

Daventry District Council

Brixworth Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted December 2017



Introduction

This report sets out the consultation undertaken on the Brixworth 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 6th July 2017 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 10th July 2017 for eight weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas 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 8 weeks until 5.00pm on the Monday 4th September 2017.

Comments received.

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 16th November 2017 followed by Full Council on 7th December 2017 when the document was adopted.

Appendix A

Brixworth Village 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 Brixworth. 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 10th July 2017 and closes at 5pm on Monday 4th September 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 4th September 2017** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer

Appendix B

Schedule of Responses: Brixworth Conservation Area Appraisal and Management Plan

Respondent	Summary of Comments	Response	Action Text proposed for deletion is struckthrough Proposed new text is <u>underlined</u>
Liz Mordue, Northamptonshire County Council Assistant Archaeological Advisor	<p>Thank you for consulting NCC on the above appraisal.</p> <p>The reference to archaeology in the Management Plan is appropriate and I am happy with it.</p> <p>The Historical Development section is good but refers to Iron Age/Romano-British sites only to the north of the village and parish. There is a significant amount of Iron Age-Romano-British archaeology to the south of Brixworth as well, though some of the data is not yet in the HER and therefore not publicly accessible. However, the report for a site identified in 2014 by a programme of geophysical</p>	<p>Thank you for your comments.</p> <p>Thank you for the alert to the presence of the archaeological study in the south of the Parish. This information will be included in the final version.</p>	<p>Include new text at Section 6.2.1, pg 15: “Iron-age settlements have been found in the north <u>and south</u> of the parish which had continued use during the Roman occupation. <u>Prehistoric settlement is evidenced on the land to the north and west of All Saint’s Church.</u> <u>Furthermore, an excavation took place in the south of the parish in 2014, on land between the A508 and the</u></p>

	<p>survey and trial trenching is available via the Historic Environment Record. The site lies between the A508 and the country park visitor centre and though only limited investigation was carried out, evidence for activity from the late Iron Age to the 2nd century AD was found.</p> <p>The final sentence of 6.2.2 reads a little oddly and could probably be reworded- perhaps along the lines of “The family, for whom the Lady Chapel was constructed in the 13th century, had resided in the parish since the early medieval period.”</p> <p>In 6.2.4 the figure number for the seventeenth century map has been omitted- presumably this should be Fig.5.</p> <p>I hope that these comments are helpful.</p>	<p>Agree that the suggested revised wording would add clarity</p> <p>Thank you for identifying this</p> <p>Comments helpful and welcome</p>	<p><u>country park visitor centre, yielding evidence of activity from the Iron-Age through to the 2nd century AD.”</u></p> <p><u>Page 15, Para 6.2.2, Reword final sentence as follows:</u> “The family, for whom the Lady Chapel was constructed in the 13th century, had resided in the parish since the early medieval period.”</p> <p>Page 16 Para 6.2.4 Add Fig.5 to end of first sentence.</p>
Historic England	Thank you for consulting Historic England on the draft conservation area appraisal and	Comments noted. The guidance referred to has been taken into account in preparing the Conservation Area	No change

	<p>management plan for Brixworth. There are over 1000 conservation areas in the East Midlands, a testament to the enduring popularity of this designation as a means of protecting the historic environment. While we do not provide detailed advice on every appraisal and management plan 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 <i>Understanding Place: Conservation Area Designation, Appraisal and Management</i> is available online from our website.</p>	proposals.	
Mike Nice	I would like to request that consideration be given to the listing of Brixworth Workhouse on Spratton Road.	Statutory listing is undertaken by Historic England and the Secretary of State for Media, Culture and Sport. Any	No change.

