in the village that are of historic value but have not been given due consideration. The document would clearly have benefitted from greater involvement of the residents of the village covered by the existing conservation policy, along similar lines to that in the development of a village design statement</p> <p>A well researched evaluation of the historic assets and a detailed rationale for the proposed boundary changes has not been made. Historic assets should not exclude recent model developments which have adhered to conservation policies and are themselves of recent historic value (history is both recent and more distant).</p>	<p>The document is not a village design statement. Reference is made to non-listed buildings and their importance to the character of the village as an estate village associated with Great Oakley hall.</p> <p>An appraisal of the village has been undertaken following Heritage England guidelines to assess the special interest of the buildings and spaces and their association with the wider historic landscape setting of Great Oakley Hall. The development of Home Farm Close has been referred to as a model development. However, this is incorrect. The term model development can be used where a development has been innovative and exceptional and has strong characteristics setting it apart from other developments but that is not the case at Home Farm Close. It is an attractive collection of houses that paid due care and attention to the conservation area location when it was developed. However, in appraising the conservation area and focusing on the estate characteristics and historic association of the estate buildings the 1990's development at Home Farm Close is considered not to form part of the estate village and the boundary change has excluded the development from the conservation area.</p>
<p>■■■■■ INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>There is a lack of detail regarding the action plan and whether any Article 4 directions exist.</p>	<p>There is no Article 4 Direction in the village.</p>
<p>■■■■■ INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>It is untrue that there is a lack of supporting written record of the special and historic character of Great Oakley. Various academic papers and historic records make reference to the village and more recent development information should be available from the Borough Council and other sources. A proper assessment has not been undertaken and without this it is difficult to see how the proposed changes have been proposed.</p>	<p>The written record referred to is an appraisal to support the 1968 conservation area boundary – this is not available as no appraisal was prepared.</p>

<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>Without conservation status, protection of historic assets and landscape will only be covered by weaker policies and the onus will be on Great Oakley Estates to “police” any of its covenants that apply to the properties that have been built on estate land. Enforcement of policies and covenants will be greatly weakened by the proposed tightening or removal of conservation status within certain areas of the core village.</p>	<p>Historic England Advice Note 1 - Conservation Area Designation, Appraisal and Management para 18 outlines that <i>‘the special interest of areas designated many years ago may now be so eroded by piecemeal change.....that parts of the area may no longer have special interest.....In such cases, boundary revisions will be needed to exclude them.....’</i> The boundary has been modified to include the historic core of the estate village and to define a boundary that includes the historic estate buildings.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document states that “the northern part of the village retains its estate character via homogenous green colour used on the estate properties”. This is true, but not only for estate buildings. Covenants in place between the Estate and owners of non-estate properties also require them to adhere similar requirements. Conservation designation clearly strengthens requirements to protect the visual appearance and character of the village. If the boundary is tightened and excludes areas such as Home Farm Close there is a serious risk that the appearance will change for the worse.</p>	<p>The Estate has managed the village in a positive way and the ongoing arrangements via covenants will provide a measure of control. Conservation area designation adds to the protection and encourages enhancement to take place as part of management good practice.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The summary of the document indicates that there is evidence of multiple phases of development and adaptation during the 18th and 19th Century, However, evidence also exists of other phases of development, not least recent developments. Planning applications and the supporting information that accompanies them provide important historic development information. Developments, which include those in Home Farm Close, Woodlands Lane and Oakley Pond are also important since these are “model developments”. Recent planning applications for properties along Brooke road have also needed to adhere to conservation policy. Removal of such protection would clearly have an impact on the nature of the properties proposed.</p>	<p>The term ‘model’ development has little meaning. The term model development can be used where a development has been innovative and exceptional and has strong characteristics setting it apart from other developments but that is not the case at Home Farm Close. It is an attractive collection of houses that paid due care and attention to the conservation area location when it was developed. However, in appraising the conservation area and focusing on the estate characteristics and historic association of the estate buildings the 1990’s development at Home Farm Close is considered not to form part of the estate village and the boundary change has excluded the development from the conservation area.</p>

