

Daventry District Council

**Daventry Town Centre 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 Daventry Town Centre 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 Town 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

Daventry 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 Daventry Town Centre. 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: Daventry Town Centre 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>
Northamptonshire County Council Assistant Archaeological Advisors	Thank you for consulting NCC on the above appraisal. The reference to archaeology in the Management Plan is appropriate and I am happy with it. I have no other comments to make.	Comments welcomed	No change
Daventry Town Council	Further to a presentation from Rhian Morgan, DDC Heritage Policy Officer on the Draft Daventry Town Conservation Area Appraisal, members of Daventry Town Council reviewed the document and submit their comments and observations, as follows: The report refers to Daventry District Council's Corporate	Comments from the Town Council regarding the support of proposals within the Appraisal, including the exploration of Article 4 Directions and the candidates for the Local List, are welcomed. <u>Corporate Strategic Plan:</u> It is noted that the intention	No change No change

	<p>Strategic Plan 2014-17 and Priority E4 which outlines measures to “Preserve the District’s Heritage” and identifies the measure (E4.2) to carry out “more conservation area appraisals” however, the Town Council notes that the conservation area reviews are only just being carried out and have not included areas outside of Daventry Town Centre, but still within Daventry Town Boundaries e.g. The Country Park/Daventry Reservoir, The Railway Line (which is now an important link for cyclists and pedestrians to the Town Centre), The Railway Bridge (Middlemore) and the proposed canal link to the Grand Union canal. These sites are part of Daventry’s heritage and should be included in the conservation appraisal to ensure these important historical assets are protected for future generations.</p>	<p>was to start the programme of conservation area reviews earlier, but the Council has only recently been able to resource this project. <u>Daventry Country Park and Reservoir, Middlemore heritage:</u> The Daventry Reservoir forms a separate conservation area to the Town Centre, and has a dedicated Appraisal and Management Plan which were written in 2009 when the area was designated. These documents are used to determine planning applications affecting the Daventry Reservoir Conservation Area and its setting. Other heritage assets in the locality which are geographically separated from the Town Centre and Daventry Reservoir Conservation Areas may be given more appropriate recognition through the Local List which is being prepared by the District Council. Officers from the District Council will therefore contact</p>	<p>DDC Officers will contact the Town Council to assess potential candidates for the local list (no change to text).</p> <p>No change.</p> <p>No change.</p>
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	<p>The Town Council disagrees with the statement that the ‘Love Daventry’ signage by the New Street Recreation ground is ‘designed sympathetically to the historic street furniture’. The Town Council’s view is that the ‘Love Daventry’ signage is a detrimental departure from the character of the entrance to the only open green space in the Town’s conservation area and should reflect the Town’s heritage not street furniture.</p> <p>In referring to the recommendations, the Town</p>	<p>the Town Council to discuss their whereabouts and potential for inclusion on the local list.</p> <p><u>Street furniture:</u> The street furniture in the town centre is designed in an elegant and simple style with coherent colours and generally regular placement. The “Love Daventry” signage at the Recreation Ground adheres to this simple styling.</p> <p><u>Loss of original features:</u> It is unclear why specific features may have been lost in the past. Despite the loss of some building features within the town centre, the conservation area has retained a strong character, with substantial architectural and historic interest. The new Appraisal would become a material consideration in the determination of planning applications which will support the preservation and enhancement of its character. As part of the conservation area appraisals programme,</p>	<p>No change.</p>
