

Daventry District Council

Pitsford Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted October 2019



Introduction

This report sets out the consultation undertaken on the Pitsford 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.

Two periods of public consultation have been undertaken for the Pitsford Conservation Area Appraisal and Management Plan. At its meeting on 11th October 2018 the Council's Strategy Group resolved that consultation could take place on the first draft document.

A subsequent, focused consultation was undertaken on specific a boundary extension and consequent document changes as the result of recommendations from the initial consultation. At its meeting on 23rd May 2019 the Council's Strategy Group resolved that consultation could take place on the focused consultation material.

Consultation

The first consultation commenced on 22nd October 2018 for six weeks. The second, focused consultation commenced on 27th May 2019 for six weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified of both consultations.

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 for each consultation, copies of which are included at Appendix A.

Consultation Period

The first 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 3rd December 2018. A public exhibition was held at the Pitsford Village Hall on Tuesday 20th November 2018.

The second, focused consultation took place with organisations referenced above and local residents on the document for a period of 6 weeks until 5:00pm on Monday 8th July 2019. A public exhibition was held in the Pitsford Village Hall on Tuesday 25th June 2019.

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 12th September 2019 followed by Full Council on 10th October 2019 when the document was adopted.

Appendix A- Consultation Notices

**Pitsford 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 Pitsford. 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 copy will also be available on the Council's website:

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

The consultation commences at 10am on Monday 22nd October 2018 and closes at 5pm on Monday 3rd December 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, or via the online survey at www.daventrydc.gov.uk/ConservationAreas by **5pm on Monday 3rd December 2018** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer

**Pitsford 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 revisions to the draft Conservation Area Appraisal and Management Plan (2018) for Pitsford. 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 copy will also be available on the Council's website:

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

The consultation commences at 10am on Monday 27th May 2019 and closes at 5pm on Monday 8th July 2019.

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, or via the online survey at www.daventrydc.gov.uk/ConservationAreas by **5pm on Monday 8th July 2019** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer

Appendix B- Pitsford Conservation Area Consultation Schedule of Responses

First Consultation Responses

Respondent	Comments	Response	Action
Eric Daverson	Interesting + helpful, even if I am not directly affected	Comments welcomed.	No change.
Jonathan Ireland	-I am still concerned about how Article 4 Direction on my property may affect me in having to follow a beauracatic process for minor work -I feel that stronger controls on the village and conservation area as a whole would better protect the character & environment of the area.	The Article 4 Directions suggested in the appraisal are proposed only. Direct consultation with owners would be required were they to be explored further, and relevant design and application guidance would be circulated. Comments noted.	No change. No change.
Sue Wells	Very Interesting- thank you	Comments welcomed.	No change.
Graham Underwood	In favour!	Comments welcomed.	No change.
Meg Gibbons	Thank you- I'm glad the area has increased, especially the church + Church Lane. Also glad the curtilage of Pitsford Sch. along Moulton Road is included.	Comments welcomed.	No change.
Austin Gibbons	Looking good- like inclusion of Church area and along Moulton Rd trees.	Comments welcomed.	No change.
Greg Richardson-Cheater	I would like to object to the proposal regarding my house being placed in the conservation area. The reasons for my objections are:- 1. From studying the entire Pitsford Draft CAAMPS document I can only find written reference to a small portion of my property on Page 19 of the report. In this section 6.1 Spatial Analysis Pitsford	1. Pitsford Grange contributes positively to the character and appearance Church Lane and is representative of the development of Pitsford, including the use	No change.

	<p>Grange is referenced in relation to the All Saints Church and providing a frame to its view '<i>Adjacent is Pitsford Grange (the former Rectory); again set behind a stone wall and hedge.</i>' This spatial analysis seems misleading in the text as the 'hedge' referenced in the text relates to a significant proportion of Leyland cypress which are over overgrown along the frontage of my property and require removal. My house is then photographed on Page 44, but there is no reference in the body of the text.</p> <p>2. I don't understand why the whole garden is being proposed as being included in the conservation area when there is only reference made to the external wall and trees that frame the views down Church Lane to the church. Page 23 of the Draft text identifies one of the short internal views of the village (c). In this view the view is framed by my wall and trees to the right of the view whilst no relationship or context is given to the requirement of the whole of the Pitsford Grange Curtilage requiring to be within the conservation area.</p> <p>3. To this end, there is no need to include anything other than the boundary along the lane, if anything at all.</p>	<p>of vernacular ironstone. The property itself has inherent architectural interest through its decorative Victorian styling, and historic interest through its relationship with All Saints Church and by extension the rest of the village. Whilst it is understood that some development has taken place to the rear of the property, this has not diminished the aesthetic value of the Grange from views points on Church Lane, in particular its visual link with All Saints Church.</p> <p>2. It is not considered best practice to include only part of a plot unless there is a clear historic boundary treatment which justifies the limit, such as a wall, fence, embankment or ditch, as it can lead to difficulties with managing the conservation area boundary in the future.</p> <p>3. Comments noted.</p>	<p>No change.</p> <p>No change.</p>
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	<p>4. The property itself is of no conservation interest as previous planners have already allowed significant unsympathetic alterations and extensions to the property prior to my ownership. The property is an amalgamation of a Victorian property with a significant 1970's single storey addition to the north with a 'Mock' mansard roof and a series of 1990 additions throughout. Further additions to the internal elevations were undertaken in the early 2000's which have little or no architectural merit and do not warrant the entirety of the curtilage to be taken into the conservation area.</p> <p>5. Additionally, I notice the whole of the school (Pitsford School) is excluded from the conservation area, even though it is identified as listed and obviously the conservation area should include its curtilage. I can only imagine this is an oversight of the conservation plan as its exclusion would seem extraordinary considering the archaeology/walled gardens/stonework/pillars etc within its grounds. If not an oversight the listed curtilage should be identified within the document showing its relationship with the conservation area plan.</p> <p>It appears to me that the CAMMP appears to not address the wholistic nature of the village with a very</p>	<p>4. The property, in particular its frontage facing Church Lane, has retained historic character and contributes to the character of the lane and the historic interest of the wider settlement. See comments above.</p> <p>5. Pitsford School and the majority of its curtilage remains outside of the conservation area as it is largely not visible. Significant development has occurred within the grounds of the school which is likely to have disturbed any archaeological deposits.</p> <p>The conservation area designation from 1990 was relatively comprehensive, in that</p>	<p>No change.</p> <p>No change.</p> <p>No change</p>
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	<p>restricted focus on one or two small areas for inclusion in the Conservation Area expansion and these sites are being picked indiscriminately with little thought for the overview.</p>	<p>it comprised the majority of the historic core of the village, excluding the church and the school and Little Pitsford. In undertaking the appraisal work, the initial study area is drawn across the whole village to understand whether any areas which previously have not been included are now considered to be of architectural or historic interest, meriting designation. The areas carried forward for inclusion within the designation have been assessed in this way. Much of the village outside of the conservation area is modern, and therefore it is not justified to include these areas within the designation. The protection of other heritage assets or positive features outside of the boundary has been considered through other methods, such as local listing, identifying important views and spaces, or through Article 4 Directions.</p>	
John Ross	<p>I have now had a chance to study the above draft report as well as attending the recent consultation at Pitsford Village Hall.</p> <p>I was greatly impressed with the thoroughness and quality of the draft report and am in full support of its proposed findings. This review together with the Village Plan currently being developed with greatly help to maintain the historical charm and close community of this Village. Thank you for all your hard work.</p>	<p>Comments welcomed.</p>	<p>No changes.</p>
Lesley	<p>If Mimosa Cottage is to be included can I suggest that</p>	<p>Whilst The Cottage is similar in style to</p>	<p>No change.</p>

Hamilton	<p>The Cottage, also on Glebe Lane is similarly included. The Cottage is visually almost identical to Mimosa Cottage, (the same architectural technician was involved in both sets of plans) and was developed as an extension from the original cottage which was on the site from a much earlier period. Planning permission for the extension to The Cottage was also given in Feb 1992 and required the external bricks etc to match the original.</p>	<p>Mimosa Cottage, it is not considered to inherently contain adequate architectural or historic interest to extend the boundary. It is sufficiently close to the boundary of the existing conservation area to require development to take account of this.</p>	
John Cebak	<p>I do not agree that Gardeners Cottage merits special consideration as part of the “Pitsford Conservation Area Appraisal and Management Plan Consultation”.</p> <p>As the owner of Gardeners Cottage I do not wish it to be subjected to an Article 4 direction.</p> <p>Government planning guidance states that an Article 4 directive should only be used in those exceptional circumstances where the exercise of permitted development rights would harm local amenity, the historic environment or the proper planning of the area.</p> <p>I do not believe Gardeners Cottage meets these exceptional circumstances for several reasons:-</p> <ul style="list-style-type: none"> • The property lies well outside the current (and newly proposed) conservation area, in fact, it is almost outside of the “Area of Study”. • The property is not prominent and is not accessible to the general public or visible from any public areas. Note that although the DDC 	<p>Gardener’s Cottage is noted on the 1st edition OS mapping as the locally known “Little Pitsford” prior to the later development of Middlesex House on Ride Lane by Pickering Phipps. As such, it is considered a heritage asset of local importance.</p> <p>The Article 4 Direction which is suggested may cover Gardener’s Cottage recognises its local importance and would therefore restrict its demolition.</p> <p>Furthermore, Article 4 Directions may be used within or out with conservation areas. Any suggested Article 4 Directions would be subject to direct consultation with owners, and guidance would be circulated, should they be explored further.</p>	No change.

