

Daventry District Council

Moulton Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted July 2017



Introduction

This report sets out the consultation undertaken on the Moulton Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD). This report is required by regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 9th March 2017 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 13th March 2017. Developers, Parish Councils, other consultees and local residents who had asked to be so, were notified.

Publicity

The draft SPD could be accessed from the Planning Policy and Consultation pages of the Daventry District Council Website.

Copies were available in libraries as well as the Council Offices at Lodge Road, Daventry.

The Council placed a notice on the Council's website, a copy of which is included at Appendix A.

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of 6 weeks until 5.00pm on the Monday 24th April 2017.

Comments received.

Six responses were received, some via letter or email and some via a questionnaire. These are set out in appendix B.

Consideration of Responses

The Council carefully considered all of the comments received. A number of changes were made to the document as a result of these responses. These changes are set out in appendix B.

The representations were reported to the Council's Strategy Group on 6th July 2017 followed by Full Council on 27th July 2017 when the document was adopted.

Appendix A

Moulton Conservation Area Appraisal and Management Plan

Town and Country Planning (Local Planning) (England) Regulations 2012

Regulation 12, 13 and 35 – Consultation Statement regarding Supplementary Planning Document

Daventry District Council is consulting on a Conservation Area Appraisal and Management Plan for Moulton. The document will, when adopted, provide advice on the special architectural and historic significance of the conservation area and will supplement the saved policies from the Daventry District Local Plan and the West Northamptonshire Joint Core Strategy.

The Council hereby welcomes comments from any interested party on the document. The document will be available during the consultation period for inspection at Daventry District Council, Lodge Road, Daventry and the libraries at Brixworth, Daventry, Long Buckby, Moulton and Woodford Halse during normal opening hours.

A copy will also be available on the Council's website:

<https://www.daventrydc.gov.uk/ConservationAreas>

The consultation commences on 13th March 2017 and closes at 5pm on Monday 24th April 2017.

Comments in writing should be forwarded to Rhian Morgan, Heritage Policy Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail heritage@daventrydc.gov.uk by **5pm on Monday 24th April 2017** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer

Appendix B Schedule of Comments, Agreed Responses and Actions

Comments made via letter or email

Respondent	Comments	Agreed response	Agreed action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
Historic England	<p>While we do not provide detailed advice on every appraisal due to resource implications, if there are specific issues that would merit our closer involvement on this occasion, please advise us of this.</p> <p>The policy considerations relating to conservation area designation and appraisal are dealt with extensively in the NPPF and its associated guidance. For general advice, our publication Understanding Place: Conservation Area Designation, Appraisal and Management is available online from our website.</p>	<p>Comments noted. The guidance referred to has been taken into account in preparing the Conservation Area proposals.</p>	No change.
Barry Care	<p>On Page 13 a reference is made to the age of Rooty Hill cottage which i believe is incorrect. I lived there for 36 years and at one time we were visited by a</p>	<p>The information pertaining to the dating of Rooty Hill was gathered from its listing summary, provided by Historic England. It is acknowledged that the</p>	<p>Wording change, Page 13 Section 6.3.5 Remove: Rooty Hill, The Artichoke, The Hollies and 8 West</p>

Respondent	Comments	Agreed response	Agreed action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
	<p>listing officer who identified the age of the building from a large A-framed roof support actually in the main bedroom. The frame was pinned with wooden pegs which indicated it was probably pre 1500 as metal was used in a later period.</p> <p>Downstairs he identified the supporting beams as from a later period and which he surmised were probably from old wooden warships of the Elizabethan period. The cottage also has a massive walk-in inglenook fireplace built up as a series of stone steps gradually diminishing in size as it goes up through the bedrooms and roof space.</p> <p>The cottage was probably built around this central stone fireplace in the late 1400s as an 'attic cottage' and with lath and plaster upstairs walls added later when the downstairs beams were replaced perhaps about 1700. In the 1980s during</p>	<p>information provided within the response is relevant to the building's historical development and therefore should be recognised in the appraisal.</p>	<p>Street are of mid-to-late 17th century construction."</p> <p>And replace with <u>"The Artichoke, The Hollies and 8 West Street are also of mid-to-late 17th century construction. The listing summary for Rooty Hill places its construction date in the mid-17th century. However, research suggests that it could in fact be 15th century in date and one of Moulton's earliest buildings."</u></p>