<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>Little or no consideration has been given to the views and open spaces to the north of Great Oakley Hall, south of Thackley Green Care Centre which includes historic parkland, the cricket ground and new, but equally important, village hall. The Village Hall website refers to wonderful views across Harper's Brook valley. There is not reference to the pillars at the entrance to the north of Great Oakley Hall onto the parkland south of the cricket ground which are of historic value.</p>	<p>The area to the north of Great Oakley Hall relates to the setting of the Hall and in the past it contributed to the setting of the estate village. The development at Home Farm Close changed the relationship between the village and the open space. There is still a small area of open space and a pond that forms an attractive area and adds to the enjoyment of Home Farm Close.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>No consideration has been given to the important tree avenues which exist within the Great Oakley parkland. These avenues are of historic value and should be protected in a similar manner to those at nearby Boughton House. Protecting trees through Tree Preservation Orders is often insufficient, as evidenced by trees having been cut and in some cases removed without permission or knowledge of the Borough. Has Natural England been consulted on the proposed boundary change?</p>	<p>The amended boundary includes Harper Brook and the area of parkland to the south of the brook. The brook is of historic importance to the location and development of the village and this part of the parkland particularly contributes to the setting of the village. Within the area of parkland proposed to be included in the conservation area is a fine avenue of trees. Elsewhere in the parkland there are other fine trees and form part of the setting of Great Oakley Hall.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>There is lack of any information relating to the Home Farm Close development and this model development is excluded by the proposed boundary change. Although the properties within Home Farm Close are of recent history, they should not be excluded from the conservation area. No rationale has been given to substantiate this exclusion. This development has an important built form which met the conservation area requirements. To remove conservation designation from this model development would make a mockery of the conservation policy. Furthermore, exclusion would be inconsistent with other development in Woodlands Lane by the same developer, Walton Homes. Supporters of model village developments, architects and others including members of the Royal Family would clearly voice their concern if conservation policies were simply removed from these important developments.</p> <p>Despite the document making reference to Home Farm being built in a former ancient close, no consideration has been given to the historic value of Home Farm and its surroundings (including pocket park and pond), Upper Home Close (as per</p>	<p>The term model development can be used where a development has been innovative and exceptional and has strong characteristics setting it apart from other developments but that is not the case at Home Farm Close. It is an attractive collection of houses that paid due care and attention to the conservation area location when it was developed. However, in appraising the conservation area and focusing on the estate characteristics and historic association of the estate buildings the 1990's development at Home Farm Close is considered not to form part of the estate village and the boundary change has excluded the development from the conservation area.</p>

	1744 map - now Home Farm Close) and Long Close (which forms the track/path running in a south west direction from opposite Thackely Green care home. This track was used as a Cattle Track until mid 20 th century down to the Home Farm Close Pond. Exclusion will put at risk this important area.	
INDIVIDUAL (on behalf of Great Oakley Residents)	The document highlights the importance of the long views across to the church and hall, but it should also be recognised that there are other equally important views such as those from the north of the hall/church, east or from elsewhere. The document is fixated only a limited number of views and open spaces.	The existing views are limited to public view points.
INDIVIDUAL (on behalf of Great Oakley Residents)	There is an unacceptable and significant lack of detail relating to the development form, including the historically important Woodlands, Brooklyn, Bridge and Home Farms. There is no mention of the smithy, lack of detail about the school, the old rectory, the estate cottages and the original village hall (erected in 1921 by Sir Arthur R. de Capell Brooke for the villagers to use for social activities). There is no reference to the development of the medieval manor house which was built circa 1555, probably on site of an earlier house, nor its modernisation with 17 th and 18 th century additions, addition of the south wing in circa 1893 and its extensive renovation in the 1960's. No reference is made to the relocation of the village hall to its current location.	Additional information will be added to the text – this is part of consultation and will be included.
INDIVIDUAL (on behalf of Great Oakley Residents)	The architectural and historic quality section lacks detailed information and considers only a limited number of village properties. Again, there is no mention of the recent model developments.	A small selection of properties was described to explain the architectural qualities of the village and to explain the character of the area. The term model development can be used where a development has been innovative and exceptional and has strong characteristics setting it apart from other developments but that is not the case at Home Farm Close. It is an attractive collection of houses that paid due care and attention to the conservation area location when it was developed. However, in appraising the conservation area and focusing on the estate characteristics and historic association of the estate buildings the 1990's development at Home Farm Close is considered not to form part of the estate village and the boundary change has