	<p>As you know, it has been included in our Heritage Trail and bears a Blue Plaque. It is on significant historical importance, being the workhouse for a very large rural area and being mentioned as having on of the 'strictest regimes' of all those inspected. Many visitors to the village who are tracing their family history arrive at the building and expect to find out more about their ancestors! More recently it was the offices of Brixworth Rural District Council. Although the architects QMP have added an internal porch, much of the original internal and external features remain.</p> <p>The Heritage Group fear that, although it is in the Conservation Area, new owners will remove the windows and so much of its character will be lost. This seems to have happened with the new Indian Restaurant frontage on Kennel Terrace which is a great shame.</p>	<p>enquiries with reference to the application for listing of a building should be directed to them, and the District Council is happy to provide advice in this regard.</p> <p>Historic England provide documents detailing the criteria for listing applications on their website at www.historicengland.org.uk.</p> <p>As commercial premises, the former workhouse is subject to differing planning controls to residential properties. Advice on proposed works should be sought from the District's Development Control department.</p>	
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<p>Mr and Mrs Gunnett</p>	<p>Concerning this appraisal we wish to draw your attention to a mistake in the numbering of our house mentioned under the local list candidates (10.4) marked blue on the relevant plan. Our house is numbered 128A and not 128. The numbering system for this part of Northampton Road is as follows:- 132 Northampton Road- Chinese Takeaway 130- Pet supplies shop 128- Dominic Lehane, Hairdresser 128A- Residential, our house marked blue 128B- Residential, the Old Parish Hall marked blue 128C- Ace second hand goods, the old Co-op building marked blue. I hope this clarifies the situation. Thanking you.</p>	<p>Thank you for the information regarding the numbering of your property. This will be corrected in the final draft.</p>	<p>Change of text at Section 10.4, pg 40: “Northampton Road • Nos. 128a,128b, 128c”</p>
<p>Mike Parsons (on behalf of the Brixworth Neighbourhood Development Plan Steering Group)</p>	<p>At a meeting of the Brixworth Neighbourhood Plan Steering Group 10 days ago I requested that should there be any queries or observations on the draft Brixworth Village Area</p>	<p>Comments welcomed.</p>	

