

Daventry District Council

Boughton Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted July 2018



Introduction

This report sets out the consultation undertaken on the Boughton 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 12th April 2018 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 23rd April 2018 for six 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 6 weeks until 5.00pm on the Monday 4th June 2018.

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 5th July 2018 followed by Full Council on 26th July 2018 when the document was adopted.

Appendix A- Boughton Conservation Area Consultation Notice

**Boughton 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 Boughton. The document will, when adopted, provide advice on the special architectural and historic interest 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 hard copy will also be deposited and made available for viewing during normal opening hours in the Whyte Melville Pub in Boughton.

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

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

The consultation commences at 10am on Monday 23rd April 2018 and closes at 5pm on Monday 4th June 2018.

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 June 2018** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer

Appendix B- Boughton Conservation Area Consultation Schedule of Responses (Written and Survey Responses)

Written Responses

Respondent	Comments	Response	Action
David and Angela Hamlyn	<p>My wife and I strongly object to part of our garden being included within the proposed Boughton conservation area.</p> <p>We would be grateful if you could respond to the following questions:</p> <p>1. Why has <u>part</u> of our garden which runs alongside Howard Lane been singled out to fall within the new proposed Conservation area? See attached, we have highlighted in blue the part of our garden under scrutiny.</p>	<p>Comments noted.</p> <p>1. This area was included in the initial draft proposals due to the contribution of the trees (TPOs) which provide a sheltered backdrop to the proposed extension at Nos.1-8 Swedish Houses. It was not known at the time that this area was included in the plot of No.16 Howard Lane, a matter which has now been clarified.</p> <p>Including an area which would lead to part of a plot being included can create issues of management. As the main trees are covered by TPOs it is considered more efficient to exclude this area from the proposed boundary, having it instead run along the eastern plot boundary of No.8 Swedish Houses, Humphrey Lane.</p>	<p>Remove area included within the plot of No.16 Howard Lane from the proposed conservation area boundary.</p> <p>This includes the following changes to the draft appraisal: Section 9.5, Page 48 and 49, remove the portion in question from draft mapping of proposed conservation area at Figs. 45 and 47.</p>

	<p>2. Why is there no mention of this in the document? All other proposals have been clearly documented.</p> <p>3. Why have we not received communication from Daventry District Council? Surely you have contacted each of the individual houses within the 1-8 Swedish house proposal.</p> <p>4. Why are we being discriminated against within this new proposal by Daventry District Council? Our garden already contains 4 Tree Preservation Orders so we know our responsibilities and will always consult with DCC. We will also maintain the hedge which runs alongside Howard Lane, in fact we have</p>	<p>2. This portion was included as part of the proposals for the extension including Nos.1-8 Swedish Houses.</p> <p>3. Notice of the initial exhibition and lead-up to the formal consultation period was published in the Boughton Village Matters newsletter, as well as the village website, DDC website and social media. Publication of the draft proposals was publicised in the same fashion in order to allow all residents a fair opportunity to comment on the consultation.</p> <p>4. The draft proposals included the area due to its contribution to the parkland setting of Humphrey Lane and the wider conservation area. As this proposal would split the plot of No.16 it is considered expedient not to include this portion within the proposed conservation area.</p>	<p>No change.</p> <p>No change.</p> <p>See above response/action to question 1.</p>
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	<p>just had this hedge neatly trimmed.</p> <p>5. Our house is one of approximately 50 houses which were all constructed in 1967 of the same design, forming most of Howard Lane, Devonshire Close, Obelisk Close and Greville Close. There are numerous trees of differing specimens and maturity, either along the roadside or within many of the front and back gardens, all of which significantly enhance the area. This theme runs through into Vyse Road. None of this area is being suggested, so why just us?</p>	<p>5. The area proposed for inclusion relates directly to the historic core of the village, contributing to its immediate setting and parkland character, whilst also providing appropriate screening from more modern development along Howard Lane, hence its inclusion. The properties on Howard Lane do not contribute to the architectural or historic interest of the conservation area, hence buildings along the lane are not proposed for inclusion.</p>	<p>See above response/action for question 1.</p>
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Survey Responses