		excluded the development from the conservation area.
INDIVIDUAL (on behalf of Great Oakley Residents)	The spatial analysis and area appraisal does not capture or provide the spatial analysis of the conservation area since it excludes many important historic views, open spaces and other important assets. Of notable absence from the conservation area are the church and Great Oakley hall together with its curtilage (including parkland which itself is of historic importance and value). No consideration of the views from the north, west and east of Great Oakley Hall are considered.	Due consideration was given to extending the boundary to include all of the parkland, Great Oakley Hall and the Church – this would have created a very large area which would have been dominated by parkland and go beyond. The Hall and Church are listed buildings and the parkland is primarily their setting. The contribution the Hall and the Church makes both in historic terms and in visual terms can be enhanced in the text of the conservation area appraisal and additional views can be included. However, views from Great Oakley Hall should not be included, this is in private ownership.
INDIVIDUAL (on behalf of Great Oakley Residents)	Whilst it is recognised that tree preservation orders are in place, such orders have failed to prevent the reduction of healthy tree numbers within certain areas of the conservation area. Enforcement appears to have been a problem. Providing additional protection through conservation policy will afford another layer of protection for the historic and environmental landscape.	An area of the parkland and trees are included in the revised boundary.
INDIVIDUAL (on behalf of Great Oakley Residents)	It is questioned why there is an emphasis given to negative factors and a distinct lack of information about many of the positive factors that have resulted from the existing conservation policy. To highlight windows without considering many other architectural features is poor.	It is agreed that there are many positive factors in the conservation area. Negative factors are highlighted as an area where improvements can be made.
INDIVIDUAL (on behalf of Great Oakley Residents)	It is true that the developments between Headway and Harpers Close have impacted on the village, but much of this area was not included in the existing conservation area. If inappropriate development has been allowed, it has been with the approval of the Borough Council and Great Oakley Estates. The boundary covering this area should not be tightened or removed in order to prevent further impact and to act as a transition zone.	The original boundary makes little sense at the moment cutting through an area now developed. The proposed amendment is logical and reasonable.

<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document refers to "Areas of untidy land" and the view that these may detract from the overall "idyll" of rural character. However, no recognition is given to the fact that Great Oakley Farms Estates is a business and working farms do have "untidy areas" by necessity.</p>	<p>The term untidy area is a description only it is not a value judgment.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document would clearly have benefitted from greater involvement of the residents of the village covered by the existing conservation policy, along similar lines to that in the development of a village design statement.</p>	<p>Public consultation took place between 12 March and 6 April 2018 and all representations have been duly considered.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p>The document suggests that during the appraisal process a review of the boundary has been undertaken. It is questioned where this appraisal actually is, since the document produced clearly does not constitute a professional well thought though appraisal.</p> <p>It is important that areas of historic and environmental importance within Great Oakley are protected and conservation policies help in achieving this goal. A proper assessment of the village should be undertaken prior to any decision being made about changes to the existing boundary.</p>	<p>An appraisal has been undertaken following good practice as outlined in Historic England: Conservation Area Designation, Appraisal and Management.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p><i>Further comments received 20/04/2018</i></p> <p>Historic England states that "conservation areas exist to protect the special architectural and historic interest of a place - in other words the features that make it unique and distinctive"</p> <p>The proposed change to the conservation area for Great Oakley excludes the "model" development in Home Farm Close. Reasons and evidence for excluding this development do not exist within the appraisal document. Furthermore, exclusion of this development would be inconsistent with the proposed retention of similar properties built by Walton Homes in Woodlands Lane.</p> <p>The exclusion of the development from the conservation area</p>	<p>The term model development can be used where a development has been innovative and exceptional and has strong characteristics setting it apart from other developments but that is not the case at Home Farm Close. It is an attractive collection of houses that paid due care and attention to the conservation area location when it was developed. However, in appraising the conservation area and focusing on the estate characteristics and historic association of the estate buildings the 1990's development at Home Farm Close is considered not to form part of the estate village and the boundary change has excluded the development from the conservation area.</p> <p>Local Authorities are required to review their conservation areas and to consider the merits of the areas by undertaking an appraisal for each area and producing a management plan to</p>