	<p>consultation draft includes a photograph of my property (figure 55) it would appear to have been taken from Ride Lane which is a private drive to which the public have no right of way or access.</p> <ul style="list-style-type: none"> • The property is surrounded by modern newly built houses, some of which have only recently been granted planning permission. Gardeners Cottage was never afforded any special consideration as part of the planning of this area. • The property is not particularly old. • The property has been extensively renovated the last 50 years with none of the original features remaining. These renovations included extending the property by around 40%, raising & replacing the roof and replacing all windows & doors. • The property is not exceptional and has no special historical connection to the village. • The property is one of several similar properties in the village and so it is not unique. The majority of these properties lie within the protected conservation area. It would seem unreasonable therefore to apply directives to the few properties of this type that lie outside the conservation area. 		
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<p>Sworders on behalf of Eleanor Bletsoe-Brown</p>	<p>1.3 The proposed Extension 1 includes All Saints' Church and its churchyard, Pitsford Grange (the former rectory), Church Mews (Mrs Bletsoe-Brown's property) and Church Lane itself, but only including the lane and the garden boundary walling to either side. It excludes the 1960s' residential development which stands behind the walling and south of the church, and a 20th-century bungalow and the Dovecote development on the east side of Church Lane.</p> <p>1.4 This has resulted in a proposed extension of highly irregular form which, although including the narrow Church Lane and the stone boundary walling along both sides of it, leaves out the majority of the development that fronts onto it. Although the justification given for this is to protect the stone boundary walls lining either side of the lane, it appears rather to be a convenient but awkward means of connecting the existing conservation area to the outlying area that forms the main part of Extension 1 around the church.</p>	<p>1.3 Comments noted.</p> <p>1.4 Ironstone walls are a significant feature of Pitsford village and a key contributor to the character and appearance of the conservation area. The inclusion of the walls along Church Lane provides a holistic approach to their protection across the village. Much of the development fronting Church Lane is not considered to be of sufficient interest to be included within the conservation area, but alterations to these properties could impact the retaining walls, which are a key feature of the conservation area and wider village.</p>	<p>No change.</p> <p>No change.</p>
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	<p>1.5 Nearby, Extension 2 is drawn primarily to include a small outbuilding associated with Briar Cottage at the south-eastern end of Church Lane (north side) and a stone wall running north. Briar Cottage itself, set well back from Church Lane, has also been included <i>‘in order to create a rational conservation area boundary’</i>. The outbuilding is used as a garage, has a corrugated sheet roof and does not in my view on its own merit an extension to the conservation area. Extension 3, opposite, takes in the property known as ‘Four Winds’, a prominent building on the corner of Church Lane (to which it unfortunately presents uPVC windows). This inclusion makes some sense because its front garden plot is already included in the existing conservation area boundary.</p> <p>1.6 Partway along Church Lane, on the north-east side, Extension 1 includes Pitsford Grange and its garden and outbuildings. The Grange is an unlisted substantial 19th-century property which formerly served as the Rectory.</p> <p>1.7 On the south-western side of the lane, the ‘historic walling’ which the Draft CAAMP refers to is of varying height (it has been reduced in height in places and been punched through with openings) and serves as a retaining structure to the front gardens of the 1960s’ housing behind, which stands at a higher level than the lane. Stone boundary walls are a characteristic of</p>	<p>1.5 Briar Cottage and its outbuilding are representative of the village vernacular, including; the use of ironstone as a primary building material; the use of corrugated sheet iron as a roofing material on ancillary buildings, which is also a feature of the wider area. Briar Cottage has inherent architectural interest, and its outbuilding front directly onto Church Lane and continues the sense of enclosure created by the adjacent ironstone walling.</p> <p>1.6 Comments noted.</p> <p>1.7 Comments noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>the village in general.</p> <p>1.8 All Saints' Church is a Grade II* listed building and stands in a well-defined churchyard enclosed by a low stone wall.</p> <p>1.9 Church Mews comprises two fenced paddocks, one containing a stone-built open-fronted livestock shelter, and two stone-built former agricultural buildings, one of which has been converted into a dwelling and the other a former stables, serving ancillary uses. A modern wooden stables block stands directly in front of the property. In front of the house and between the two paddocks is a large open space of unmade ground connecting to a driveway that runs along the eastern side of the churchyard.</p> <p>1.10 Church Mews is private property accessed through a wide gateway with solid gate which prevents public views into the property from Church Lane, other than views of the roof of the main building, including the two gabled extensions added in 1986, and the upper floor of the former stables. The property cannot be seen at all from the existing conservation area.</p>	<p>1.8 Comments noted.</p> <p>1.9 Comments noted.</p> <p>1.10 Whilst Church Mews is currently not visible from the western end of Church Lane, it is clearly visible from the churchyard of All Saints (which is also proposed for inclusion), and the complex of buildings is prominent in views from the footpath extending north towards Brixworth and from Springfield Lane.</p>	<p>No change</p> <p>No change.</p> <p>No change.</p>
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	<p>1.11 The Church Mews land is only visible from within the churchyard, which is a public space, and also in part from a public right of way which exits the churchyard from its north-west corner and runs along the western boundary of the Church Mews land before cutting north-west across fields. The Draft CAAMPS notes <i>'a charming short view of the church is offered from the footpath in the field to the north'</i>. This view takes in the Church Mews' stone-built livestock shelter, with the church beyond. From further along the footpath, the rising topography to the south diminishes the quality of these views significantly.</p> <p>1.12 The views do not take in the rest of the village or any part of the existing conservation area because of the outlying nature of the church and former rectory.</p> <p>1.13 The buildings on the site (other than the wooden stables) are shown on the 1847 map of the village included in the Draft CAAMP. All three buildings formed part of a larger farmstead associated with the Rectory (Pitsford Grange), which included a long farm range abutting the whole of the churchyard's eastern boundary wall, and other ranges to its east. By 1885, these farm buildings had been demolished and by 1900 the Rectory seems to have been significantly</p>	<p>1.11 This view takes in the grouping of All Saints with Church Mews and the ironstone walling which together form a distinct edge of settlement character. This is a significant view of both designated and non-designated heritage assets which are representative of Pitsford's character</p> <p>1.12 Whilst these views do not include the current conservation area, it is considered that these assets should be included for their inherent architectural and historic interest and for the contribution they make to the character and appearance of the village.</p> <p>1.13 Comments noted.</p>	<p>No change.</p> <p>No change</p> <p>No change</p>
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	<p>truncated in size. In 1921, it appears that the Reverend John White and the Ecclesiastical Commissioners sold the Church Mews land to Howard Henry Howard-Vyse.</p> <p>1.14 The later outbuilding that remains to the north of Pitsford Grange has been converted to residential use and the Grange has been significantly extended to the north-east since 1980. It remains in separate ownership to Church Mews.</p> <p>1.15 The conversion of the barn to a dwelling was allowed on appeal in 1987. This was granted in favour of Miss Church (the previous owner of the property before Mrs Bletsoe-Brown) although the landowner was then Mr H Mews (presumably the derivation of the name 'Church Mews'). The conversion resulted in extensions and alterations and the addition of a chimney and fenestration of a domestic nature, including a row of roof-lights across the rear roof-slope. The building is now of entirely domestic character, the conversion having substantially diminished any architectural or historic significance it may originally have had as an agricultural building.</p> <p>1.16 The church and rectory are set apart from the historic core of the village, which may be an indication</p>	<p>1.14 Despite separate ownership the relationship between Pitsford Grange, Church Mews and All Saints Church as a distinct grouping is still clearly legible and can be traced through historic mapping, as is noted.</p> <p>1.15 Notwithstanding alterations to Church Mews, the grouping of buildings retains a rural edge of settlement character, and still forms a coherent grouping with Pitsford Grange and All Saints Church.</p> <p>1.16 The boundary change at Extension 1 would extend protection over several</p>	<p>No change.</p> <p>No change</p> <p>No change.</p>
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	<p>that the settlement focus has shifted from its medieval arrangement. This small enclave of buildings, which did not form part of the original conservation area designation in 1990, is now separated from the historic core of the village by 20th-century housing developments, as it was in 1990. The church and its setting already enjoy sufficient protection through statutory listing, while Pitsford Grange and Church Mews in my view do not merit inclusion in the conservation area to a degree that justifies extending the boundary in the awkward and impractical manner proposed.</p> <p>1.17 If the Council is keen to create what ought to be a rational conservation area boundary (see paragraph 1.5 above), then proposed Extension 1 requires reconsideration.</p> <p>2.0 Detailed Assessment</p> <p>2.1 It is my view, having studied the Draft CAAMP, visited the site and surrounding area, and taken into account the advice given in the Historic England Advice Note 1 'Conservation Area Designation, Appraisal and Management' (February 2016; hereafter referred to as HEAN1) that the proposed Extension 1 is not justified. In addition to what is said above in</p>	<p>undesigned heritage assets of some architectural and historic interest, including Pitsford Grange and Church Mews. These assets make a positive contribution to the street scene of Church Lane, are representative of local vernacular style and building materials, form an important grouping with All Saints Church (both through previous usage and spatially), and can be seen in important viewpoints from the north along public footpaths, forming a strong edge of settlement character. Furthermore, the extension confers protection on the ironstone walling along Church Lane which, as previously noted, is a key feature of the conservation area and wider village.</p> <p>1.17 Comments noted.</p> <p>2. Comments noted.</p>	<p>No change.</p> <p>No change.</p>
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	<p>section 1.0, I have set out the reasons for coming to this conclusion below, taking the main points set out in the Draft CAAMP in justification for the inclusion of Extension 1 within the conservation area and considering them in turn as points (i) to (v).</p> <p>Point (i)</p> <p>Designation would provide All Saints' Church with <i>'recognition of the church's status as one of the most important historic buildings in Pitsford, as well as its role as a focal point for residents'</i> (p.44).</p> <p>2.2 The church is statutorily listed at Grade II*, which provides ample recognition of its status and significance. Grade II* buildings are defined by Historic England as being particularly important buildings of more than special interest; indeed, only 5.8% of listed buildings are Grade II*.</p> <p>2.3 Including the church in the conservation area will not confer any additional protection on the building than that which it already enjoys. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, <i>'In considering whether to grant planning permission...for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'</i>.</p>	<p>2.2 Comments noted.</p> <p>2.3 All Saints Church is a significant designated heritage asset within Pitsford Village. Listed buildings often directly contribute to the architectural and historic interest of conservation areas through their own inherent value as designated heritage assets. All Saints Church is the oldest building in the village; its positioning on the edge of the current settlement is representative of Pitsford's development from the medieval period through to the modern day, and is designated at grade</p>	<p>No change.</p> <p>No change.</p>
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	<p>2.4 There are two other listed buildings in the village which have been left outside the conservation area boundary (both existing and proposed). One of these is the Grade II listed Pitsford Hall, now Pitsford School, itself an important and substantial building of 1764. The justification given in the Draft CAAMP for not including it within proposed Extension 7 says (p.46), <i>'This is largely due to the fact that it is Grade II listed on account of its own inherent architectural and historic interest'</i>.</p> <p>2.5 This highlights an inconsistency of approach in the respective justifications. While it is acknowledged that the church is more 'central' to the village, if not</p>	<p>II*, making it a highly significant asset.</p> <p>2.4 The inclusion of Pitsford School has not been proposed for two principal reasons. Firstly, the grounds of the school contain considerable modern development, which would not be an appropriate addition within a conservation area. The inherent interest of the heritage assets within Pitsford School are therefore considered as sufficiently protected by its grade II listing. Furthermore, the school grounds remain largely unseen from within the village, which would not change were it contained within the conservation area. The public area around All Saints Church, however, provides views of Pitsford Grange and Church Mews, as well as the church itself. The grouping is also quite clearly visible from the footpaths to the north and north west.</p> <p>2.5 This approach is not inconsistent; Pitsford School and All Saints Church are both designated assets, but spatially and</p>	<p>No change</p> <p>No change</p>
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	<p>geographically then in terms of its community significance, there is no imperative to include it in the conservation area, particularly not when to include it has the undesirable effect of creating an irrational boundary that includes Church Lane without its frontage buildings.</p> <p>Point (ii)</p> <p><i>'The fields to the north of the church have the potential to yield important archaeological evidence relating to the development of the village'.</i></p> <p>2.6 The Northamptonshire Historic Environment Record includes two entries relating to this area: HER 4584/0/1: Possible medieval/post-medieval boundary and other earthworks. <i>'Before recent development Pitsford Church and its Rectory stood in an isolated position some distance from the centre of the village. However, on arable land to the north-west of the church there is an area of uneven ground bounded to the north by a long scarp running east-west along the valley edge. The scarp has almost been destroyed by ploughing'.</i></p> <p>HER 4584/0/0 Medieval pottery scatter C13 to C14. <i>'Around the scarp and to the south of it medieval pottery (mainly of the C13th or C14th) has been found in sufficient quantities to suggest former occupation here'.</i></p> <p>2.7 The Draft CAAMP (p.15) speculates that an earlier</p>	<p>visually have quite differing relationships with the rest of the village.</p> <p>2.6 Comments noted.</p> <p>2.7 Comments noted.</p>	<p>No change</p> <p>No change</p>
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	<p>focus of the settlement may have been north of the church, <i>'in the fields close to the stream'</i>, based on the pottery finds referenced above, noting that, <i>'However, the land surrounding the church is either now built over or under permanent pasture'</i>. The Draft CAAMP also refers to extant medieval ridge and furrow in fields north of the church. This can be seen on aerial photographs in the large fields north of Church Mews. The ridge and furrow is outside the proposed Extension 1, as are the central grid references of the earthworks and find-spot of the medieval pottery (which is located c.100m west of the church).</p> <p>2.8 There seems no logical reason or justification therefore for including the Church Mews site within Extension 1 in order to protect an archaeological resource of unknown location, nature and extent, the only evidence for which so far has been found outside this area. Why not then extend the boundary to include the ridge and furrow and the pottery find-spot? This would clearly be unwarranted, but the stated interest is not either served by including the Church Mews site alone.</p> <p>2.9 The only likelihood of the Church Mews land being archaeologically investigated is if development should be proposed within it. In such a case, the archaeological resource would be subject to the appropriate investigation, protection and/or recording</p>	<p>2.8 Church Mews is not proposed for inclusion to extend protection across to the potential archaeology, indeed, this would not be practical. It has been included for the reasons set out above, which also includes the proximity of the grouping to the edge of the current settlement, its rural setting, and an area which has potential to yield information about the development of Pitsford village.</p> <p>2.9 Comments noted.</p>	<p>No change</p> <p>No change</p>
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	<p>through the planning and development control process. Similarly, the relationship of the land to the church would, under Section 66(1) of the 1990 Act, as quoted above, be considered through an assessment of the impact of any such proposals on the setting of this Grade II* listed building.</p> <p>2.10 In short, adequate protection is already in place for both the designated heritage asset that is the church and the potential non-designated heritage asset that is the archaeological resource.</p> <p>2.11 As HEAN1 notes, the principal protection offered by conservation area designation relates to historic fabric (p.3, para.12), and not to protecting the wider landscape.</p> <p>Point (iii)</p> <p><i>‘The relationship between the buildings and historic walls is important, and aside from the church (and its boundary wall) are presently unprotected. This may be an issue for any future proposals either to these buildings or those within its setting. Designation would ensure that this relationship has some material weight in future applications’.</i></p> <p>2.12 This text unfortunately does not make much sense. In terms of the first sentence, aside from the church and churchyard boundary wall, the ‘buildings’</p>	<p>2.10 See comments above about justification for proposed extension including Church Mews.</p> <p>2.11 The proposed extension covers no wider landscape.</p> <p>2.12 The historic walling along Church Lane is a typical feature of the conservation area. The buildings referred</p>	<p>No change</p> <p>No change</p> <p>No change</p>
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	<p>which are said to have the relationship with the historic walls are not specified. Also, what are the elements (plural) that ‘are’ presently unprotected? Does this refer to buildings, walls, or their individual relationships with each other? It is not at all clear what is meant by this.</p> <p>2.13 Assuming the ‘buildings’ to be those properties whose gardens are enclosed by the walls, these are for the most part 1960s’ houses, which are not proposed to be included in Extension 1 themselves in any case. The relationship of these properties with the walls is not of historic significance – the land on which the houses were built in the 1960s was previously undeveloped, the walls having simply been preserved (and to some degree remodelled) as garden retaining walls.</p> <p>2.14 It is misguided (if this is what is intended) to attempt to protect the walls in the event that alterations are proposed to any of the houses standing behind them. The walls themselves cannot have a ‘setting’ – rather they form part of the setting of the thing that they enclose.</p> <p>2.15 It is therefore unclear what the proposed boundary extension is intended to protect here. It seems unlikely that anything would happen to the walls (which generally appear to be in good condition) given the necessary functions they currently perform. Certainly, they have survived this far without being</p>	<p>to are those whose plots terminate in the historic walling along Church Lane, either as standalone boundary or retaining treatments. It is these walls which are presently unprotected.</p> <p>2.13 It is the walls, not the properties which are proposed for inclusion. Development of these properties along Church Lane could impact on the walls themselves, and as a feature which is highly representative of the character of the conservation area, merit further protection.</p> <p>2.14 The walls themselves are considered a key feature of the conservation area and wider village which would be given some protection through conservation area designation.</p> <p>2.15 Being currently under threat is not a necessary criteria for an asset to be included within a conservation area. Indeed, it lies with its interest and contribution to the character and appearance of the conservation area, and ironstone walls, as previously noted, are a</p>	<p>No change</p> <p>No change</p> <p>No change</p>
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	<p>included in the conservation area.</p> <p>2.16 The second sentence refers to future proposals to <i>'these buildings'</i> (plural, buildings unspecified) <i>'or those within its setting'</i> (those what? within the setting of what?). If the setting of the church is being referred to, then this is already protected by Section 66(1) of the 1990 Act, as already discussed.</p> <p>2.17 This needs to be reworded and clarified if it is to form part of the justification included in the CAAMP.</p> <p>2.18 As things stand, the inclusion simply of the lane and the walls to either side, without including the properties which the walls now form part of the enclosure to, and setting of, does not seem rational. As including 1960s' properties of no heritage significance in the conservation area cannot easily be justified either, it is suggested that this is another reason why the proposed Extension 1 is not sufficiently justified.</p> <p>Point (iv)</p>	<p>significant feature of the conservation area, making a positive contribution to its character and appearance.</p> <p>2.16 This is a typing error and will be removed.</p> <p>2.17 Comments noted.</p> <p>2.18 As noted, the walls themselves are a key feature of the conservation area, and the character of Church Lane, which leads to the important grouping of All Saints Church, Church Mews and Pitsford Grange.</p>	<p>Section 9.3, page 44, para 4, remove text: "...either to these buildings or those within its setting."</p> <p>See 2.16 response.</p> <p>No change.</p>
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	<p><i>‘Finally, extending the conservation area would offer the chance to protect its trees, particularly those in the churchyard; which have a positive impact on the surrounding area’.</i></p> <p>2.19 Similarly to the concerns raised over including the church (when it is protected by a Grade II* listing) and unverified archaeological potential in the grounds of Church Mews (when this would be the subject of planning conditions requiring investigation and recording should development proposals ever come forward), extending the conservation area is not the most appropriate means of protecting the trees in the churchyard. These would be best protected by a Tree Preservation Order (TPO), either on individual trees or as a group.</p> <p>2.20 If there is a TPO in place, it prohibits cutting down, topping, lopping, uprooting, and wilful damage or destruction of the tree without the Council’s written consent. If consent is given, it can be subject to conditions which have to be followed. Cutting roots is also a prohibited activity and requires the Council’s consent. Trees in churchyards can be protected by a TPO, Councils being advised to liaise with the relevant diocese on this.</p> <p>2.21 It is worth noting in this respect that the trees in the churchyard are unlikely to be at risk from <i>ad hoc</i> removal in any case.</p>	<p>2.19 The inclusion of the trees is not the primary reason for the proposed extension. Conservation area designation provides some protection for trees within a boundary, which recognises that green infrastructure can often make a significant positive contribution to the character of a conservation area, as is recognised here.</p> <p>2.20 Comments noted.</p> <p>2.21 Being “at risk” is not a necessary criteria for inclusion within a conservation area. As noted above, the inclusion of trees is a secondary matter, not a primary reason for the extension.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>2.22 As HEAN1 (p.3, para.13) states, ‘<i>A designation made solely to protect veteran trees is unlikely to meet the criteria of special architectural or historic interest as set out in the NPPF, and Tree Preservation Orders (TPOs) would be a more appropriate route for protection</i>’.</p> <p>2.23 It is also worth noting that two other proposed extensions to the conservation area boundary (Extensions 6 and 7) may be questionable in this respect as they appear to be more about protecting trees than the historic built environment. Extension 6 includes two small groups of trees in front of Drummond Close, a 1960s’/’70s’ housing development, where it meets Moulton Road. The Extension is made solely to protect the trees – this is not the purpose of conservation area designation, which is primarily intended to apply to the historic built environment where this is judged to be of special architectural or historic interest. Likewise, Extension 7 is intended solely to protect a belt of trees and its validity is therefore similarly questionable.</p> <p>Point (v)</p> <p><i>‘The conservation area will not take in the 20th century residential development located to the west of Church Lane and to the south of the church. However, future development along Church Lane would have to</i></p>	<p>2.22 Comments noted.</p> <p>2.23 As at Extension 1, Extensions 6 and 7 also take in several stretches of significant historic walling, and Extension 7 includes a set of unlisted historic ironstone gate piers.</p>	<p>No change</p> <p>No change.</p>
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	<p><i>consider its impact on the setting of the conservation area as well as on All Saints' Church'.</i></p> <p>2.24 Even if none of Extensions 1, 2 or 3 are implemented (or if just Extensions 2 and 3 are implemented), any consideration of proposals for new development on Church Lane would be sufficiently close to either the existing conservation area boundary or the church such that the Council would have to consider the impact on either or both of the settings of the conservation area and the church, regardless of whether Extension 1 is also implemented. It is difficult to see where any new development might take place along Church Lane in any case, unless it is replacing an existing dwelling, so there seems in reality to be little 'threat'.</p> <p>2.25 The existing housing development south of the church appears to have been deliberately set back from the church to avoid undue impact on its setting.</p> <p>3.0 Summary</p> <p>3.1 In summary therefore, All Saints' Church is already sufficiently protected in terms of its significance and setting by its designation as a Grade II* listed building such that its inclusion in an extended conservation area is not necessary.</p> <p>3.2 No reasoning is given for the inclusion of Church Mews in the extended conservation area other than the unverified and vague statement that the '<i>fields to</i></p>	<p>2.24 As noted above, threat is not a necessary criteria for inclusion within a conservation area. The area at Extension 1 has been judged as being of considerable architectural and historic interest and being representative of the character and appearance of the current conservation area.</p> <p>2.25 Comments noted.</p> <p>3.1 See comments above relating to listing.</p> <p>3.2 Church Mews forms part of the important grouping along with All Saints Church and Pitsford Grange which all</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
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	<p><i>the north of the church</i>’ have archaeological potential for evidence relating to an earlier settlement focus; the inclusion of Church Mews for this reason is not consistent with the purpose of conservation areas being to recognise special architectural and historic interest in the built environment.</p> <p>3.3 Elsewhere in the Draft CAAMP (p.19), comment is made that the church, Pitsford Grange and Church Mews and its outbuildings ‘<i>share a particularly important relationship</i>’. Church Mews historically had a more significant relationship with Pitsford Grange than with the church; this relationship has been substantially diluted by the separation of the properties and the conversion of the agricultural range to a domestic dwelling. Its visual relationship with the church is already protected (in terms of any perceived threat arising from development proposals) by the requirement to preserve the significance and setting of the listed building.</p> <p>3.4 The reasoning given for the inclusion of Church Lane itself, and its boundary walls, is very confused and unclear and certainly does not provide any strong justification for this awkwardly conceived element of the proposed extension.</p> <p>3.5 The suggestion that the conservation area should be extended to protect the trees in the churchyard is not consistent with Historic England guidance. This</p>	<p>contain architectural and historic interest. As noted above, Church Mews is visible both from Church Lane and in views from footpaths to the north and contributes to the rural edge of settlement character.</p> <p>3.3 Despite being in separate ownership and having some alterations, the spatial relationship between Church Mews, Pitsford Grange and All Saints Church is still legible on the ground. Notwithstanding this, Church Mews makes a positive contribution to the character and appearance of the area in views both from footpaths and from Church Lane.</p> <p>3.4 Ironstone boundary walls are a key feature of the conservation area, and those on Church Lane are considered representative examples which merit inclusion and subsequent protection.</p> <p>3.5 Whilst the trees present within the proposed Extension 1 would be provided with protection by virtue of the</p>	<p>No change</p> <p>No change</p> <p>No change</p>
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	<p>protection would be better ensured by making Tree Preservation Orders.</p> <p>3.6 It is therefore my professional view that, taken in the round, there is simply no strong or appropriate justification for including Extension 1 in the extended Pitsford Village Conservation Area. This area was not considered appropriate to include in the original designation in 1990, presumably for the sound reasons that it was separated from the historic core by modern housing development, and that it was recognised that All Saints' Church and its setting already enjoy protection through statutory designation. Nothing has changed since in this respect.</p>	<p>conservation area designation itself (recognising the potential positive contribution which green infrastructure can provide to the character and appearance of an area) this is not a primary reason for proposing Extension 1.</p> <p>3.6 Comments noted.</p>	<p>No change</p>
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Survey Responses to first consultation

