

**Daventry District Council**

**Kilsby Conservation Area  
Appraisal and Management Plan  
Supplementary Planning Document**

**Statement of Consultation**

**Adopted December 2018**

Introduction

This report sets out the consultation undertaken on the Kilsby 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 5<sup>th</sup> July 2018 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 30<sup>th</sup> July 2018 for ten weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.



A public consultation drop-in session was held at the Kilsby Village Hall on 19<sup>th</sup> September 2018.

### 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 10 weeks until 5.00pm on the Monday 15<sup>th</sup> October 2018.

### Comments received

Several responses were received, via email, post and online survey. These are set out in appendix B.

### Consideration of Responses

The Council carefully considered all of the comments received. 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 15<sup>th</sup> November 2018 followed by Full Council on 6<sup>th</sup> December 2018 when the document was adopted.

Appendix A- Kilsby Consultation Notice

**Kilsby 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 Kilsby. 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 George Hotel in Kilsby.

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

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

The consultation commences at 10am on Monday 30<sup>th</sup> July 2018 and closes at 5pm on Monday 15<sup>th</sup> October 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](mailto:heritage@daventrydc.gov.uk) by **5pm on Monday 15th October 2018** at the latest.

Comments cannot be accepted after this time.

**Rhian Morgan**  
Heritage Policy Officer



	<p>general advice, our publication <i>Understanding Place: Conservation Area Designation, Appraisal and Management</i> is available online from our website.</p>		
Mrs J Chappell	<p>The report on Kilsby produced in August this year identifies well the buildings, views and areas of the village that reflect its ancient heritage and add to its rural nature. Whilst it is important to protect these elements from inappropriate development I do not consider that it is necessary to add the extra constraints that would be imposed by conservation area status when protections are already in place with the listed designation of 41 buildings and 33 tree preservation orders covering most of the important features in the proposed conservation areas.</p> <p>As stated in the report development since the 1950s has remained sympathetic to the historic form of Kilsby. The fact that the Council has been successful in recent years in achieving the refusal of two large development schemes, as well as some infills plans, indicates that there is a will to retain the village's essential character. It should, however, be recognised that old buildings and structures cannot be propped</p>	<p>Comments welcomed.</p> <p>Listed buildings contribute in part to the special interest of the proposed conservation areas, however, it does not comprise solely of listed structures. Part of the central core of Kilsby has been assessed as having a special architectural or historic interest which it is desirable to preserve or enhance; conservation area designation provides an element of control over the wider character of this area, ensuring the effect of development is taken into account in the planning process.</p> <p>Conservation area designation does not seek to stop development, rather to ensure that change is managed in a manner sensitive to the special character and appearance of the area. Maintenance is not controlled through</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>Remove Nos.3-8 Smarts</p>

	<p>up for ever and inevitably the maintenance responsibilities that would come with conservation status would fall to private owners. It seems unreasonable, for example, that a householder should find themselves having financial liability for repairing or replacing a feature in the local materials when the designation has been put in place after their occupation of the premises. A number of householders could also be disadvantaged by the removal of permitted development rights. One of the earliest features, its ancient ridge and furrow, should certainly be a candidate for the local list.</p> <p>Some things, though, in the candidates list have already changed: the 'Airey' houses, 3-8 Smarts Estate, no longer have their distinctive concrete cladding. No 6 was finally altered this summer.</p> <p>Kilsby has been evolving over the last one thousand years. Measured change in the future should be embraced and I am of the opinion that there are sufficient controls in place without the need to create a conservation area.</p>	<p>conservation area designation. In most circumstances unless you live in a listed building, the repair (not necessarily replacement) of most aspects of a property is not controlled by the planning system. The use of local materials is encouraged through conservation area designation; however, it is also encouraged through local planning policy and neighbourhood planning policies.</p> <p>Comments welcomed.</p> <p>The loss of the shuttered concrete on the Airey houses on Smarts Estate has been brought to our attention and these will be removed as candidates from the Local List as a result.</p> <p>As stated above, conservation area designation does not seek to stop sustainable development, but rather seeks to ensure that the development</p>	<p>Estate from Proposed Local List at Section 9.2.</p> <p>No change.</p>
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		which occurs preserves or enhances the special architectural or historic interest of an area.	
Kilsby Parish Council	<p>1. The Proposals Map at paragraph 9.3 seeks to include Kilsby Hall in the conservation area as advised under the Boundary Justification at 9.5 which says ".....odd Nos. 17-1 Manor Road, and Kilsby Hall". However, the map goes beyond Kilsby Hall and covers part of the car park for Kilsby C of E Primary School. Can the car park area be removed from the proposed conservation area please.</p> <p>2. There are a number of specifically named properties included throughout the Conservation Plan and particularly within section 9. We understand that you will contact all affected households. May we ask that you ensure that this is done and that all property owners referred to will be individually contacted.</p>	<p>1. Comments noted. It was believed that this section was part of the plot of Kilsby Hall and it will be removed from the final boundary.</p> <p>2. If designated, notification of the designation of a conservation area will be sent to all properties within the designated area.</p>	<p>Remove area of Kilsby C of E Primary School car park from conservation area.</p> <p>No change.</p>