	<p>would make nonsense of the original conservation policy covering the development. There is little value in placing planning restrictions on an area if these are later withdrawn, putting at risk the areas previously protected.</p> <p>Home Farm Close is an important development which has done much to enhance the village. The effectiveness of the existing conservation policy is clearly seen though the protection it has given to the character of the village. The model development illustrates good conservation policy planning practice. A clear distinction is seen between the built form of this development and that seen elsewhere locally outside the conservation area. Removing the conservation designation from Home Farm Close puts it at risk of inappropriate development.</p>	<p>address the future of the area. The appraisal of Great Oakley has been undertaken using the guidance set out in Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management and as stated in the introduction of the note 'change in a conservation area is inevitable, however, not necessarily harmful'. The development at Home Farm Close has been carefully designed and developed having regard to its conservation area location, however, it is not part of the original estate where the appraisal has concluded the boundary should be focused.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p><i>Further comments received 20/04/2018 - continued</i></p> <p>A review of the planning files for the development of Home Farm Close (95/00301/CO and 98/00034/CO) provides important background information which should have been examined and considered prior to proposing any changes to the conservation boundary. No such examination has taken place. Other planning files relevant to the village should similarly have been examined.</p> <p>The fact that the Home Farm Close site was within the conservation area meant that extra planning controls and considerations were needed in order to protect the historic and architectural elements of the area. Removal of conservation policy protection, as proposed, will undoubtedly put at risk the future of this area.</p> <p>The submission on behalf of Great Oakley Farms dated November 1995 proposed a high quality built form where the historic pond formed the basis of a public open space.</p> <p>Historically, Home Farm was built in an ancient close (enclosure) that fitted within the landscape and was bound by surrounding trees. Home Farm was one of the estate farms and prior to its development at the turn of the century had been used in connection with a dairy unit. The historic tree/hedge lined</p>	<p>The appraisal undertaken analysed Home Farm Close and concluded that it is a well designed development that respects its conservation area location. However, the boundary changes have been suggested to focus on the historic estate village and to recommend a boundary that reflects the historic village form.</p> <p>The development has matured and forms an attractive part of the village. The consideration given to the design of the residential development was undertaken carefully and with due consideration to its location in a conservation area and its historic surroundings. However, the special interest has been changed by the development, the area has not been degraded by the development but it does not form part of the remaining estate village in terms of the built form where the suggested changes to the conservation boundary are focused to provide an area that is coherent and relevant to the conservation aims.</p> <p>The appraisal is addressing the existing situation. Paragraph 127 of the NPPF requires local planning authorities to '<i>ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest</i>' The advice also includes reference to reviews highlighting areas where de-</p>

	<p>track which runs southwest from Thackley Green Care Home to the Home Farm pond formed an important access from the parkland to the east where dairy herds grazed.</p> <p>At the time of the planning submission (end of the 1990's) the area, which included the conservation area, had changed significantly. There was low density residential development to the west and north, and historic buildings to the south.</p> <p>It is clear from the planning application submission that apart from the historic Home Farm stone barn, the other buildings within the close did little to enhance the character of the area. The site would probably have come under the "untidy land" section of the draft conservation area appraisal document. The development site was 2.3 hectares and no longer suitable for farming use. Its position with respect to the other estate farms was viewed as being complex/problematic to transport farm vehicles and machinery.</p> <p>The proposed scheme to build 12 high quality, low density, residential properties complied with the then PPG3 – housing policy and farm activities where to move to Brooklyn Farm at the end of Woodlands Lane, thus addressing the movement of large farm vehicles/machinery through the village.</p>	<p>designation may be necessary through degradation of all or part of an area. As previously stated the Home Farm development has been sensitively designed to have regard to the conservation area setting but the appraisal is suggesting that the boundary should focus on the remaining estate village to reflect the importance of the area and its association with Great Oakley Hall.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p><i>Further comments received 20/04/2018 - continued</i></p> <p>In summary, the proposed Home Farm development was submitted to:</p> <ol style="list-style-type: none"> 1. Enhance the character of the conservation area 2. Strengthen the protection and retention of the trees within the area, particularly those to the northern and eastern edges of the site 3. Provide a scheme layout that reflected the character of the surrounding area 4. Provide an informal access that reflected the rural location of the site 5. Retain the historic stone barn 	<p>Local Authorities are required to review their conservation areas and to consider the merits of the areas by undertaking an appraisal for each area and producing a management plan to address the future of the area. The appraisal of Great Oakley has been undertaken using the guidance set out in Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management and as stated in the introduction of the note 'change in a conservation area is inevitable, however, not necessarily harmful'. The development at Home Farm Close has been carefully designed and developed having regard to its conservation area location, however, it is not part of the original estate where the appraisal has concluded the boundary should be focused.</p>