Respondent	Comment	Response	Action
Do you agree with the proposed boundary for the conservation area?			
Kevin Coles	No, I would like to see the Stable Block in Stable Lane included and its wooded areas. In addition I would like to see the paddocks (including Grooms Cottage) on the left of the exit from Moulton included to protect the views and ambience. The school woods on the right as you exit have been included but I would like this also to be extended to the Quarry.	The Stable Block on Stable Lane was assessed as part of the conservation area appraisal. Although it retains some features which show its historic use as stables for Pitsford Hall, the fabric and character of the complex has been much altered in its adaptation to residential use. Furthermore, this complex is set well back from the road and is visually quite separate from the existing conservation area. The Grooms Cottage, in the area known as the Paddocks, has similarly experienced a large amount of development which has significantly altered and therefore lessened its historic character. Whilst the Paddocks possibly contain some subtle ridge and furrow, it is not considered significant enough to justify extending the conservation area over this land. Extending the conservation area over the land towards the quarry is likewise not justified as this area does not have sufficient architectural or historic interest.	No changes.
Malcolm James	No, Why is Pitsford School formally Pitsford Hall, and 1 to 8 Stable lane formally Pitsford Hall Stables not included within the boundary ?. Both are very much a part of this village and many aspects of Pitsfords history originates from them. Also why is only one side of Moulton road captured within the boundary ?.	See above response to Kevin Coles relating to Stable Lane. Pitsford School is listed at Grade II which provides adequate protection to its fabric and setting, and heritage assets within its curtilage, through legislation. Furthermore, aside from its external walling and a short view of its frontage (which is included in the conservation area for its	No changes.