Respondent	Comments	Agreed response	Agreed action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
	excavations for a rear extension an ancient clay-lined oyster storage pit was uncovered.		
Archaeological Advisor, Northamptonshire County Council Archaeological Advisor	<p>The Historical Development section could benefit from some checking and additional information. The first thing which I noticed was that the historic maps are rather pixelated and are not captioned with their dates, which makes comparison with the information in the text more difficult.</p> <p>In terms of additional information, the county Historic Environment Record indicates a number of sites and finds of all periods which contribute to our understanding of the background and development of the settlement. In particular there are records of possible Bronze Age barrows to the north of the</p>	<p>Noted.</p> <p>The information provided with reference to archaeology is germane to the development of the wider area, particularly the Bronze age barrows.</p> <p>In some cases there is no specific location provided in the HER relating to the archaeology found within the village, however it is agreed that further reference to archaeological records can be provided.</p>	<p>The quality of the maps will be improved in the final version and dates will added as follows: <u>Figure 4 - 1893</u> <u>Figure 5 - 1939</u> <u>Figure 6 – 2017</u></p> <p>Amend wording, page 13, Section 6.3.1 “There is evidence of pre-historic settlement in Moulton parish in the form of archaeological finds like flints. There is currently no evidence of pre-historic settlement within the village itself; however, <u>Bronze Age barrows have been discovered to the</u></p>

Respondent	Comments	Agreed response	Agreed action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
	<p>village recorded from aerial photographs, and Iron Age and Romano-British settlement activity known from archaeological works to the east (in Overstone parish) and to the north west (in Pitsford). Romano-British finds are known from the village, and while their precise locations are not recorded they are still indicative of activity in the area. Saxon and medieval pottery has been found just to the north of Stocks Hill in association with a dry stone wall, and at the College evidence was recently excavated for 11th-12th century activity thought to be associated with the possible castle mound a short distance to the north.</p>	<p>Error noted, the correct dating will be included in final draft.</p>	<p><u>north of the village as well as Iron Age settlements to the east in Overstone Parish showing the long term settlement of the area.”</u> Amend wording, page 13, Section 6.3.2 “It is possible that the Romans used the valley of Moulton for settlement and industry; but no Roman archaeology has yet been found in the village itself. <u>Roman finds have been discovered within the village, and although their exact locations are unknown, it is indicative of continued activity.”</u> New wording added, page 13, Section 6.3.3. “6.3.3 Saxon <u>Saxon and medieval pottery has been found in relation to a dry stone wall site near to Stocks Hill in</u></p>

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	<p>In paragraph 6.3.3 the church is described as 14th century, but the listing description indicates that the fabric is largely 12 and 13th century, though there is a 14th century piscina.</p> <p>The other thing which I would mention is that in other districts, especially in South Northants, we have an agreed wording for the management plan which specifically covers the potential for development to have an impact on archaeological</p>	<p>Agreed that it would be helpful to include this suggested additional threat</p>	<p><u>the centre of the village, indicating activity in this area over a long period.</u>”</p> <p>Page 13. Para 6.3.3 Replace second sentence: The current 14th century church contains stonework from a possible 9th century church built to replace the wooden structure (Fig. 7). <u>The current church is largely 12th and 13th century in construction, and contains stonework from a possible 9th century church built to replace the wooden structure, (Fig 8).</u></p> <p>Include additional threat and recommendation in section 10 as follows: <u>Threat 9: Development Moulton has been inhabited for many centuries and buried</u></p>

Respondent	Comments	Agreed response	Agreed action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
	<p>remains. This allows us to have a defined action within the management plan, and I would suggest wording along the lines of:</p> <p><i>Threat: Moulton has been inhabited for many centuries and buried evidence for past occupation may survive within the modern settlement.</i></p> <p><i>Development proposals have the potential to have a detrimental impact on these remains.</i></p> <p><i>Recommendation: Development which involves below ground excavation should have regard to the potential for remains of archaeological interest.</i></p> <p><i>Professional advice should be sought, and appropriate assessment undertaken.</i></p>		<p><u>evidence for past occupation may survive within the modern settlement. Development proposals have the potential to have a detrimental impact on these remains.</u></p> <p><u>Recommendation 9 Development which involves below ground excavation should have regard to the potential for remains of archaeological interest. Professional advice should be sought and appropriate assessment undertaken.</u></p>

Comments made via the questionnaire

Respondent	Comments	Agreed response	Agreed action
Do you agree with the proposed boundary for the conservation area?			
Jane Austin	Yes, Needs to be extended to protect the village core from developments	Comments welcomed.	No change
Tracey Taylor	Yes	Noted	No change
Neil Bennett	No 9/9A Overstone Road should be excluded from the proposed extension of the conservation area. Reasons are that no. 9 was completely gutted and internally rebuilt 3 years ago. Furthermore 9A was created as a complete new build, as no property was present in that location previously. Neither property retains any heritage features. Both have brand new UPVC windows. The ridgeline of these properties is lower than the adjoining ones, and the style of construction is somewhat different. I will send photos showing this by separate email. Its therefore not appropriate to include	The properties at no.9/9A were proposed to be included because of their group value, as part of a terrace, with Pixie Cottage, a listed building to the west. However it is accepted that the house at no.9/9A are of recent construction and can be excluded from the conservation area boundary. Any development at this property would have to have regard to the setting	Amend proposed conservation area boundary to exclude 9/9A Overstone Road, with the exception of the garage directly abutting Overstone Road, as set out on plan in Appendix C.