	<ol style="list-style-type: none"> 6. Provide protection of the historic parkland to the east of the site (north of Great Oakley Hall/Church 7. Retain the historic pond, previously used by dairy cattle, as a focal point for an area of public open space 8. Reflect the rural character of the site. 9. Redevelop the site with quality housing reflecting the character and density of the surrounding development. <p>The focal view within the scheme was the historic stone barn.</p> <p>A major consideration of the development was the provision of public open space (0.6ha). The importance of the pond and the surrounding mature trees to the north of the site was viewed as an historic environmental asset. The site as a whole was considered to be of wildlife and historic importance in relation to the surrounding landscape. Scope was seen for improving/enhancing the habitats within the area through the planting of additional trees and hedgerows to provide a self contained area (in keeping with the ancient close as an enclosed area) of public open space.</p> <p>The pocket park/public open space therefore formed an important aspect of the planning application with Great Oakley Farms guarantee that if planning was granted the land would remain in perpetuity. A section 106 agreement was agreed to protect the future landscape. The Home Farm development saw the involvement of local residents and an open meeting took place in April 1996.</p> <p>From a development control perspective, the following points were made:</p> <ol style="list-style-type: none"> 1. The pond was considered to be open land of significance which added to the form and character of the village and should be retained under the local plan policies P13 (v) and P2 (iv). It was also recognised that the open space would 	
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	<p>alleviate an overall shortage of such spaces within the locality.</p> <p>2. The design of housing should reflect the form and character of the historic village (Policy P2 (v), (iv). Low density housing was considered an important factor along with the individual nature of the dwellings (varying in plot size and design).</p> <p>3. A tree survey was required in connection with policy P2 (E) and minimum protection zones calculated for possible inclusion with a condition. The tree belt was to be thickened by the new planting scheme which was to be agreed, but included protection of the historic parkland to the east.</p>	
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p><i>Further comments received 20/04/2018 – continued</i></p> <p>Additional comments –</p> <p>The conservation appraisal document suffers from a lack of detailed information, particularly around the importance of the developments in the village, its built form and historically important features. Limited or no consideration has been given to the many important views and public open spaces that exist within the village and no consideration has been given to how these can be protected through the use of conservation policy.</p> <p>The Borough should not approve the proposed changes since they would have a detrimental effect on the area.</p> <p>A detailed evaluation of the historic features that make the village unique and distinctive should have been prepared prior to any consideration of conservation boundary change. In this way, the proposals would have been properly researched and informed. Had this approach been undertaken, there may have been a very different outcome from that being proposed.</p> <p>In undertaking the research to inform the conservation policy it is important to gain local resident involvement, along similar lines to that of a village/town design statement. An example of the contents of a village design statement (East Northamptonshire) is provided below.</p> <p>The appraisal document does not appear to have involved</p>	<p>The appraisal follows the advice included in the Conservation area Designation, Appraisal and Management – Historic England Advice Note 1. The review of the area has a addressed:</p> <ul style="list-style-type: none"> • What has changed • Confirming (or redefining) the special interest that warrants designation • Setting out any new recommendations • Revising the management strategy <p>The historic evaluation of the area forms part of the appraisal. Consultation was undertaken and the stated in the report:</p> <p><i>On 7 March 2018, the Local Plan Committee approved the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley and Gretton to be published for consultation.</i></p> <p><i>Public consultation ran for 5 weeks between 12 March 2018 and the 16 April 2018, and was undertaken in accordance with the North Northamptonshire Statement of Community Involvement. This involved:</i></p> <p><i>Consultation emailed to approximately 800 contacts on the Local Plan consultation database.</i></p> <p><i>The consultation was publicised in press notices in the Evening Telegraph</i></p>

	<p>residents and is contrary to the advice from Historic England and other agencies/bodies.</p> <p>A serious question is whether the consultation process has been undertaken in a manner that has involved local residents. How many residents were actually aware of the consultation process and were the communication methods adopted by the council appropriate to obtain comments from a representative cross section of the population affected by the conservation policy?</p> <p>The Borough Council and local residents should be aware of the effects of withdrawal of conservation designation on property valuations. These effects are contained in a report available on the Historic England website at: https://content.historicengland.org.uk/content/docs/research/assessment-ca-value.pdf.</p> <p>It is my opinion that consideration should be given to expansion of the conservation area rather than its proposed contraction.</p>	<p><i>Copies of the draft SPD's were available for public inspection at the Corby Cube and public libraries</i></p> <p><i>The details of the consultation were available online</i></p> <p><i>The Council received 35 comments from 5 respondents on the draft Conservation Area Appraisal and Management Plan SPD's for Great Oakley</i></p> <p>The appraisal undertaken at Great Oakley has been guided by Heritage England Advice Note 1 – reference is made in this note to the research report on the value of properties within a conservation area. However, the Advice Note also includes the need to address paragraph 127 of the NPPF to ensure that an area justifies designation, so that the concept of conservation is not devalued through the designation of areas that lack special interest. Great Oakley has special interest and the appraisal has demonstrated that the area of special interest is focused on the historic estate village. The boundary has been modified to demonstrate the importance of this area.</p>
<p>INDIVIDUAL (on behalf of Great Oakley Residents)</p>	<p><i>Further comments received 20/04/2018 – continued</i></p> <p>Example of Contents of a Village Design Statement (VDS)(East Northamptonshire) – further guidance is available at: https://www.east-northamptonshire.gov.uk/downloads/download/2029/village_design_statement_guidance</p> <p>Of note is that each VDS is unique to its own place and issues. An effective VDS is:</p> <ul style="list-style-type: none"> • researched and written by local people • representative of the views of a wide range of local people (by enabling the wider community to be involved in its production) • about demonstrating how local character and distinctiveness can be protected and enhanced in new development • applicable to all forms and scales of development, noting that the majority of planning applications relate to 	<p>The appraisal of Great Oakley Conservation Area was not undertaken as a Village Design Statement.</p> <p>The Council followed the requirement of the NPPF and the related guidance given in the Planning Practice Guidance and the advice included in relevant Good Practice Advice and Historic Building Advice notes were addressed and used in the appraisal of the conservation area.</p>