Respondent	Comment	Response	Action
		<p>strong contribution to local character and streetscene), the school site and buildings are largely not visible from the current conservation area. The school site also contains a large number of modern educational facilities which do not merit being included within a conservation area.</p> <p>The conservation area extends outwards along Moulton Road on one side to cover a length of stone walling which contributes to the character of the approach to the conservation area.</p>	
Stephen Arnold	<p>No, The view of the village as one approaches from the Moulton direction. An important component of that view is the former Pitsford Hall stables on Stable Lane. Although they have been converted into dwellings for around 25 years, the original profile of the stable block with its clock at one end, has been preserved and forms a distinctive landmark across the fields from a number of directions. I believe this view deserves some conservation protection. The Conservation area should also include the Drummonds Paddocks. This is also an important area to conserve and the internationally registered observatory at the Drummonds needs protection from development associated lighting. This area should be wooded as it was in the past and certainly no new buildings</p>	<p>The public footpath to the south east of Stable Lane and the Paddocks was walked as part of the conservation area appraisal assessment of important views, but a view of the clock tower was not noted, perhaps due to the large grouping of trees (subject to TPO) which surround the former stable block.</p> <p>Conservation area designation would not be an appropriate designation to confer protection over wildlife sites or areas of scientific and geological interest such as the quarry, which is registered as an Important Geological Site.</p>	No changes.