	them within the conservation area.	of the conservation area, and listed building. However the boundary wall of the garage which abuts Overstone Road, together with the adjacent wall provide an interesting historic feature and are worthy of retention within the conservation area boundary.	
Do you think this Appraisal captures the special interest of Moulton? Please use the text box to refer to any specific features which you believe either have or have not been captured			
Jane Austin	Yes	Comments welcomed	No change
Tracey Taylor	Yes, Would be good to see a more sympathetic approach regarding street signs, shop frontages etc. Modern ones just look out of place	Most street signs are controlled by highways legislation which is within the remit of Northamptonshire County Council and doesn't require planning permission. Other signs may be the responsibility of the Parish Council. However agree that it would be helpful to include further guidance within the appraisal to encourage the highway authority to ensure signage is provided in a	No change Policy wording added to Section 10 Management Plan focussing on the Public Realm. <u>"Threat 10 Public Realm The condition of the public realm has great effect on the quality of a conservation area, and should be maintained to a high standard by all stakeholders. Street furniture within the Moulton Village conservation</u>

		manner which is sensitive to the conservation area.	<p>area is generally modern in style. Several locations have been noted within the appraisal where street furniture of varying types clutters the street space and detracts from the character of the conservation area.</p> <p><u>Recommendation 10:</u> <u>Where possible street furniture within the conservation area should be consolidated and kept to a minimum in order to prevent cluttering the street space. Good design should be encouraged to enhance the conservation area. Where possible works should be undertaken with reference to Historic England's <i>Streets for All: East Midlands</i> guidance."</u></p>
<p>Do you agree with the candidates for the Local List (see pages 46-47 of the Appraisal)? Are there any other potential candidates which you would like to suggest? Please use the text box to identify specific candidates for the Local List, giving an address where possible.</p>			
Jane Austin	Yes Copper Beech Cottage, 14 Chater Street	The suggested property has been tested against the local listing criteria; however, it did not meet the required threshold.	No change.
Tracey Taylor	1, 5 and 7 Church Street.	1, 5 and 7 Church Street have been assessed against the local listing criteria; Nos.1 and 5 met	Page 46 Add Nos.1 and 5 Church Street, Moulton to the Local List. No change in respect of No.7.

		the threshold, but unfortunately No.7 did not.	
Do you think there is enough clear guidance regarding conservation areas for residents or anyone submitting or commenting on a planning application or application for listed building consent? Please use the text box to identify specific areas where guidance is either satisfactory or lacking.			
Jane Austin	Yes	Comments welcomed	No change
Tracey Taylor	Not really. Particularly with cosmetic changes/windows etc	The appraisal already includes guidance on these matters, and the respondent hasn't indicated how this might be improved upon. In addition the appraisal includes proposals for article 4 directions for a number of properties which would provide further controls.	No change
Do you think there are any actions missing from our Management Plan (see pages 42-46 of the Appraisal)? Please use the text box to identify specific actions, giving justification where possible.			
Jane Austin	Who is responsible for ensuring that actions are undertaken and resources available to ensure they are carried out	A number of bodies are potentially involved in carrying out the recommendations. For example, recommendation 2, relating to resisting inappropriate development would be a matter for DDC as planning authority and	No change

		the parish council as a consultee on any planning application. The recommendations do not bind anybody to commit resources, but identify potential to enhance/protect the conservation area further.	
Tracey Taylor	No	Noted	No change
Do you think the proposed Article 4 Directions (see pages 40 of the Appraisal) would help to preserve special features within the conservation area? Please use the text box to identify specific locations or features at risk or permitted development rights which you feel should be removed.			
Jane Austin	Yes	Comments welcomed	No change
Tracey Taylor	Concerned about 1 Church Street trying to get planning permission for new buildings, within grounds of 19th century property	Individual planning applications are each decided on their own merits.	No change
Are there any other matters within the Appraisal and Management plan that you would like to comment on. Please reference any comments to the specific part of the appraisals where possible (using paragraph or section numbers) and, if seeking a change be clear what change is sought, providing justification for this where possible.			
Jane Austin	No	Comments noted	No change