	<p>Appraisal and Management Plan, I should receive them by September 2. I have not received any comments so I assume that all are content with it, save the minor typos that are listed below.</p> <p>1. Page 6. There does not appear to be a Figure 1, unless it is the church itself. I suggest that is the easiest correction to make as otherwise ALL the subsequent figures will have to be renumbered.</p> <p>2. Page 9, Geology. Second para, line 6 - "Figure 3 below" whereas the geological Map and Key is described as Figure 4.</p> <p>3. Page 15, Anglo Saxon and Roman - " The remains of a Roman Villa shown at number 16 Figure 4" - cannot find this illustrated, where is it?</p> <p>4. Page 16, - 17 18 19 Centuries - Line 3 - shows (Fig.) with no figure number</p>	<p>Figure 1 refers to the images on the cover page and is referenced on the contents page.</p> <p>This detail will be corrected in the final version.</p> <p>This reference will be deleted from the final version.</p> <p>This detail will be corrected in the final draft.</p> <p>Thank you for this information.</p>	<p>No change.</p> <p>Page 9 Section 5.1 3rd paragraph: Replace "Figure 3" with "Figure <u>4</u>".</p> <p>Remove text "shown at number 16 Figure 4".</p> <p>Page 16 Section 6.2.4 Insert text (Fig.<u>5</u>).</p> <p>Page 16 penultimate</p>
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	<p>5. Page 16, column 2, penultimate para - "the village contains two schools" is not correct. There is one school ie Brixworth VC Primary School on Froxhill Crescent, there is a former school building on Church Street, now used for scouts, guides, carpet bowls etc. Also the building which is now the Brixworth Heritage Centre was used as an infant school in the late 1940s.</p> <p>6. Page 27, Footpaths, para 4, first line - should read "these footpaths provide an important..", ie not "and".</p> <p>7. Page 27, Footpaths, column 2 last line - where are public rights of way shown? Is it included in Figure 9 page 21?</p> <p>8. Page 29, Brick, first para line 5 - perhaps should read "the former primary school"</p>	<p>Amendments will be made to the final draft.</p> <p>This detail will be corrected in the final version.</p> <p>Public rights of way are shown at Fig.9 not Fig.8- this detail will be corrected in the final version.</p> <p>This detail will be corrected in the final draft.</p> <p>The references to Figure 16 on</p>	<p>paragraph Revise first sentence and then add new sentence as follows: "the village contains <u>one two</u> schools. <u>A school previously existed at Church Street, and the current Brixworth Heritage Centre was formerly used as an infant school in the late 1940s.</u> In the 1990's..."</p> <p>Page 27 4th paragraph. Amend text as follows "Footpaths provide and important..".</p> <p>Page 27 Amend text as follows: "Public rights of way are shown at Fig.98."</p> <p>Page 29 Section 8.2.2 Amend text as follows:</p>
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	<p>9. Page 32, Gables, Chimneys - "Figure 16" is shown three times in the text in this section, this may need altering if earlier figure numbers are changed.</p> <p>10. page 33, Windows - "Figure 17" is shown two times in the text in this section, this may need altering if earlier figure numbers are changed.</p> <p>11. Page 35, Positive Buildings, final line - "these buildings are shown on the map at Figure 18" - but this figure is illustrations of porches .</p> <p>12. Pages 42 and 43 show the proposed boundary extensions and the references A, B, C etc show the locations on the proposals map on page 46, but the text does not also refer to the individual figure relevant to that proposed extension.</p> <p>13. Page 43, para 1 beginning "small areas of boundary</p>	<p>page 32 are all correct.</p> <p>The references to Figure 17 on page 33 are correct.</p> <p>Thank you for point this out, it will be corrected in the final version.</p> <p>This sentence refers to the following areas of plot rationalisation where small increases in the boundary are recommended. This could perhaps be clearer with some further explanatory text and a new heading.</p> <p>Comments helpful and welcomed.</p>	<p>"...the <u>former</u> primary school".</p> <p>No change</p> <p>No change</p> <p>Page 35 amend text as follows: "these buildings are shown on the map at Figure 48<u>19</u>"</p> <p>Pages 42 and 43 Figure references will be added to paragraphs referring to boundary changes. Page 43 Include new heading and additional text as follows: Other boundary changes "Small areas of boundary change are being proposed where the conservation area bisects a plot, <u>shown at</u></p>
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	<p>changes..." is a query only- as if the following illustrations currently shown on figures 23, 24, 25, 26, 27 refers solely to only small boundary change then its position in the text is OK, but if it is not then the text could be in the wrong place and I wonder whether the paras on this page should be in the section "proposed boundary changes" on page 42 ie as para 3,4,5. ?? I may have this wrong!</p> <p>For the substance of the Appraisal there do not appear to be any negative comments from the Steering Group! I am not aware if the Brixworth History Society have made any comments. I hope that the above is useful!</p>		<p><u>Figures...."</u></p>
<p>Jo Chapple</p>	<p>I live in the Old Farmhouse, Harborough Road, Brixworth NN6 9BX originally grade 3 listed until moved into conservation area, and have just read through the very impressively detailed consultation plan to which I</p>	<p>Comments welcomed. Current planning applications are dealt with by the District Development Control department The Conservation Area Appraisal and Management Plan for Brixworth must be</p>	

	<p>whole heartedly support and the considered inclusion of some of the newer but of historical importance. I thought it might be worth bringing to your attention the following planning application: DA/2017/0700 being handled by Mrs K Daniels – see attached letter which falls into infill land within the conservation area and maps.</p> <p>My property houses six stables historically recorded as being utilised by the Pytchley Hunt and were estimated to be constructed during the mid-1700's. Directly behind the stables is an 18th century barn which is referred to in a number of surveys but does not show featured on the final plans in the application suggesting there are plans to demolish this historical building. I am not certain if the 18th century barn is included in the conservation area – I think it is. If so, I would imagine the size of the</p>	<p>given regard in the determination of planning applications. If adopted it becomes a material consideration in determining planning applications.</p> <p>The barn in question is currently within the proposed conservation area boundary.</p>	
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	<p>structure would warrant it could not be demolished but I am not certain you are aware of its existence. I have attached a document containing maps and proposed plans.</p> <p>I am realistic enough to recognise the building development cannot be stopped but I do not want to see an ancient building being sacrificed when it could be incorporated into the design of Plot 4.</p>		
Mr and Mrs Shemilt	<p>We would like to totally object, in the strongest terms possible, to our house being put in a conservation area extension.</p> <p>I would also like to add that it is currently 7pm on Saturday the 2nd of September and we have only just learnt of your plans via the brixworth bulletin which was published today. We understand that the consultation closes on Monday the 4th of September at 5pm and we find this totally</p>	<p>Consultation on the draft Brixworth Conservation Area Appraisal and Management Plan was undertaken with reference to the policies set out in the Council's Statement of Community Involvement (2017).</p> <p>The respondent has not set out any reasons for objecting to the proposed designation</p>	No change.