Respondent	Comment	Response	Action
	<p>should be allowed preserving the fields and the view of the entrance to the village. This are should be protected as a buffer to the proposed new road NORR. The local nature reserve which is known as Pitsford quarry has outstanding red listed species of bryophyte and deserves adding to the conservation area for the enjoyment and recreation of village residents.</p>		
Janis Dickens	<p>i think the boundary for Conservation should be extended further along the Moulton Road towards Moulton to protect this side of the village and all the wildlife in the countryside and should include Stable Lane and properties nearby and the two paddocks adjacent to this end.</p>	<p>The Stable Block on Stable Lane was assessed as part of the conservation area appraisal. Although it retains some features which show its historic use as stables for Pitsford Hall, the fabric and character of the complex has been much altered in its adaptation to residential use. Furthermore, this complex is set well back from the road and is visually quite separate from the existing conservation area. The Grooms Cottage, in the area known as the Paddocks, has similarly experienced a large amount of development which has significantly altered and therefore lessened its historic character. Whilst the Paddocks possibly contain some subtle ridge and furrow, it is not considered significant enough to justify extending the conservation area over this land. Extending the conservation area over the land towards Moulton is likewise not justified as this area does not have sufficient architectural or historic interest.</p>	No changes.
<p>Do you think this Appraisal captures the special interest of Pitsford? Please use the text box to highlight any specific features which you think either have or have not been captured.</p>			

Respondent	Comment	Response	Action
Kevin Coles	Yes, Other than what I mention above. It's is clear the NNOR will eventually come to pass and it is right this should be sunk to protect the village, the views and the beauty of the area. By extending the conservation areas as I suggest would reinforce that.	Extending the conservation area over the land towards Moulton is likewise not justified as this area does not have sufficient architectural or historic interest.	No changes.
Malcolm James	No, as above, Stable Lane has totally been missed.	See above response relating to properties on Stable Lane.	No changes.
Stephen Arnold	No, The Drummonds paddocks, the Stable block and stable lane.	See above response relating to properties on Stable Lane.	No changes.
Do you agree with the candidates for the Local List? (see page 43 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.			
Kevin Coles	Yes, I would include the stable block as it was the hacking Stable to the Drummond estate (now the school). In addition there is a pond in the paddocks area fronting on to Moulton Rd that has not been recognised. Close to the road it has been there for a very long time and should be protected as a feature.	Nos.1-8 Stable Lane have been assessed against the Local Listing criteria and did not reach the necessary score to be included on the list. Therefore it will not be added to the Local List entries for Pitsford. It is not clear which pond is being referred to here. It is unlikely that such a feature would be included on a Local List as the criteria are largely focussed on the built and historic environment, rather than the natural environment.	No changes.
Malcolm James	No, 1 to 8 Stable lane formally Pitsford Hall Stables	See above response relating to Nos.1-8 Stable Lane and the Local List.	No changes.
Stephen Arnold	No	Comments noted.	No changes.
Janis Dickens	Yes	Comments welcomed.	No changes.
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.			
Kevin Coles	Yes, Guidance yes but preinformation no.	Comments noted.	No changes.

Respondent	Comment	Response	Action
	It's getting better though.		
Malcolm James	Yes	Comments welcomed.	No changes.
Stephen Arnold	No	Comments noted.	No changes.
Janis Dickens	Yes	Comments welcomed.	No changes.
Do you think there are any actions missing from our Management Plan? (see pages 49-51 of the Appraisal) Please use the text box to identify specific actions, giving justification where possible.			
Kevin Coles	Yes, see above	Comments noted.	No changes.
Malcolm James	Yes	Comments noted.	No changes.
Stephen Arnold	Yes	Comments noted.	No changes.
Do you think the proposed Article 4 Directions (see page 42 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.			
Kevin Coles	Yes	Comments welcomed.	No changes.
Malcolm James	Yes	Comments welcomed.	No changes.
Stephen Arnold	No, the appraisal should give more weight to village residents than land owners who do not live in the area.	Conservation area designation does not seek to address this matter.	No changes.
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.			
Kevin Coles	No	Comments noted.	No changes.
Malcolm James	No	Comments noted.	No changes.
Stephen Arnold	No	Comments noted.	No changes.

Written responses to second consultation

Respondent	Comment	Suggested Response	Suggested Action
Jonathan Ireland	<p>The proposals seek to identify certain properties for special status. I feel this is the wrong approach and the village as a whole needs to be taken in entirety to protect the nature and ambience of place. Too often the council have agreed planning for new properties within the conservation area in gardens and other confined spaces without regard to the wider affect this has. Indeed many feel, with justification, that the conservation area status has offered no protection from development despite this having a deleterious effect on the village. Particularly in removing small open spaces and planting which are key to the village character.</p>	<p>When undertaking the appraisal work and formulating the draft proposals which were consulted on in October 2018, it was not considered that including the wider village (including the more modern development along High Street and Grange Lane for example) was a justified approach, taking into consideration the specific legislative and policy tests and guidance for the designation of conservation areas. If the appraisal is adopted, it would become a material consideration in the determination of planning decisions and would be used to aid decision making so that</p>	No change.

Respondent	Comment	Suggested Response	Suggested Action
	<p>You have rightly commented on the importance of vistas within the village. You have neglected to mention the view of the meadow at the back of Paddock Cottage from Pudding Back Lane (which is an unmade footpath) between Manor Road and Grange Lane. This vista should be protected from future development.</p> <p>I would agree with the concept of additional space being within the conservation area as indicated, provided this offered real protection to these areas as does not seem to have been the case in the past.</p> <p>My own property is one which has been identified as deserving of article 4 direction. Please confirm that this will involve further consultation and explanation with myself and other similar owners of such</p>	<p>any changes can be steered to being sensitive to local heritage and character, including small open spaces which make a positive contribution to the conservation area.</p> <p>Comments welcomed. The views identified in the initial proposals (October 2018) were not reopened for comment and as such there will be no alterations or further additions to this section.</p> <p>Comments noted.</p> <p>Regarding Article 4 Directions, the process of progressing these</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>properties. Given the very poor record that Daventry Council has in protecting our beautiful environment this may be better served by leaving properties in the hands of owners without council interference.</p> <p>I would also like to know how the control will be passed to the new council arrangements when Daventry Council is abolished.</p>	<p>would take place after the completion of the appraisal and that there would be separate consultation at this stage.</p> <p>Any designated conservation areas are put in place through legislation and would therefore endure post-local government reorganisation. The same applies for any appraisals which are adopted as supplementary planning documents.</p>	<p>No change.</p>
<p>Mark Adams (1)</p>	<p>I am writing in as a local landowner and partner of Spring Hill Office Park to object to my grass field being proposed as “important open space” as depicted in Figure 25 map showing important open spaces in relation to Pitsford Conservation Area</p> <p>The field (appx 5 hectares) in question lies to the north of Pitsford Church bordering Spring Hill Office</p>	<p>Comments noted.</p> <p>Development within the area specified would be judged against the Daventry District Saved Local Plan 1997 Policy HS24 (or Policy RA6 of the Submission</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Park, a paddock close to the A508 and Pitsford Church side of Pitsford Village. This field is designated as “open countryside” and therefore has considerable protection in planning terms anyway.</p>	<p>Daventry District Part 2 Settlements and Countryside Local Plan). The identification of Important Open Space does not confer any further planning controls per se. This area has been identified for the following principal reasons, as set out in the draft Pitsford Conservation Area Appraisal and Management Plan (Oct 2018): the potential for the area to yield archaeology pertaining to the possible early medieval site of Pitsford village, and; historic means of access from the Harborough Road to the north of the village and in particular the Church (it is recognised that currently this land is private, and the conservation area seeks no changes to</p>	