Responses via Survey

Respondent	Comments	Suggested Response	Suggested Action
<b>Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)</b>			
Mr D George	Yes	Comments welcomed.	No change.
Ms V Jacques	No, I believe that areas next to other fields with ridge and furrow like Barby road should also be included in the conservation area. Devon Ox green is considered an important green area and with a combination of these two areas could be spoilt if permission was given for growth on the edge of the village.	Fields surrounding Kilsby which contain ridge and furrow contribute to its rural character and the legibility of its agricultural development. The fields in question lie outside of the village confines, therefore triggering the saved policies HS24 and EM16 which state that planning permission will not normally be granted for development in what is deemed "Open Countryside". Furthermore, the contribution of these fields to the character of the proposed conservation area and wider settlement is detailed in the Conservation Area Appraisal, which, if adopted, would be a material consideration in the determination of planning decisions. Devon Ox Green has been	No change.  No change.  No change.

Respondent	Comments	Suggested Response	Suggested Action
		designated as a Local Green Space through the Kilsby Neighbourhood Plan (2016); policy managing development on Local Green Space is consistent with those managing green belt in the National Planning Policy Framework (2018), Devon Ox Green is thereby provided a high level of policy protection .	
Mr M Margetts	Yes	Comments welcomed.	No change.
Mr C Noden	No, The boundary is non sensical and merely arbitrarily follows the outside of some of the listed properties in the village. It doesn't for instance include properties further down the main road including cedar lodge, the gables etc. nor does it extend down Essen lane to main road far enough. Neither does it capture the vicarage north of a5 or houses on the a361 as you pass cildes Croft. Given it is supposed to be a conservation 'area' it seems to merely doubly penalise people who own listed buildings by putting TPO on all their trees rather than protecting a larger area of the village.	Those areas which have been identified as having architectural or historic interest often include a large proportion of listed buildings as these have been recognised through the Planning (Listed Buildings and Conservation Areas) Act 1990 as having national significance, therefore contributing greatly to the historic character of the area. Taking the proposed boundary to include the Vicarage plot on the eastern side of the A5 would result in a single property isolated	No change.  No change.

Respondent	Comments	Suggested Response	Suggested Action
		<p>from the main body of the conservation area, so whilst the Vicarage is of historic and architectural interest, this would not create a rational "area".</p> <p>Furthermore, properties along the A361 have not been included owing to the mixed character of the road, which includes a large number of properties which do not hold any architectural or historic interest.</p>	
<b>Do you think this Appraisal captures the special interest of Kilsby? Please use the text box to highlight any specific features which you think either have or have not been captured.</b>			
Mr D George	Yes	Comments welcomed.	No change.
Ms V Jacques	Yes	Comments welcomed.	No change.
Mr M Margetts	Yes	Comments welcomed.	No change.
Mr C Noden	No, I believe that the appraisal has been carried out with the intention of finding areas of special interest where no such areas in fact exist.	Comments noted.	No change.
<b>Do you agree with the candidates for the Local List? (see page 37 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.</b>			
Mr D George	Yes	Comments welcomed.	No change.
Ms V Jacques	Yes	Comments welcomed.	No change.
Mr M Margetts	Yes, The large area of ridge and furrow fields to the North of	Comments noted. It has since come to our	No change.

Respondent	Comments	Suggested Response	Suggested Action
	<p>Rugby Rd were recently subject to attempted predatory development. At present however they are not being actively farmed and are overgrown and neglected.</p>	<p>attention that some of this land is now being actively farmed, which may have a detrimental effect on the ridge and furrow remains. However, it is not within the jurisdiction of the Council to restrict this activity through conservation area appraisal.</p>	
Mr C Noden	<p>No, There are modern brick houses on Junction of independent and middle street that have no historical importance to the village but are up for listing. The vicarage to north of a5 roundabout and large house adjoining cildes Croft appear not to be worth listing but are far more architecturally worthwhile than modern brick buildings.</p>	<p>To clarify, no properties are being proposed for statutory listing. Statutory listing is not within the remit of the Council. Rather, it must be undertaken by the Secretary of State usually under advice from Historic England. Those properties included in the proposals for a "Local List" at Section 9.2 on page 39 of the appraisal and coloured blue on the map at Figure 36 are local buildings, structures or areas which have been recognised as having a particular local significance, however this does not confer any further planning controls, but allows them recognition in the determination of planning decisions. The proposed list</p>	<p>Removed Nos.3-8 Smarts Estate from Proposed Local List at Section 9.2, page 39.</p>