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	<p>Council:</p> <ul style="list-style-type: none"> • Supports removal of permitted development rights under Article 4 of the General Permitted Development Order 2015, with respect to (refer page 52 of Daventry Conservations Area Appraisal and management Plan (Consultation draft July 2017): <ul style="list-style-type: none"> ○ Windows ○ Doors ○ Exterior painting ○ Construction of porches ○ Construction and demolition of porches ○ Construction and demolition of walls, gates, and fences. • Supports the following local list of heritage assets in Daventry (refer page 52/53 of Daventry Conservations Area Appraisal and management Plan (Consultation draft July 2017): <ul style="list-style-type: none"> • Badby Road – Nos. 1, 34, 	<p>the District Council is exploring Article 4 Directions which can target the protection of specific traditional features to support their preservation and enhancement.</p> <p>Monitoring and enforcement are ongoing processes which contribute to the preservation and enhancement of the conservation area.</p>	<p>No change.</p> <p>No change.</p>
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	<p>37, 39 ,41</p> <ul style="list-style-type: none"> • High Street – Nos. 17, 18, 48-50, 53-55, 84 • Kingsley Avenue – Nos 26 (Bellmont) • London Road – Nos 32 (The Presbytery) • North Street – The Beehive House • Oxford Street – Nos 37, 39, 41, 43, 45 • St James Street – The George Inn • Warwick Street – The Coach and Horses Pub (soon to be demolished and redeveloped, sympathetically with surrounding area and retaining the key features, where building regs allow). <ul style="list-style-type: none"> • Supports the exclusion of the Lodge Road Leisure Centre from the conservation area with the retention of the wall and landscaped lawn to the front. • Supports the extension of the conservation area to Oxford Street/Badby Road 	<p>Comments noted</p> <p>Comments noted</p> <p>The Corporate Strategic Plan has been updated, following consultation.</p> <p>Comments noted. The</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>(refer page 56 of Daventry <i>Conservations Area Appraisal and management Plan (Consultation draft July 2017):</i></p> <p>The Town Council also noted this appraisal refers to the Corporate Strategic Plan, which expires in 2017 and contains many polices that are due for review in 2017, and asks will this plan and policies contained therein also be subject to consultation?</p> <p>To conclude Members, wish to highlight that the report clearly states that many of the historical features, in Daventry Town, had been subject to inappropriate development, the Town Council therefore asks:</p> <ol style="list-style-type: none"> 1. Is the loss of Daventry's heritage due to an oversight in the planning process and lack of 	<p>purpose of the appraisals and management plan is to identify suitable policies and approaches for the future. The document identifies opportunities for enhancement and Article 4 Directions.</p>	
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	<p>appropriate planning conditions or,</p> <p>2. Is the loss of Daventry's heritage due to lack of monitoring and policing?</p> <p>The Town Council understands that it is too late to replace/restore lost heritage and wishes to demand, that on approval of the recommendations detailed in the appraisal and final adoption of Daventry's Conservation Area Management Plan, the policy is adhered to, monitored and policed to ensure the Town doesn't lose any more of its heritage.</p>		
Colin Davenport	<p><u>(Photographs also provided)</u> <u>Oxford Street</u> There is a row of terraced houses in Oxford Street between the shop and Ashworth Street which, I believe, has been left out of the proposed Conservation Area. I would argue that they should be included despite relatively minor alterations to the frontal facades since (1) they give context to the whole of Oxford Street and Badby</p>	<p>Comments welcomed. Nos. 47-59 Oxford Street were not included in the proposed extension due to the loss of architectural character incurred by the addition of modern porches to half of the terrace and dormer windows to the grouping of Nos.49-59. It is agreed that they provide a spatial context for the rest of Oxford Street and have retained the form and size of</p>	<p>Page 23 Section 5 (Character Area 4) . End of 5th paragraph Include new text as follows where?:</p> <p><u>Historic photographs of Oxford Street show buildings lining the northern side of the road, now demolished, which echoed the size and plot form of the current Nos.49-59 Oxford Street. This also shows how</u></p>