	<p>underhanded and completely disrespectful. Why haven't we been contacted about this? We are a young couple in our first house, the only house locally that we could afford, and you want to put restrictions on it without talking to us first. It is disgusting, disrespectful and rude. It has, quite frankly, made us very angry and resentful to DCC.</p>		
<p>Berrys (On behalf of the DM Wood Trust)</p>	<p>I write on behalf of the DM Wood Trust in support of The Brixworth Village Conservation Area Appraisal and Management Plan, and the proposals contained therein. These measures would strengthen protection of the character of the village and help to ensure that any new development would be both in keeping with, and enhance its surroundings. I would like to comment specifically on Threat 7: Areas that could benefit from enhancement, as the Trust is the owner of the site on Froghill that is referenced</p>	<p>Comments welcomed. The pre-application (ref P/17/154) will be handled by the Development Control officers.</p>	<p>No change.</p>

	<p>therein: Threat 7 states <i>“Froghall is characterised by extensive views across the Special Landscape Area which are being diminished by the presence of disused agricultural buildings.”</i> The response suggested in Recommendation 7 is: <i>“Froghall should be considered for an enhancement scheme involving the re-purposing of the agricultural buildings if possible, to maintain the rural character of this area of the village.”</i> The site on Froghall is a brownfield site currently occupied by two agricultural buildings, which, although are outside the conservation area, do however lie adjacent to it. The two buildings in questions have a history of vandalism and arson. The large barn had to be partially rebuilt ten years ago after an arson attack, and has suffered intermittent vandalism since. It suffered severe fire damage from another arson attack eighteen</p>		
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	<p>months ago. Given the vulnerability of the location, the buildings have become unattractive for the storage of hay or straw, and are now a much greater insurance risk. As a result they have become increasingly unsightly and remain a magnet for antisocial behaviour and criminal activity.</p> <p>The Conservation Area Appraisal and Management Plan comments on how the site detracts physically from the village, but it is also a burden to the owner our client DM Wood Trust and impacts negatively on immediate neighbours.</p> <p>Before seeing this Conservation Appraisal document, we had been asked by the owner to look at alternative uses for the buildings, or for the site. We are aware that it has a negative impact on the village. Reusing the existing buildings proved not to be practicable, so a proposal was drawn up to seek pre-application advice</p>		
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	<p>from Daventry District Council about developing the site for residential use. This application enquiry is currently pending consideration (ref P/17/154 by Alan Davies).</p> <p>This pre-application proposal, which was also sent to Brixworth Parish Council, seeks to enhance the visual amenity, protecting views with lower than existing ridge heights, and with an architectural style in keeping with the conservation area. It is an opportunity to solve a long-term issue, so we would welcome suggestions and comments about the design and layout of what is proposed. The pre-application is very much a discussion document. In summary, we support the content of the Conservation Area Appraisal and Management Plan and especially agree that the sites of the agricultural barns on Froghall would benefit from a redevelopment. We believe that our proposed</p>		
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	development idea, submitted as a pre-application proposal, would be advantageous to the village and enhance the conservation area.		
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Responses made via the questionnaire

Respondent	Comments	Response	Action
Do you agree with the proposed boundary for the conservation area?			
Sally Hamson	<p>No, I have concern over the proposed boundary area for our house in Brixworth. The boundary has been moved to incorporate the business buildings in the back of the yard. We discussed this with Rhian Morgan who asked us to show where our boundary was which we did.</p> <p>However this map is of Daventry so I</p>	<p>Sally Hamson spoke to Rhian Morgan at the public drop-in session for the Brixworth Conservation Area Appraisal where they discussed the boundary. The proposed boundary was drawn to reflect the historic plot form as the outbuildings were believed to have still been in farming use. There use has since been confirmed as part of a separate car garage business with no architectural or historic interest and therefore may be removed from the proposed designation up to the boundary with No.7 High Street itself, which is still recommended for inclusion within the boundary.</p> <p>All of the consultation</p>	<p>Remove backland incorporating garage business from the conservation area boundary which was consulted upon at No.7 High Street (Pitt Farm) with farmhouse still included.</p> <p>No change</p>