Respondent	Comment	Suggested Response	Suggested Action
	<p>I strongly object to this field being designated as important open space and I have not been consulted until now on this issue . We had prior consultation on the proposed extended conservation area within Pitsford Village late last year but have had no consultation on proposed open space areas .</p>	<p>current access arrangements), and; the significant short views of the church and stone boundary walling which are experienced in travelling along the public footpath from the north across this land. The information contained within the appraisal provides further local detail regarding the specific area which aims to supplement existing policy in areas identified as positive or significant through the conservation area appraisal.</p> <p>As discussed at the drop-in session on 25th June, the Important Open Space is not a designation. The identification of this Important Open Space was included in the first consultation which took</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		place in October 2018, and as such was not open for comment during the second consultation.	
Mark Adams (2)	<p>In my capacity as co-owner of Spring Hill Farm since 1994 I strongly object to wording written in red typed font on page 11 which calls our private driveway (no public right of way) “Springfield Lane”.</p> <p>It is not a “Lane” as there is no Public Right Of Way over it . “Springfield Lane” is a total invention and has never been known as such . “Spring Hill Farm private drive” is more appropriate .</p> <p>Evidence of this is an old sign at the High Street end of the drive saying “Spring Hill Farm” which has been there since the 1960`s (photo to follow taken 5/7/19). Also present is a sign (also at the High Street end of the drive) reinforcing the private nature of the drive stating “Private road . No Public access . No Public Through Way “(photo to follow taken 5/7/19). I will forward you photos as evidence of this not being a “lane” and certainly not “Spring field lane” which someone has just made up. It is “Spring Hill Farm” private road .</p> <p>The photo on page 7 of “View N” , in direction of shot terms , does not correlate to the angle of the dashed</p>	<p>Thank you for bringing this to our attention. It is agreed that the reference to “Springfield Lane (sic)” will be altered to “Spring Hill Farm private drive”.</p> <p>This view has been revisited and as the</p>	<p>Section 9.3, page 48, para 2, alter text:</p> <p>“This wall is a strong character feature in views from the footpaths to the north and along <u>Springfield Hill Park private drive Lane</u>, and provides a strong edge of settlement character.”</p> <p>The view point will be moved south along the</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>pink line on page 4 . View N photo , as depicted in your consultation , has been taken from half way down the dashed line of view H . How do I know – I live at The Poplars and farm at Spring Hill Farm .</p>	<p>result the view point will be moved south along the drive.</p>	<p>drive.</p>
<p>Ruth Adams</p>	<p>I am writing in relation to the proposal to include the approximate 11 acres farmland located to the North of Pitsford as an area of “green open space”.</p> <p>I attended a planning consultation meeting at Pitsford village Hall on Tuesday 25th June 2019 to discover that nearly a third of SpringHill Farm/business park had been proposed to be put on a “ green open space order” with all its extra planning restrictions. Spring Hill farm is approximately 38 acres in total so this is imposing restrictions on 30% of our land.</p>	<p>The area was identified in the initial consultation (October 2018) as an Important Open Space, and was not open for comment in this consultation.</p> <p>The identification of Important Open Spaces was included in the first public consultation which took place last October-December 2018. It has not been suggested through the further focussed consultation. The identification of Important Open Space does not impose planning restrictions in of itself. The aim of identifying these areas is to highlight aspects or features which make a positive contribution to</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		<p>the setting or character of the conservation area. In this particular case the identification was made due to the potential for the presence of archaeological remains pertaining to the former settlement at Pitsford, and for the current contribution of views from this area to the character of the settlement. The content of the appraisal, if adopted, would be a material consideration in the determination of planning decisions, and, as such, these important features would be taken into consideration. This does not preclude development on the site, but aims to help guide proposals.</p>	

Respondent	Comment	Suggested Response	Suggested Action
	<p>My business partner and joint landowner Mark Adams contacted you a few days ago to voice his concerns over your intention to place extra restrictions upon our jointly owned land. I extremely alarmed and disappointed that you are unwilling to even discuss any of our concerns.</p> <p>Neither Mark Adams nor myself Ruth Adams have been consulted prior to my turning up at the 2nd consultation meeting. We have received no letters of intention from Daventry Council or the local Parish Council with regards to imposing restrictions on our farmland.</p> <p>It is a legal requirement to individually consult all landowners at the earliest opportunity when proposing to add restrictions to their land by implementing an “open space” order. If the landowner is not aware that restrictions are to be imposed how can they appeal or be involved in any discussions about the relevance of such an order. I have not been consulted about my long term plans for the land and as I have already have works started to improve the</p>	<p>Please see the response to Mr. Adams’ comments above. The District Council have engaged in discussions with the respondent through the drop-in session and via email. It was explained that the identification of Important Open Space was proposed through the initial consultation, and, therefore, was not open to further comment at the time of the second consultation.</p> <p>As stated above, the identification of Important Open Space was proposed through the initial consultation in October 2018. A six week consultation period was undertaken and representations were made on the draft plan. Two drop in</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>land I totally reject the proposed conservation heritage plan for Spring Hill Farm.</p> <p>If you respond to me to tell me that I am out of time to comment, then I will immediately start to take legal action against Daventry District Council in order that the policy cannot be completed. This is what you said to Mark Adams and I will be forced into having to seek legal advice in order to stop the process. (see appendix a NPPF guidelines)</p>	<p>sessions were held in the village as part of the process, one on the 2nd October and one on the 20th November. As such, these proposals were not re-opened for public comment during the second consultation.</p> <p>In discussion with the respondent, there appears to have been some confusion regarding the Important Open Space which has been mistaken for the designation of a Local Green Space. It has been clarified for the respondents that the Important Open Space is not a designation and that a conservation area review cannot designate a Local Green Space, which must be done as part of a local or</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
		<p>neighbourhood development plan. There is no legal requirement to contact individual land owners regarding conservation area designation or proposals. The District Council has a duty to consult on the draft appraisal as a Supplementary Planning Document, which has been undertaken in both circumstances for six weeks, and to hold a public session to allow for comment on the proposals. Public drop in sessions were held during both consultation periods.</p> <p>As discussed via email and in a telephone conversation with the respondent, the works concerned which were already planned are not affected by the conservation area</p>	