	<p>Road and (2) they provide styles not seen in other parts of Daventry. The early photograph of Oxford Street (attached) shows that one group of these houses were originally 3 storeys which makes them quite different from St James St.</p> <p><u>Astbury Terrace, London Road</u> These mid-Victorian (?) semi-detached houses (see attachment) to the south of the Hospital site on London Road presumably fall outside any conservation area. However they are unique to Daventry and should be maintained in some way. Unfortunately one has already had its features diminished by being painted over.</p>	<p>the original plots.</p> <p><u>Astbury Terrace, London Road:</u> Nos.1-2 Astbury Terrace, London Road sit divorced from the main proposed boundary, hence not being suggested for inclusion within the designation. It is recognised, however, that they are good examples of late 19th century domestic architecture, with some fine detailing. Unfortunately, due to modern alterations which diminish their unity as a designed pair, they have not met the criteria for inclusion on the Local List.</p>	<p><u>the character of these buildings has been altered by modern additions. As such, whilst not included in the designated area due to their loss of their traditional design, Nos. 49-59 Oxford Street provide an historic spatial context for this end of the road, maintaining some of the strong building form which was previously present on both sides of the highway.</u></p> <p><u>Page 17</u> under Historical Development section: Include new text as follows; <u>“London Road is also the location of Daventry’s former Union Workhouse which is listed at grade II and now forms part of the hospital. Adjacent to this stands a fine pair of late 19th century dwellings named “Astbury Terrace” which formerly sat alone on this long approach to the town, now much developed.”</u></p>
Historic England	Thank you for consulting Historic England on the draft	Comments noted. The guidance referred to has	No change

	<p>conservation area appraisal and management plan for Daventry.</p> <p>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>	<p>been taken into account in preparing the Conservation Area proposals.</p>	
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Appendix B – Responses made via the questionnaire

Respondent	Comments	Response	Action
Do you agree with the proposed boundary for the conservation area?			
Angela Squire	No, I agree Badby Road should be added but so should Warwick Street. Road alignment and some houses not changed for 100 years. Also old Co-op houses in West View should be included.	Warwick Street was reviewed as part of the appraisal process and it was felt that too much historic character and original features had been eroded from the majority of properties through piecemeal development to merit inclusion at this time.	No change
Stephen Mason	Yes	Comments welcomed	No change
Anonymous	No, is the middle already included Waitrose and Tesco area? Why is that left out since it's the heart of daventry	The area comprising Bowen Square (Waitrose and surrounding retail development) and the Tesco site on New Street were appraised as part of the review, but did not meet the criteria of architectural or historic interest needed to be designated as part of the conservation area.	No change
Jon Colbourne	I disagree for a variety of reasons but	Comments noted.	No change

	see no point in stating why as its not as if you take a blind bit of notice, look at your contempt for peoples views on the so called 2004 'vision' and the canal arm.		
Do you think this Appraisal captures the special interest of Daventry? Please use the text box to refer to any specific features which you believe either have or have not been captured			
Angela Squire	Yes but also add Warwick Street and West View	See above as per Warwick Street and West View	No change
Stephen Mason	It mostly does, however outlying villages such as Norton, Staverton and Welton, which owe a great deal towards the special interest and definition of Daventry Town, are at risk of being swamped by and absorbed into new developments approved by overzealous, box ticking councillors and planners.	The scope of the conservation area appraisal for Daventry Town Centre is focussed on the town itself. Whilst it is noted that outlying villages have influenced and been influenced by the development of Daventry, their potential protection is subject to separate reviews of those respective areas.	No change
Anonymous	if it included more of the centre of the town	The conservation area boundary proposed in the appraisal covers the majority of the historic core of the town; those areas omitted were subject to the appraisal methodology and did not	No change

		satisfy the criteria necessary to be considered for inclusion.	
Jon Colbourne	not a clue where to find the quoted Appraisal so unable to provide constructive criticism	Comments noted. As per the Council's Statement of Community Involvement, copies of the Appraisal were distributed to the main libraries across the District, and were available for inspection at the District Council offices at Lodge Road and on the Conservation Areas page of the Council's our website.	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			
Angela Squire	Yes Post House, Warwick Street and old terraced houses with villa names and dates on them. Plus old Co-op houses in West View.	The Post House, Warwick Street and the Co-op houses on West View have been assessed against the Local Listing criteria, but unfortunately did not meet the threshold for inclusion.	No change
Stephen Mason	None	Comments noted	No change