	can't explain clearly.	material produced by the Council regarding the Brixworth Conservation Area included maps of Brixworth.	
David Eastaugh	No As a resident of Brixworth Hall Park I cannot understand the need to include my property in this proposal.	The reasons for the proposed inclusion of Brixworth Hall Park are detailed in the appraisal at Section 10.5.1, pg 42.	No change.
Peter Wall	No. I do not agree with the extension of the conservation area (CA) to include the whole of Brixworth Hall Park. In the "appraisal and management plan there is a lack of real substantiation for extending the CA to include the whole of Brixworth Hall Park. Para 10.5 has a small paragraph for the justification referring to the old structures such as stable block, gardeners cottage and walled garden, these are however shown on the existing CA map to be included at present! No other building or structure on Hall Park is of historical significance since the buildings are of poor design and hence have been needed to be subject to improvements over the years. The existing planning laws gives the district and county sufficient control over these "home improvements" without the need to	<p>The gardener's cottage and walled garden are not currently within the existing designation, but are proposed for inclusion in the revised designation.</p> <p>The proposed extension of the conservation area recognises the importance of Brixworth Hall Park in the historical development of the village and its contribution to the character and setting of the historic core.</p>	No change.

	<p>extend the CA. With regard to the trees in this area, the main mature trees which give the views across the CA are presently subject to TPI's and so again an extension to the CA will not significantly change or alter the future character of Hall Park. The appraisal in section 8 outlines the architectural features in Brixworth that need to be protected. None of those features mentioned or shown; such as porches, roof lines etc., are features present in the 1960's houses and are in fact very different from the current designs and features on the houses in the rest of the park. So there is no Architectural basis for the extension of the CA to include the rest of the Hall Park.</p>		
S Bevan	<p>No. I am not clear as to why there is a proposal to make this a conservation area. What is the rationale?</p>	<p>The inclusion of Brixworth Hall Park in the proposed conservation area recognises the area's important contribution to the historic development of the village, including the retention of its historic form and its impact on the character of the surrounding area.</p>	<p>No change.</p>
<p>Do you think this Appraisal captures the special interest of Daventry? Please use the text box to refer to</p>			

any specific features which you believe either have or have not been captured			
Sally Hamson	In principle yes but not at the back of 7 high street as these buildings that have been incorporated into the area are business buildings and have no historic relevance. The previous conservation area boundary was good.	See above response regarding 7 High Street.	. See above action regarding 7 High Street
David Eastaugh	I understand aspects of Brixworth need to be covered and I feel that the existing conservation area covers this off. I see no reason to extend to include all of Brixworth Hall Park. The houses in this area are not of architectural significance, most are fairly modern and some are fairly poor examples of 70's construction.	Conservation area designation does not place a halt on development, but allows the careful management of change within the area. The appraisal recognises the special interest of Brixworth Hall Park for its historic development, and its impact on the character and setting of the surrounding historic core.	No change.
Peter Wall	The Appraisal fails to mention the Hall Park has many buildings which were built in the 1960's and later which have no significant historical importance and are very varied in structure and in cases poor examples of building design.	The presence of conservation area designation does not prevent development to modern houses, but allows for the preservation of aspects of local character and significance, including ensuring new work is in	No change.

		keeping with it.	
S Bevan	No, Hall Park is full of unremarkable modern houses, and the proposal may hinder any improvements.	The presence of a conservation area designation does not prevent development but allows for the preservation of aspects of local character and significance, including ensuring new work is in keeping with it.	No change.
Do you agree with the candidates for the Local List (see pages 52-53 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.			
Sally Hamson	Yes	Comments welcomed	No change.
David Eastaugh	No comment	Comments noted.	No change.
Peter Wall	Yes – please note this does not include any buildings on Brixworth Hall Park, which clearly shows there is no heritage assets on this road that need further protection.	The rationale for including the Hall Park in the proposed boundary is based on its historic development and contribution to the character and setting of the village.	No change.
S Bevan	I haven't had an opportunity to read it as only heard of the proposal today.	Comments noted.	No change.
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.			
Sally Hamson	No, further guidance which is easy to access would be good.	Comments noted. The respondent has not provided any indication as	No change.