Respondent	Comment	Suggested Response	Suggested Action
	<p>I am an active member of The Pitsford Neighbourhood planning development group and wrote the report with regards to the business and also helped with the report with regards to schools. I consulted all the local businesses and the two schools to ensure that I compiled an accurate report. At no point whilst being a part of this group was it mentioned about the restrictions to be placed upon our farmland which forms part of Spring Hill Park development LLP. I opted not to be a part of the “open spaces group” as I said it would be a conflict of interests as I was a landowner, however I would have expected that the group would have kept me up to date with any discussions. I attended almost every meeting and nothing was said.</p> <p>The neighbourhood Plan group after discussion has agreed a very favourable section with allowing for sustainable development for employment opportunities within the Parish. Allocation of local Green Space should therefore be consistent with local planning of the area for sustainable development and this includes jobs. By imposing a boundary of an Office Park drive as a “Green Open space” is in direct conflict with the currently evolving</p>	<p>consultation.</p> <p>As stated above, there has been confusion regarding the proposals, which have been mistaken for the designation of Local Green Space. This is not the case, which has been clarified in further discussion with the respondent.</p> <p>Comments noted. As stated above, the conservation area review is not designating Local Green Space.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>local neighbourhood plan which positively appreciates the benefits of sustained development providing employment for the next 20 years. Spring Hill Park development LLP currently provides the work space for 144 full time people plus visiting and supporting companies. This generates large volumes of income for Daventry District Council from business rates and National Government from personal tax payments.</p> <p>I am very involved with many activities within the village and I am astonished that I have not been told. I have 5 Voluntary Police horses kept here which are used to patrol Pitsford and surrounding villages by myself and 5 other riders. I am also working very closely with the Pitsford and Brampton British legion and have been working with them for over a year in discussion of planting a woodland area with trees to commemorate the veterans who lost there lives protecting this country in a section of my field which you are now zoning as an open space. Separate to this I am member of the Woodland trust and started speaking to them 2 years ago about planting mature trees in my fields that you now want to declare an open space. I thought my actions were for the benefit of the land and the environment.</p> <p>Thousands of pounds has already been spent over the last year as Spring Hill Park development has</p>	<p>Comments noted. The planting of trees is not controlled through the planning system.</p> <p>As discussed via a telephone conversation,</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>invested a large amount of capital in plant and machinery and fencing in preparation for this and to reduce the size of the fields. The fence posts have already been delivered and they are on site waiting for the work to be carried out. As is all the plant and equipment required to do it. The machinery and the post cost over £30,000 so far in this project. The trees have not yet been delivered and there cost will be on top of this plus all the add ons. This work was planned well before your October period which I was not aware about. We are investing large amounts of money and if you do not consult landowners and business how are we to plan.</p> <p>Does Daventry District Council seek to Stifle business and landowners and will they compensate us for the amount of investment so far. I also need to be allowed to consider a 20 year view of the requirements for the office park for sustained small scale expansion if required.</p>	<p>the works planned are not restricted by the conservation area review itself. Any works which require planning permission would be determined with regard to any material considerations, including adopted conservation area appraisals. As such, the appraisal should be used to guide development sensitively through the identification of positive features, such as the Important Open Space. It does not preclude development in itself.</p> <p>As noted in correspondence with the respondent, conservation area designation does not have a retrospective function, and any legal works carried out prior</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>The NPPF states that the local Green Space designation will not be appropriate for the most green areas or open space. The green area concerned must not be an extensive tract of land.</p> <p>It says in the National Planning Policy that “ extensive tracts of land” are not to be placed under Green/Open restrictions. The amount of volume of land you are asking for is well in excess of an acceptable level.</p> <p>Under National Planning Guidance (NPPG) There are guidelines which should be taken into account when</p>	<p>to designation should not be affected.</p> <p>Conservation area designation seeks to preserve or enhance those aspects of the historic environment which make a positive contribution to its character and appearance, therefore enhancing the wider environment where people may live and work.</p> <p>As stated above, no Local Green Space designations are being proposed through the conservation area review.</p> <p>NPPF (2019) paragraph 100 states that</p> <p>“100. The Local Green Space designation should only be used where the green space</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>designating Local Green Space and this includes</p> <p>If the land is already protected by Green Belt Policy. My joint land owner Mark Adams has already contacted you to raise his concerns over this. Blanket designation of open countryside adjacent to settlements is not appropriate and in particular the designation should not be proposed as a "back door" way to try to achieve a new area of what would amount to a Green belt by another name. There is no need to designate linear corridors to protect land which is already protected as a Public Right of Way.</p>	<p>is:</p> <p>...</p> <p>c) local in character and is not an extensive tract of land."</p> <p>The policy covers LGS and does not extend to areas named "open spaces" which are not a designation in themselves. Therefore the process and policy governing Local Green Spaces is not relevant to the conservation area appraisal.</p> <p>There is no Green Belt in Daventry District. Development in the area in question would be determined subject to Saved Policy HS24 or Submission Part 2 Settlements and Countryside Local Plan Policy RA6 (not currently adopted), with regards to the open</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>The partial view from the public footpath to the church will always be available on the public footpath and will always be available.</p> <p>You are attempting to place restrictions upon a block of farmland of 4.15 hectares and a separate small paddock of 0.280 hectares A total of 10.96 acres.</p> <p>This area surrounds two man made lakes rendering them inaccessible so in effect includes them as well in the restrictions by nature of the fact they have no access. The lakes cover an area of 0.721 hectares or 1.78 acres.</p> <p>This is an excessive amount of land to place under “open green space” restrictions.</p> <p>The amount of land placed under “open space restrictions” should be in proportion to the size of the population of Pitsford and its currently accessibility to view open space within a 1-3 kilometre radius. Pitsford Parish is next to a 750 acre site of special interest reservoir with public access. There are outstanding views provided from the dam wall over all of the huge expanses of open countryside and village See the front cover picture of the Pitsford Neighbourhood plan. Pitsford has a population of around approximately 664 people. Therefore the</p>	<p>countryside.</p> <p>As stated above, these criteria only concern Local Green Space designations, which are not being made through the conservation area appraisal.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>relationship between open space and the population far exceeds the National Government guidelines. Pitsford is surrounded in open countryside. We are not an urban area we a rural countryside village surrounded by protected green belt land. The Pitsford Neighbourhood plan states that 9 out of 10 residents or 90% are currently happy with the existing green space around Pitsford.</p> <p>I will also point out that the picture you have on your report “Pitsford Village Conservation Area and Management Plan Consultation Draft October 2018”</p> <p>“Views looking out of and into Pitsford” Figure I is not a view of the land owned by Spring Hill Park developments and claimed to be put under your “open Green space order” but is infact land owned by Bob Carvell. The picture clearly shows his cross country jumps.</p>	<p>View “1” was identified as part of the first consultation and as such has not been reopened for comment. It has been taken across the land identified as being in the ownership of the Carvells towards the land identified as an Important Open Space in the appraisal. The view has been revisited and confirmed as accurate.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>View (I) is a shot taken down my private driveway to the farm and shows the Web trust land and also beyond the trees Bob carvels land.</p> <p>The view taken from my field (M)is not taken from the line of the footpath as from the footpath the church is partially obscured by a tree.</p> <p>In the Pitsford neighbourhood plan it is proposed to open a disused blocked footpath next to the Poplars house in order to create a view which would be over the Carvels land and the Web Trust land.</p> <p>I understand that Bob Carvel has agreed to donate part of his land to the Parish Church to extend the Church yard so by placing this part of his field may be complicated by your including it as the view you wish to protect.</p>	<p>View I should perhaps refer to View “H” here. Comments noted.</p> <p>View “M” was identified as part of the first consultation and as such has not been reopened for comment. However, the view has been revisited and confirmed as accurate.</p> <p>Comments noted.</p> <p>The identification of important views is undertaken as part of the appraisal with the aim of managing change to the historic environment and the conservation area so that it is sensitive to the special interest and character and</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>My point is you have a picture of one field and then impose the restrictions on a totally different field owned by a different landowner namely Mark Adams and myself Ruth Adams.</p>	<p>appearance of the area.</p> <p>Views “I”, “H” and “M” were not open for comment in this consultation. However, by way of response, the identification of views and Important Open Spaces are not mutually reliant on one another. View “I” is considered as being an important view, which takes in both the Carvell land and the land identified as an Important Open Space. The Important Open Space has also been identified for a number of reasons as stated above.</p> <p>Furthermore, as noted above, the views have been revisited and confirmed as accurate.</p>	<p>No change.</p>
	<p>I therefore believe that it was impossible for people who attended the first consultation to understand what they were being asked to consider. Also the</p>	<p>The conservation area appraisal is not proposing the designation of Local</p>	<p>No change.</p>