	<p>householder development (i.e. house extensions or alterations)</p> <ul style="list-style-type: none"> • not about preventing development, but managing it effectively • compatible with the adopted planning policies. <p>The following template provides a general outline of what a VDS cover:</p> <p>Introduction</p> <ul style="list-style-type: none"> • Definition of a VDS, including its aims and objectives • The local planning context for the VDS <p>The context of the settlement</p> <ul style="list-style-type: none"> • A very brief description of geographical and historic background to the settlement • A very brief description of the place as it is today, including an overview of facilities, businesses and future prospects • Any special considerations that affect development pressures in the village, such as tourism or mineral extraction, etc. <p>The character of the landscape setting</p> <ul style="list-style-type: none"> • The visual character of the surrounding countryside • The relationship between the surrounding countryside and the settlement edges/ fringes • The relationship between the settlement and any special landscape features, such as ancient monuments, woodlands or nature reserves • Buildings within the landscape/ rural hinterland, e.g. farm buildings <p>Settlement pattern character</p> <ul style="list-style-type: none"> • Overall pattern of settlement, distinct zones and layouts • Character of streets and routes • Character and pattern of open spaces and connections with the wider countryside 	
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	<ul style="list-style-type: none"> • The relationship between buildings and spaces <p>Buildings and spaces</p> <ul style="list-style-type: none"> • The character of distinct areas of building types • The height, scale and density of buildings • The mixture of sizes, styles and types of buildings • Hedges, walls and fences • Distinctive features, materials or building details <p>Highways and traffic</p> <ul style="list-style-type: none"> • Characteristics of local roads and streets • Footpaths, cycle ways and parking • Street furniture, utilities and services 	
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Gretton Conservation Area Appraisal and Management Plan SPD – representations and the council’s proposed responses

Respondent	Summary of Representation	Council’s Response
Jas Martin & Co	As Agents for the Winchilsea Settled Estates, we support the removal of Area 1 along Corby Road at the south end approach to the village and the proposed revised 2018 boundary shown in red on Figure 2	Noted
Gretton Parish Council	The photograph on page 19 is incorrectly labelled as Manor Farm. The property is actually "The Yews".	Photograph label amended
Gretton Parish Council	The Parish Council is not aware of any evidence to suggest that ‘The Talbot’ or ‘Barn House’ have ever been used as farms	Noted and reference to the farms removed
Gretton Parish Council	With regard to the views the penultimate paragraph should refer to Harborough Hill House and not Hillborough House and is on Gallows Hill.	Noted

Gretton Parish Council	Please see comment under 7.2 which also relates to 5.2	
Gretton Parish Council	There is an impasse between the fact that the shortage of drive space and number of cars parking on the streets detracts from the appearance of the historic core of the village and on the other hand "the instances where stone walls have been removed to create off road parking has led to a break in the unified treatment of the streetscape". It is noted that the view of the author is that the village is "overrun with on street parking". The Parish Council feels that this is a critical issue and full consideration must be given in all planning applications.	The views of the Parish Council are reasonable and proportional and the request for ongoing consideration to be given in future planning applications to the need to accommodate car parking is noted.
Gretton Parish Council	<p><u>Area 1</u></p> <p>It is disappointing to note that there is a suggestion to remove this area on Corby Road from the conservation area on the grounds that recent "developments have changed the character and appearance of the approach to the traditional village" and that "Corby Road has taken on a suburban appearance". This must be a failure on the part of the LPA in allowing such developments to take place in an area presently designated with conservation area status which has neither been preserved or enhanced. It is the view of the Parish Council that Area 1 should not be removed on the basis that a degree of control, which appears not to have been exercised in the past, can be exerted in the case of any future development proposals in this area in order to hopefully enhance the approach to the village.</p> <p><u>Area 2</u></p> <p>The removal of the three properties is neither justified or serves any purpose.</p>	<p>The development on Corby Road has introduced new housing which has changed the appearance of the approach from the south. The amended boundary would define the edge of the historic village and help to celebrate the significance of the area.</p> <p>The boundary as drawn in the existing conservation area includes three properties on Arnhill Road. The properties no meaningful contribution to the character of the area and the modification of the boundary by the removal of these properties in association with the extension of the boundary to include the property on the east side of Arnhill Road and the garden leading down to Station Road will provide an edge to the conservation area that is more consistent with conservation area objectives.</p>
Gretton Parish	The Parish Council supports, in principle, the extension of the boundary to include additional areas of Station Road, Arnhill Road, Clay Lane and Winchilsea Drive on the basis of their	The railway bridge does indeed provide an impressive and substantial entrance to the village environment. In addition it heralded a new point in the historic development of the village