		to what further guidance would be helpful.	
David Eastaugh	The existing planning process is more than adequate.	Conservation area designation affords recognition to the importance of the area with regards to its contribution to the significance, character and setting of the conservation area as a whole.	No change.
Peter Wall	No view.	Comments noted.	No change.
S Bevan	As above.	Comments noted.	No change.
Do you think there are any actions missing from our Management Plan (see pages 58-60 of the Appraisal)? Please use the text box to identify specific actions, giving justification where possible.			
Sally Hamson	No	Comments noted	No change.
David Eastaugh	It appears to be inadequate in detail. Can I put up a new fence? Can I take down a fence I have installed? Can I repaint my house? Can I cut my hedge? Can I maintain my trees – ones I myself have planted? What do and do I not need permission for. The road in Brixworth Hall Park is a private road and maintained by the residents at our own expense – would we need to seek permission to maintain it? If so and special material is needed will the council compensate us for the extra cost?	The demolition and erection of walls, gates and fences over 1m tall abutting a highway in a conservation area and over 2m elsewhere in a conservation area requires planning permission. Painting a house in a conservation area remains “permitted development” unless there is an Article 4 Direction present, the placing of which would be	No change

		<p>a separate undertaking to the conservation area appraisal, under separate legislation (General Permitted Development Order England 2015). Works to hedgerows in conservation areas are not controlled, but notification may need to be provided for works to trees which measure over 75mm in diameter at 1.5m above ground.</p> <p>The maintenance of highways is not affected by the presence of a conservation area designation. Any queries regarding highways maintenance should be addressed to the County Council as Highways Authority.</p> <p>Information on general planning matters can be found in on the Government Planning Portal at www.planningportal.co.uk. It is agreed that reference</p>	<p>Page 5, Section 2.3 new text after 3rd paragraph: <u>“Up to date advice on planning matters can be found on the Government Planning Portal website www.planningportal.co.uk.”</u></p>
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		to this within the appraisal would be beneficial.	Page 47, Section 11.1 new text after 3 rd paragraph: <u>“Up to date advice on planning matters can be found on the Government Planning Portal website www.planningportal.co.uk.”</u>
Peter Wall	No view.	Comments noted.	No change.
S Bevan	As above.	Comments noted.	No change.
Do you think the proposed Article 4 Directions (see page 52 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.			
Sally Hamson	The extension to the land at the back of 7 High Street in Brixworth is not correct. The new boundary incorporates business buildings which are not of historical interest.	See above response regarding 7 High Street.	See above action regarding 7 High Street
David Eastaugh	No. Most houses in Hall Park are modern in their design so I see no reason to control changes to Doors, Windows, porches, walls, gates, fences etc.	Article 4 Directions restrict permitted development rights with regards to the alteration of doors, windows and porches and are placed under separate legislation with focussed owner consultation (General Permitted Development Order England 2015). These rights remain permitted development under conservation area	No change.

		designation on non-designated buildings, i.e not listed buildings.	
Peter Wall	The construction and demolition of walls, gates and fences should be removed.	Comments noted.	No change.
S Bevan	As above.	Comments noted.	
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.			
Sally Hamson	Rhian Morgan has spoken to us about where the specific boundary should be for 7 High Street rather than where the proposal currently is.	See above response regarding 7 High Street.	See above action regarding 7 High Street
David Eastaugh	Brixworth Hall Park should remain outside the conservation area as is currently the case.	The reasons for including Brixworth Hall Park in the proposed conservation area are made with regards to its contribution to the character, historic development and setting of the conservation area as a whole.	No change.
Peter Wall	The consultation process with the residents affected by the change in the CA has been very poor. Residents who would be within the new Conservation area have not been directly informed to allow them to raise their	Consultation for the conservation area appraisal has been undertaken with reference to the terms set out in the Council's Statement of Community Involvement (2017).	

	views.		
S Bevan	As above.	Comments noted.	No change.