Jon Colbourne	not a clue where to find the quoted Appraisal so unable to provide constructive criticism	Comments noted. As per our Statement of Community Involvement, copies of the Appraisal were distributed to the main libraries across the District, and were available for inspection at the District Council offices at Lodge Road and on our Conservation Areas page on our website.	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.			
Angela Squire	yes	Comments welcome	No change
Stephen Mason	No. Guidance seems to take the form of information provision rather than education. More public exhibitions outlining the importance of heritage and conservation should be promoted to the public in the form of "family fun days", activities and attention drawn to buildings and zones of specific historical and conservational interest through special promotions.	As part of the appraisal process, exhibitions and public meetings specific to the conservation area in question are held. We would support the principle of activities which promote interest heritage assets. Heritage Open Days are held in the town each autumn, during which historic assets are open to the public.	No change
Jon Colbourne	See comments above and NO	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.			
Angela Squire	yes	Comments noted. Whilst answering yes, no further actions have been suggested	No change
Stephen Mason	None	Comments noted	No change
Jon Colbourne	not a clue where to find the quoted Apraisal so unable to provide constructive critisisam	Comments noted. As per our Statement of Community Involvement, copies of the Appraisal were distributed to the main libraries across the District, and were available for inspection at the District Council offices at Lodge Road and on our Conservation Areas page on our website.	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.			
Angela Squire	yes	Comments welcomed	No change
Stephen Mason	Yes	Comments welcomed	No change
Jon Colbourne	not a clue where to find the quoted Apraisal so unable to provide constructive critisisam	Comments noted. As per our Statement of Community Involvement, copies of the Appraisal	No change

		were distributed to the main libraries across the District, and were available for inspection at the District Council offices at Lodge Road and on our Conservation Areas page on our website.	
An appraisal of the former hamlet of Drayton has been included at Appendix A to the appraisal (see pages 61-63 of the appraisal). Do you think this appraisal captures the special interest of Drayton? Please use the text box to identify any specific features which you feel are missing from the appraisal.			
Angela Squire	yes	Comments welcomed	No change
Stephen Mason	It falls short but is understandable due to the lack of developmental controls previously in the area. Drayton will be lost to development and expansion of Daventry district. All that will eventually remain will be street names.	During the appraisal Drayton was subject to the methodology and criteria used to assess all potential conservation areas. Justification for not designating a conservation was given, the reasons being its changed form, existing designations protecting significant historic buildings and their settings, and the loss of original features from non-designated buildings.	No change
Jon Colbourne	not a clue where to find the quoted Apraisal so unable to provide constructive critisisam	Comments noted. As per our Statement of Community Involvement,	No change

		copies of the Appraisal were distributed to the main libraries across the District, and were available for inspection at the District Council offices at Lodge Road and on our Conservation Areas page on our website.	
<p>Do you agree with the decision not to designate a conservation area in Drayton at this time? Please use the text box to give reasons, providing justification where possible. 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.</p>			
Angela Squire	No, should have a conservation area	See above response to Drayton	No change
Stephen Mason	No	See above response to Drayton	No change
Anonymous	No, Drayton is probably more in need of this than behind the library	See above response to Drayton	No change
Jon Colbourne	Drayton has greater areas of beauty than most of the town but you chosen not to include it ? Clearly no conservative councillors or DDC live there As to question 13, as you dont provide space to comment...What does SPD MEAN ????	Comments noted. The decision not to designate a conservation area in Drayton at this time was taken due to the reasoning that heritage assets in the area are already protected sufficiently by existing designations and current planning controls. SPD stands for	In further appraisals, SPD will be explained to avoid confusion.

		Supplementary Planning Document; the Appraisal is intended to be adopted as an SPD which will result in it being a material consideration in determining planning decisions.	
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