

Great Oakley Conservation Area Appraisal and Management Plan Supplementary Planning Document

Statement of Consultation

October 2018



1. Introduction

1.1 This document describes the methods of consultation that the Council adopted during the production of the Great Oakley Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD).

1.2 The SPD has been prepared in line with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012 as well as the Planning (Listed Buildings and Conservation Areas) Act 1990. It also takes account of national policy and guidance.

2. Consultation Statement

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

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

- Details of 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

3. Great Oakley Conservation Area Appraisal and Management Plan SPD – representations received and the Council's responses

3.1 The Council received 35 comments from 5 respondents on the draft Conservation Area Appraisal and Management Plan SPD for Great Oakley, which have been duly considered. The responses and details of the Council's response along with any necessary changes have been described in detail below.

Great Oakley Conservation Area Appraisal and Management Plan SPD – representations received and Council’s response

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.	Comments 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.	Comments 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	Comments 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	Comments 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.	Comments 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 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>	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.
INDIVIDUAL (on behalf of Great Oakley Residents)	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>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</i></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 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 in not in place.</p>	<p><i>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 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</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</p>

	<p>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 have an overall impact on the character of a location.</p>	<p>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>
<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</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</p>

	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.	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)	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.	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.
INDIVIDUAL (on behalf of Great Oakley Residents)	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?	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.
INDIVIDUAL (on behalf of Great Oakley Residents)	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.	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.

	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 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.
INDIVIDUAL (on behalf of Great Oakley Residents)	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.	The term untidy area is a description only it is not a value judgment.

Great Oakley Residents)		
INDIVIDUAL (on behalf of Great Oakley Residents)	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.	Public consultation took place between 12 March and 6 April 2018 and all representations have been duly considered.
INDIVIDUAL (on behalf of Great Oakley Residents)	<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>	An appraisal has been undertaken following good practice as outlined in Historic England: Conservation Area Designation, Appraisal and Management.
INDIVIDUAL (on behalf of Great Oakley Residents)	<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 would make nonsense of the original conservation policy covering the development. There is little value in placing planning restrictions on an</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 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</p>

	<p>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>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 track which runs southwest from Thackley</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 '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' The advice also includes reference to reviews highlighting areas where de-designation may be necessary through degradation of all or part of an</p>

	<p>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>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 	
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	<p>recognised that the open space would 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>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 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>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. The appraisal document does not appear to have involved 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> <i>The details of the consultation were available online</i> <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 	<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>

- 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 householder development (i.e. house extensions or alterations)
- not about preventing development, but managing it effectively
- compatible with the adopted planning policies.

The following template provides a general outline of what a VDS cover:

Introduction

- Definition of a VDS, including its aims and objectives
- The local planning context for the VDS

The context of the settlement

- 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.

The character of the landscape setting

- 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

Settlement pattern character

- Overall pattern of settlement, distinct zones and layouts

	<ul style="list-style-type: none">• Character of streets and routes• Character and pattern of open spaces and connections with the wider countryside• 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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