
Draft Conservation Area Appraisal and Management Plan Supplementary Planning Documents

SYNOPSIS

This report seeks approval to consult on the draft Conservation Area Appraisal and Management Plan Supplementary Planning Documents for Great Oakley and Gretton

1. Relevant Background Details

- 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. This information will be helpful to those considering investment in the area, and can be used to guide and inform new development. The appraisals also have a wider application as educational and informative documents for the local community. The management plan will address the issues and recommendations to emerge from the appraisal process.
- 1.3 The preparation of a Supplementary Planning Document (SPD) for Conservation Area Appraisal and Management Plan for Conservation Area's is in line with the National Planning Policy Framework which endorses protecting heritage assets which are considered to have heritage significance and therefore merits consideration in planning matters.
- 1.4 Once adopted the SPD's will supplement the objectives and policies contained in the Joint Core Strategy. In terms of development management or decision making, an SPD is regarded as a "material consideration", and the fact that it has undergone some form of statutory preparation process increases its status.

2. Proposals

- 2.1 In November 2017, the Council appointed consultants who have drafted a Conservation Area Appraisal and Management Plan for Great Oakley Conservation Area and Gretton Conservation Area. The format and content of the reports have been discussed with officers in the Planning department and the Heritage Development Worker.
- 2.2 Copies of the SPD's have been placed in the Members Room and can be provided on request.

Great Oakley

- 2.3 The Great Oakley Conservation Area was originally 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.
- 2.4 The draft SPD follows the guidance set out by Historic England and includes a section on planning policy and legislation, description of the context and development of the village and a justification for the boundary. 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

2.5 In respect of the boundary, the recommendation is that several amendments to the Conservation Area are therefore proposed, and are shown on the map in Appendix 1. 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. 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.

Gretton

2.6 Gretton Conservation Area was originally 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.

2.7 The SPD 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

2.8 In respect of the boundary, the recommendation is that several amendments to the Conservation Area are therefore proposed, and are shown on the map in Appendix 2. The boundary has been drawn to exclude properties along Arnhill Road and Corby Road at the south end approach to the village. An area of open space off Station Road has been included in the conservation area for the setting it provides at the entrance to the village.

3. Consultation

3.1 SPD's must be prepared in accordance with procedures set out in relevant regulations and public consultation must be in accordance with the North Northamptonshire Statement of Community Involvement. The draft SPD's have been prepared having regard to the matters specified in Section 19 of the Planning and Compulsory Purchase Act 2004 and prescribed in Regulations 8 and 10 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

3.2 It is proposed that, subject to Members approval, the draft SPD's will be subject of public consultation for a six week period between Monday 12th March and Monday 16th April 2018. This will be carried out in accordance with the relevant Regulations and the Statement of Community Involvement 2013, including the following activity:

- 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

4. Next Steps

4.1 All representations received will be considered and a detailed report submitted to your Committee with recommendations for changes, if appropriate, to the draft SPD's. The hope is that it can be adopted by June 2018 but the final decision will be by Members.

4.2 Once adopted, the SPD's (Conservation Area and Management Plan for Great Oakley and Conservation Area and Management Plan for Gretton) will carry more weight in giving advice and determining planning applications in the respective Conservation Areas or in any planning appeals.

5. Options to be considered

5.1 The only alternative options would be to continue without a character appraisal and management plan in place or to delay its production. Continuing without a character appraisal and management plan would not be good practice and would risk the council failing its statutory duty under section 69 of The Act.

6. 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 31st 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 legal and statutory duties in relation to the production of the SPD's to undertake public consultation as set out in the adopted Statement of Community Involvement.

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 21st November 2017 and 9th 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.

6. Conclusion

- 6.1 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.
- 6.2 This report seeks approval to consult on draft conservation area appraisal and management plan SPD's for Great Oakley and Gretton.

7. Recommendation

- 7.1 It is recommended that the Committee approve the draft Conservation Area Appraisal and Management Plan SPD's to be published for public consultation. It is also requested that Members approve the consultation methods proposed.

Background Papers

Historic England, (February 2016), [Conservation Area Designation, Appraisal and Management - Advice Note 1](#)

One Corby Policy Committee – 31st October 2017

External Consultations

None

Officers to Contact

Terry Begley
Principal Planner Local Plans Ext 3185.