Respondent	Comments	Response	Action
Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)			
Gill Pawson	Yes	Comments welcomed.	No change
Do you think this Appraisal captures the special interest of Boughton? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Gill Pawson	Yes	Comments welcomed.	No change
Do you agree with the candidates for the Local List? (see page 46 of the Appraisal). Are there any more potential candidates which you would like to suggest? Please use the text box to identify candidates for the Local List, giving an address where possible.			
Gill Pawson	Not interested in this	Comments noted.	No change
Do you think there is enough clear guidance regarding conservation areas for residents or those 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.			
Gill Pawson	Yes	Comments welcomed.	No change
Do you think there are any actions missing from our Management Plan? (see pages 51-54 of the Appraisal) Please use the text box to identify specific actions, giving justification where possible.			
Gill Pawson	Not interested	Comments noted.	No change
Do you think the proposed Article 4 Directions (see page 45 of the Appraisal) would help to preserve special features of 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.			
Gill Pawson	Article 4 Directions need to be used very sparingly, as they require considerable staff resources to monitor and enforce.	In proposing Article 4 Directions, the potential impact upon staff resources has been given due regard. It is not considered that the proposals as they stand will have any great effect upon staff resource.	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 Appraisal where possible (using paragraph or section numbers) and, if seeking a change be clear what change is sought and provide justification where possible.			
Gill Pawson	Yes, with respect to Spring Close. Two references on pages 22 and 25 refer to 'excellent' views and 'valuable open' views across the field. Due to the lie of the land i.e. much of Jackson's Field lies at a level below all of the surrounding housing, and due to the mature trees (now to be protected in the CA) the views, even in the winter are VERY limited. The only place on Church Street where there are any PUBLIC views to the north is from the churchyard at the side and rear of the church. Standing here it is only possible to see the	Comments noted. It is agreed that the view across Jackson's Field towards Church Street is from the footpath and not specifically the close, which has a secluded character due to the sheltering trees. References to View 8 will be clarified to reflect that the view through to ridgelines on Church Street is	Section 6.1, Page 22, para 3, new text as follows: “From the <u>footpath on Spring Close</u> , there are excellent <u>is an opportunity for an open view across Jackson's Field towards ridgelines on Church Street, prominently the Church tower and Whyte Melville pub.</u> ” Section 6.2, page 25, para 2, new text as follows: “View 4: From the church, the view back to the green and Nos.6-8 Butcher's Lane is pleasantly enclosed by the stone buildings and varying eaves along Church Street. To the north of Church Street, Jackson's Field provides valuable open views of landmark buildings (the Church and Whyte Melville), and surrounding ridgelines. ” Section 6.2, Page 25, para 6, new text as follows: “View 8: From <u>the footpath which leads south from Spring Close...</u> ”

	<p>tops of the trees on Spring Close. In Spring Close, all views of Church Street properties are screened by vegetation and from the public footpath at only one very short section is there any view at all to the south. Your statements exaggerate the value of these views and should be changed for the published document.</p>	<p>only accessible from the footpath leading south/north from Spring Close.</p> <p>It is agreed that the trees at the edge of Jackson's Field provide a sheltered atmosphere and</p>	<p>Section 6.3, Page 29, para 5, new text as follows: <u>"These trees create a sheltered character on the close itself, and also feature strongly in views from the churchyard provide enclosure within views northwards. A layered effect is created by the trees in the foreground (at the churchyard and the Whyte Melville car park) with the tree belts on Spring Close and parkland trees beyond contributing to a leafy skyline view."</u></p>
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	<p>On page 29 the trees on Spring Close are stated to create a 'sheltered character'. This is making a completely opposite point to the two references above to open views and is a far more accurate assessment. The</p>	<p>create enclosure within views to the north as a skyline feature, layered against the trees in the foreground of the churchyard and Whyte Melville car park. This will be reflected in the published version.</p>	
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	<p>trees do feature in views from the churchyard, but only as a skyline feature, due to the intervening trees closer to the churchyard and outside Jackson's Field. This statement needs to be modified to remove the work strongly, which again is an exaggeration.</p>		
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