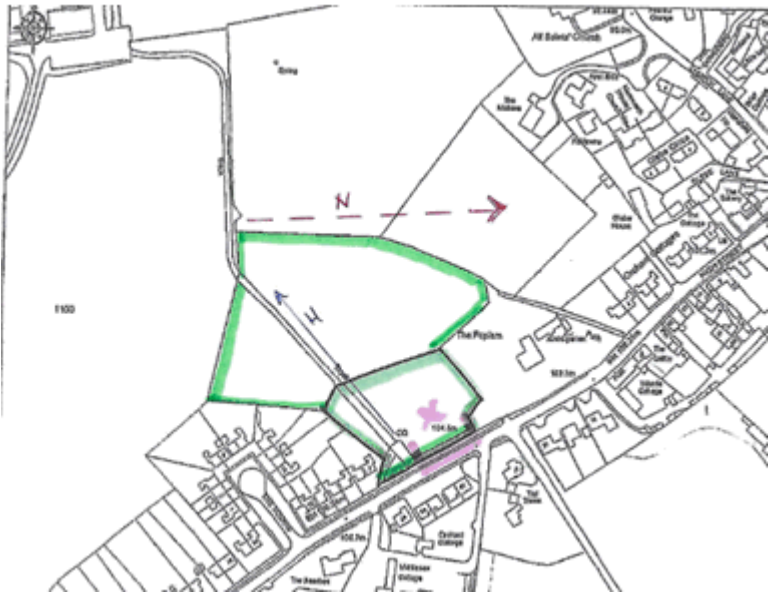
Respondent	Comment	Suggested Response	Suggested Action
	<p data-bbox="551 233 1290 395">title of “protected open space “ may well falsely give the impression of those who had an opinion on the land that it meant full and public access rather than the implementation of extra planning restrictions.</p> <p data-bbox="551 1209 1301 1374">I strongly suggest that you consult and abide by the National Government guidelines and look again at your Assessment report upon allocating “open green Spaces” Having taken advice and looked into this</p>	<p data-bbox="1346 233 1693 1158">Green Space. Neither does the identification of Important Open Space inherently imply public access. There is public access provided by the public right of way, and elsewhere the land owners have provided evidence of existing signage indicating the private status of the drive. There is no specific information in the appraisal to suggest public access over and above that provided by the public right of way As suggested above, references to “Springfield Lane (sic)” will be altered to “Spring Hill Farm private drive” for accuracy.</p> <p data-bbox="1346 1230 1671 1374">The conservation area appraisal is not proposing the designation of Local</p>	<p data-bbox="1715 1230 1883 1270">No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>personally myself about the detailed requirements for categorizing a “green Open Space” I regret to advise you that you have fallen a long way short of an acceptable legal and moral standard. I look forward to explaining and working through the assessment requirements for “Green Open space allocation” with you or any of your representatives.</p> <p>There are many, many reasons why under the Government’s own guidelines why you can’t allocate my field as an “open Green Space” and I look forward to discussing these with you at the earliest opportunity.</p> <p>In the meantime I require that you place your plans to implement any of the proposed “green open spaces on Spring Hill Farm on hold so that as I as a land owner and my joint land owner Mark Adams can make representation. We have a legal right to consultation. If you deny us this right I will take the matter further to a judicial review and Central Government and the Secretary of State for local government. One wants to avoid legals but obviously if you are unwilling to enter into discussions I will have no option. I must protect the interest of my farm/ land</p>	<p>Green Space.</p> <p>Discussions to clarify the situation have been undertaken with respondent during the consultation period.</p> <p>Following discussions with the respondents clarifying the difference between Local Green Space and Important Open Space as identified in the appraisal, the consultation has closed and post consultation report has progressed.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>and business.</p> <p>I understand that you are claiming that I have missed the consultation period however as you failed in your legal requirements to inform landowners and liaise with them at the earliest opportunity I have not had an opportunity to do this.</p> <p>This is not just about Pitsford, but has far wider National significance for other Land Owners and business owners Nationally and with that in mind to help protect all the other Land Owners within the UK I will be contacting the various groups and organisation to seek further advice and guidance. Eg National bodies and media such as the CLA, NFU and National Farmers Union. Farmers Weekly magazine, Framers Guardian. It is vitally/ morally and legally</p>	<p>As stated above, the District Council has complied with the consultation regulations for conservation area proposals and the publication of Supplementary Planning Documents. Further information can be found in the DDC Statement of Community Involvement.</p> <p>Comments noted. See comment above regarding consultation requirements.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>important that all Land owners are contacted individually at the earliest opportunity with regard to the allocation of “green open spaces” It is important that no other landowners in the country have the guardianship of the land and rights seized from them without the appropriate legal consultation. Daventry District Council has not followed Due legal process by making no attempt to liaise with the landowner.</p> <p>I totally reject the proposed “open space/heritage restrictions” being placed on the farmland at Spring Hill farm/Office Park. I do so on the grounds of having not been consulted at the earliest opportunity as the joint landowner. I have been denied an opportunity to respond on the grounds that I have not been informed either by Daventry District Council or by the Parish Council. I have been denied my right under due process. I should be afforded the right to make representations even at this late stage in order that due process is seen to be done.</p> <p>I expect your response within 14 working days because of the short time frame involved with this I believe it is a matter of urgency.</p>	<p>As stated above, and in following discussions with the respondent, the conservation area appraisal is not designating Local Green Space. Furthermore, the Council has complied with the consultation regulations for conservation area proposals and the publication of Supplementary Planning Documents.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>

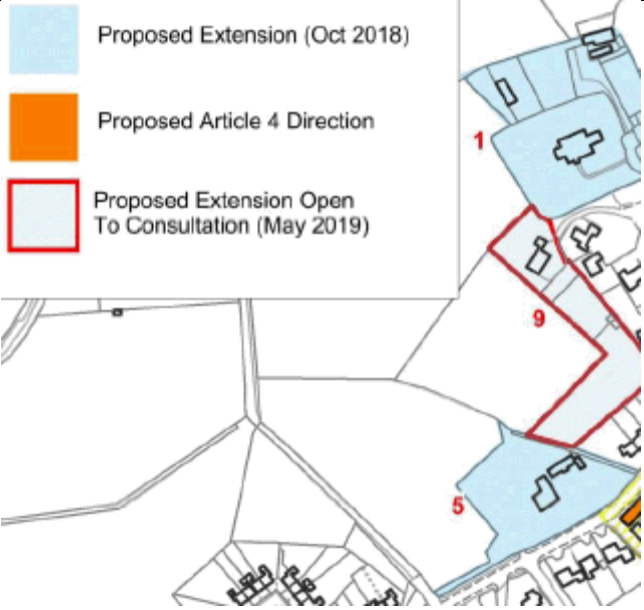
Respondent	Comment	Suggested Response	Suggested Action
	<p>APPENDIX A</p> <p>Under the Government National guidelines for planning NPPF it states that local Green Space should only be designated where they are capable of enduring beyond the local Plan period. This highlights the importance of ensuring that if site is designated as Local Green Space, the reasons for its designation, (its special features and qualities), will not be lost or degraded in the future. As such it is important to understand the landowners current and longer term, plans for the site. All landowners should be notified of their sites submission for consideration as local green space and should be invited to comment in the draft designations. Land owners should be consulted at the earliest opportunity and you have failed in your obligation to individually notify the respective land owners in writing specifically about implementing an open space order on their land. Relying on the fact that they may or may not turn up at a planning meeting is not acceptable.</p>		
<p>Ben Reed</p>	<p>I write on behalf of the 'PennTrust' who own the small pocket of land within Pitsford (see image below area highlighted in green):</p>	<p>Comments noted.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	 <p data-bbox="555 868 1323 1010">Firstly, I write to register our official complaint and objection to the claim of the the view marked in your consultation paper as 'N', together with the view marked as 'H'.</p> <p data-bbox="555 1050 1323 1270">Secondly, I am disgusted with the fact that Daventry District Council (DDC) in connection to the 'Pitsford Conservation Area Second Consultation (PCASC) document dated May 2019, have not had the courtesy to contact us as the land owners about this consultation.</p>	<p data-bbox="1346 863 1691 898">Comments noted.</p> <p data-bbox="1346 1046 1691 1374">Consultation on the Pitsford Conservation Area Appraisal (first and second consultations) has been undertaken in accordance with the Daventry District Council Statement of Community</p>	<p data-bbox="1718 863 1883 898">No change.</p> <p data-bbox="1718 1046 1883 1082">No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>Our major concern is the the fact that the view from 'H' is in fact a PRIVATE ROAD. This means that there is absolutely no right of way for the public to go down this road which, for the record, does not have a name and therefore cannot be referred to as 'Springhill Lane' due to the fact that it is a PRIVATE ROAD.</p> <p>Therefore, as previously just stated, the public has no right to access the view 'N' in your consultation paper and this should be removed immediately along with the claim of view 'H'.</p>	<p>Involvement. The review was publicised through the Daventry District Council website and press releases, as well as material being provided to the Parish Council to publicise the review locally. Exhibitions were held in the village hall during both consultation periods, both of which were well attended.</p> <p>View "H" has been taken along the private drive to Spring Hill Farm from High Street, and as such is a view that can be enjoyed by the public from High Street. View "N" is accessible to those using the private drive to Spring Hill Office Park.</p>	<p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<div data-bbox="564 240 952 531" data-label="Image"> </div> <p data-bbox="551 576 1317 759">The below view 'N' has been accessed by going down a PRIVATE road and taking a picture, and we, as Penn Trust, have not given anybody permission to go down our PRIVATE road let alone take a photograph of a view. This is called trespassing.</p> <div data-bbox="564 802 1249 1318" data-label="Image"> </div>	<p data-bbox="1346 568 1688 820">In undertaking its duties to review the conservation area, the District Council has authority to enter land for the purpose of the review.</p>	<p data-bbox="1718 568 1883 600">No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	<p>I am led to believe that no one has a right to a view, let alone potentially commandeering a PRIVATE road to get access to a view that isn't accessible to the general public.</p> <p>Also, I refer to the top map and the highlighted pink X that picks out the area that DDC want to take into the conservation area. For your information this small strip of land connects up to the 'The Poplars' but does not belong to the house, so I would object and request that the inclusion of 'The Poplars' into the conservation remains but stops at his boundary and does not cross over into the land owned by the 'Penn Trust'.</p>	<p>As referred to above, whilst the road is private, the view is accessible to those using the drive to access Spring Hill Office Park.</p> <p>It is considered that the presence of the trees along High Street, on the land identified as being in the ownership of the Penn Trust contribute positively to the character of the conservation area and should therefore be included within the boundary.</p>	<p>No change.</p> <p>No change.</p>

Respondent	Comment	Suggested Response	Suggested Action
	 <p data-bbox="555 879 1323 986">As to the statement of an important view in reference 'H', this view is only accessible for three months of the year when the leaves have fallen.</p>	View "H" was identified during the appraisal work in summer 2018. The trees are considered to enhance the view.	No change.
Austin Gibbons	I consider this a good addition to the conservation area.	Comments welcomed.	No change.
Meg Gibbons	I fully support the proposed extension.	Comments welcomed.	No change.
Malcolm and Patricia Wilson	Hopefully the area designated for conservation will be extended in the future.	Comments welcomed.	No change.
Sarah Homer	I live within the conservation area and am in favour of extending + protecting the "feel" of the village.	Comments welcomed.	No change.

Respondent	Comment	Suggested Response	Suggested Action
Tony Miles	Proposals seem acceptable.	Comments welcomed.	No change.