Council	<p>importance to the overall setting of the village and the approach along Station Road to the historic core of the village. However one further step should be taken. The railway bridge dramatically announces the entrance to the village and therefore the Parish Council feels that the revised boundary should extend to both sides of Station Road from immediately passing under the railway bridge.</p> <p>The Parish Council further commented that that many of the existing houses within this extended area were built in the 1960's and 70's and have the characteristics of that era. These include "non traditional" large UPVC glazed windows and doors, concrete roof tiles, plastic guttering and wide double garage doors.</p> <p>Many of the properties also have roof mounted solar panels. it would be unreasonable to expect or insist upon owners of these properties having to use designs and materials suitable to a traditional historic village property.</p>	<p>providing local employment and transport to other areas of employment. This suggestion is noted and agreed - the boundary should be extended down Station Road to include the railway bridge. This amendment would link the historic core of the village with the railway which is a part of the historic development of the village and creates a dynamic entrance to the village.</p> <p>Comments regarding fenestration and doors are noted. No further action is required.</p>
Gretton Parish Council	The Parish Council questions the expression " <u>urban</u> form characterisation" which seems to be inappropriate.	Unable to locate the comment on 'urban form characterisation' in 9.1
Gretton Parish Council	The following should be added to the list of Heritage Assets: The railway bridge built in the 1870's. West Wells and the stand pipe at the top of Clay Lane. Caistors Cottage on Caistor Road which was the home of the principle village shepherd. Church Gap behind St James Church where there is a wagon wash and animal watering place. The 5 village sign posts of early design for finger posts	The railway bridge is managed by Network Rail, including the bridge as an historic asset would require consultation with the management company. The inclusion of West Wells and the standpipe at the top of Clay Lane and the wagon wash and animal watering place are part of the historic fabric and story of the village and should be included in the list of heritage assets. The finger posts could be included following consultation with Northamptonshire County Council.
Gretton Parish Council	The reference to Cottingham and Middleton should be removed	Noted

Gretton Parish Council	The appraisal document is a well prepared and most interesting piece of work which provides a fascinating glimpse of the history of Gretton	Noted
Highways England	No comments to make	Noted
Natural England	No comments to make	Noted
NCC Archaeology	The references to archaeological consultation in the Management Plan are appropriate and I have no further comments to make on the document	Noted
Insight Town Planning Ltd on behalf of [REDACTED] INDIVIDUAL	<p>On 12 March 2018, Corby Borough Council (the LPA) issued a draft Gretton Conservation Area Appraisal and Management Plan for public consultation, with the consultation period ending on 16 April 2018. This response document is being submitted within the consultation period and is therefore duly made.</p> <p>[REDACTED] shares the ownership of land at Kirby Road, Gretton. The owners have submitted a full planning application for the erection of 10 dwellings with garaging and means of access on that part of the land closest to Kirby Road. The application carries the reference 18/00024/DPA. It is being reported to the LPA's Planning Committee meeting on 17 April 2018 with an Officer recommendation that full planning permission should be granted, subject to planning conditions.</p> <p>The application site falls at the extremity of, but within, the Conservation Area. The</p> <p>Conservation Area is a designated heritage asset within the meaning of the NPPF. The application was accompanied by a Heritage Impact Assessment prepared by a conservation specialist, which assesses the significance of the designated asset and the degree to which the proposed development affects that significance. This is fully in accordance with the NPPF.</p> <p>The Heritage Impact Assessment reaches the following</p>	The comments made are noted. Due process was undertaken as part of the planning application as described in the comments received as part of the consultation process.