Respondent	Comments	Suggested Response	Suggested Action
		<p>for Kilsby included the historic Airey Houses on the junction of Independent Street and Middle Street. Part of their local significance was the use of shuttered concrete in their construction which reflects post-war style and social history. It has come to our attention that over the course of this appraisal the last Airey Houses within the village which were proposed to be added to the Local List have since had their shuttered concrete cladding removed and as such they will be removed as candidates from the Local List.</p> <p>The Old Vicarage has been assessed against the Local List criteria and has scored above the threshold for inclusion on the Local List.</p>	<p>Add the Old Vicarage, Watling Street, Kilsby, to the Proposed Local List at Section 9.2, page 39.</p>
<p><b>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.</b></p>			
Mr D George	Yes	Comments welcomed.	No change.
Ms V Jacques	No, If someone in the conservation area want to sell land for building or build in other areas.of the village there is	Whilst these are important concerns which could impact the character of a	Comments noted. Section 2.1, page 4, para 3, new text to be

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Response</b>	<b>Suggested Action</b>
	nothing about the infrastructure within the village such as drains, footpaths, traffic and facilities which could be overwhelmed without guidance also being included.	conservation area, guidance and advice relating to the provision of infrastructure relating to development would be provided directly by the highway authority (and where appropriate the District Council) through the planning application process. It is agreed that this point should be clarified within the document, and new text will be added to reflect it in <i>Section 2. Policy and Legislative Context.</i>	added as follows: "Planning decisions are made in accordance with any material planning considerations, which will include this document. <u>The determination of planning decisions may also necessitate advice from relevant statutory bodies such as the highway authority.</u> "
Mr M Margetts	No	Comments noted.	No change.
Mr C Noden	No, We have had no contact from ddc stating Kilsby May be getting a conservation area. It was up to a friend to tell us	The conservation area appraisal has been advertised in the village through local social media channels as well as through adverts in the Kilsby Kronickle, and through two exhibitions held in the village, both of which were well attended. DDC officers also met with Parish Councillors at the outset of the review. The review has been publicised through the DDC website and social media also.	No change.

Respondent	Comments	Suggested Response	Suggested Action
<b>Do you think there are any actions missing from our Management Plan? (see pages 40-41 of the Appraisal) Please use the text box to identify specific actions, giving justification where possible.</b>			
Mr D George	No	Comments welcomed.	No change.
Ms V Jacques	Yes, As there is a natural edge to the village on the A5 and M45 side of the village the Main road and Barby road might be considered as an edge on the other side of the village.	There are several properties of architectural or historic interest along the Barby Road, however it is considered that their placement is more fragmentary than elsewhere in the village where a more consistent historic pattern has been retained, as at Manor Road. Hence, extending the boundary to use the existing western edge of the village would require the inclusion of many properties which have little to no historic interest.	No change.
Mr M Margetts	Yes, Recommendations regarding the identity TPO trees to the north of the village, some of which are old and vulnerable to storm damage and splitting.	The placement of Tree Preservation Orders is usually undertaken where significant trees are at risk of being lost through development activity, rather than through natural loss.	No change.
Mr C Noden	Yes, Common sense regarding trees. Why should home owners become beholden to the whims of ddc officers when they want to prune trees and why on earth should ddc officers expect to get 6 weeks to decide whether a tree can	The notification process with regards to works to trees over 75mm in diameter at 1.5m above ground is not a consent process. Six weeks'	No change.

Respondent	Comments	Suggested Response	Suggested Action
	be pruned. It doesn't make sense.	notification of works is provided by the undertaker which can be discussed with the District Council's Landscape Officer. Only where the tree/trees in question are considered special enough can the works then be controlled through a TPO.	
<b>Do you think the proposed Article 4 Directions (see page 36 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.</b>			
Mr D George	Yes	Comments welcomed.	No change.
Ms V Jacques	Yes	Comments welcomed.	No change.
Mr M Margetts	Yes	Comments welcomed.	No change.
Mr C Noden	No, Just increases the expense and burden on those home owners without bringing any benefit to the village.	Conservation area designation provides a long-term form of recognition and protection through the planning system to areas which have special architectural or historic interest, which is usually seen as positive.	No change.
<b>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.</b>			
Mr D George	Page 20 of the Appraisal states: 'Hall Close is built in a similarly uniform style; the plots themselves are	Comments noted. The error in naming will be changed in the final document. These	Section 6.1, page 19, para 7, change of text as follows:

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	smaller than on the Smart's Estate, and the close has a formal character grouped around a cluster of three sycamore trees.' The trees are Beech not Sycamore and would benefit from the protection of a TPO	trees are important to the character of Hall Close, but are not currently at risk.	"the close has a formal character grouped around a cluster of three <u>beech</u> sycamore trees."
Ms V Jacques	No	Comments noted.	No change.
Mr M Margetts	No comment.	N/A	No change.
Mr C Noden	Yes, I would like to see the whole plan cancelled. Listed building consent provides enough protection for the area. Adding conservation area status is unnecessary and appears to be based on little evidence other than the desire for a legacy for the late green Hatton and is driven by a certain section of the village who will no doubt be largely unaffected by the imposition of a conservation area or further listings.	Conservation area designation recognises areas which have a retained special architectural or historic interest; this is usually made up of listed and non-designated buildings and features which would benefit from the designation of a conservation area. The appraisal which is produced also provides guidance for development to ensure that where areas have been recognised as special, development proposals have due regard to local distinctiveness. To clarify, there are no statutory listings being proposed.	No change.