	<p>conclusion:-</p> <p><i>Gretton is a village which has grown organically over several centuries and it this evolutionary growth which accounts for much of its special architectural and historic interest. The site at Kirby Road presents an opportunity for further organic growth which, through careful design and choice of materials, can add to the village's distinct character. This carefully designed scheme will inevitably change the character of this part of the conservation area but in a way which preserves the special features of the site and safeguards the setting of the various listed buildings on High Street. The siting, scale, massing, style and materials of the proposed new homes are appropriate to the location and will sit well in their local context, without any harmful impact on the significance of the conservation area or the settings of nearby listed buildings. For the reasons set out in the body of this report, the proposed development is entirely compatible with the preservation of the conservation area and the setting of the nearby listed buildings."</i></p> <p>The application has been the subject of scrutiny by the LPA's consultant Conservation Officer. In making his assessment, he has had available to him both the submitted Heritage Impact Assessment and the consultation draft Conservation Area Appraisal. He has concluded that on balance the application should be supported.</p> <p>The LPA's professional officers and specialist conservation advisor have therefore reached the conclusion that the development of 10 dwellings as proposed would meet the test at s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of preserving or enhancing the character or appearance of the Conservation Area. Accordingly, there is not resultant harm and the proposed development meets the policies for the historic environment within the NPPF. It is against this background that our client now makes representations in response to the draft Conservation Area Appraisal.</p>	
Insight Town	Our client's comments on the draft document are limited to those	The appraisal identifies those areas where the open space is

<p>Planning Ltd on behalf of [REDACTED] INDIVIDUAL</p>	<p>parts that relate to the land in their shared ownership. The draft document includes a 'spatial analysis and appraisal map' in figures 4(a) and 4(b). Together with Paddock Park, figure 4(b) applies a green hatching to our clients' land and labels it as "open space". Page 31 of the draft document lists features shown on figures 4(a) and 4(b), including "important open space". It is assumed that this is intended to refer to the green hatching on figure 4(b), although the wording differs. The page 31 definition reads:-</p> <p><i>"Important Open Space – these are elements of the settlement which have a strong historic interest as open space. This should not be taken to imply that other open areas are not of landscape value or of value as open spaces on amenity grounds."</i></p> <p>In light of this definition, it is surprising that the draft document does not seek to define or explain the 'strong historic interest' of our client's land. It does include a paragraph devoted to the Paddock Park's recent creation (since the Conservation Area was designated), but it is silent as to the historic significance of our client's land. In this respect, the draft document does not fulfil its own claim as set out in its introduction:-</p> <p><i>"This document meets the requirements placed on the local planning authority to define and record the special architectural and historic interest of the conservation areas and identify opportunities for enhancement."</i></p> <p>Further, it is notable that the key characteristics of the Conservation Area listed at pages 5 and 6 of the draft document do not include any reference to open spaces.</p>	<p>considered important to the character and appearance of the conservation area. Reference is made in the appraisal document to the value of open space and how it can enhance and add value to the character and appearance of the area. The areas identified in the appraisal document for Gretton have the special quality of being important to the character and appearance and are appraised as being valuable to the historic character of the area.</p>
<p>Insight Town Planning Ltd on behalf of [REDACTED] INDIVIDUAL</p>	<p>Our client has two fundamental concerns about the draft document as it relates to their land:-</p> <p>The draft document sets out no reasoned justification for its designation as open space. The designation of the Paddock Park as open space does not appear to be based upon historic significance but on its recent land use for community purposes. However, the draft document is entirely silent on the significance</p>	<p>The site was already included in the conservation area boundary. The site and Paddock Park contribute to the setting of the village of Gretton as an historic asset. Open space is not sacrosanct and an additional comment has been included in the definition of open space to make clear that designation as open space does not prevent appropriately designed developments that meet the statutory test at s72 of the Planning (Listed</p>

	<p>of our client's land. A possible explanation is that our client's land has been included as a reflection of the saved Local Plan Policy 13(v). However, that policy itself includes no justification for its application to this land, and it is common ground with Officers that the policy carries little if any weight in decision-making. If it has been transposed across to the draft Appraisal document, then to do so is wrong.</p> <p>The draft document should make clear both in introduction and in its textual section dealing with figures 4(a) and 4(b) that the 'open space' designation does not preclude development, but instead any proposed development should meet the statutory test of s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To the casual reader of the document, as presently drafted it could be inferred that the 'open space' is sacrosanct. That cannot be right, as the NPPF requires an assessment of how a particular proposed development affects the significance of a designated heritage asset, and as demonstrated in the Conservation Officer's advice on the current application, it is possible to achieve a development of this land that meets the statutory test. It is not only logical but essential that the draft document makes clear that the 'open space' is not sacrosanct.</p> <p>In order to address our client's representation:-</p> <ol style="list-style-type: none"> 1. Our client's land, as shown outlined in red on the plan overleaf, should be omitted from the 'open space' designation in the draft document. As drafted, the document only explains inclusion of the Paddock Park and it should not include other land without a clear historic justification; or 2. If it is not omitted, the draft document should have text inserted (we suggest in the definition of open space) to make clear that designation as open space does not prevent appropriately designed developments that meet the statutory test at s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 	Buildings and Conservation Areas) Act 1990.
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