Daventry District Council

Everdon 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 Everdon Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD). This report is required by regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 23rd May 2019 the Council’s Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 3rd June for six weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas and Consultation pages of the Daventry District Council Website.

Copies were available in libraries as well as the Council Offices at Lodge Road, Daventry.

The Council placed a notice on the Council’s website, a copy of which is included at Appendix A.

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of 6 weeks until 5.00pm on the Monday 15th July 2019. A public exhibition was held at the Everdon Village Hall on Tuesday 9th July 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.
Everdon 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 Everdon. 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 3rd June 2019 and closes at 5pm on Monday 15th 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 by 5pm on Monday 15th July 2019 at the latest.

Comments cannot be accepted after this time.

Rhian Morgan
Heritage Policy Officer
Appendix B- Everdon Conservation Area Consultation Schedule of Responses (Written and Survey Responses)

Written Responses

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Comments</th>
<th>Response</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>Anonymous</td>
<td>Thank you for producing such an excellent document and for giving everyone the opportunity to comment. I have been on the fringes of the development of the Everdon Design Statement and your document reflects and eloquently encapsulates the views of villagers who were and are involved in the process. I have read the document very carefully and with great interest. 1. Fig 11 on P36 of the Plan shows that Area OS5 is categorised as Negligible/No Contribution to the conservation area. I think this is incorrect and that Area OS5 has a Significant Contribution to the Conservation Area 2. I think the view from The Derry across Area 065 up to Everdon Hill should be added to the list of Views within the Conservation Area. See Fig 1 for picture of the view and Fig 2 for the line of the view. I will explain and show reasons why.</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
</tbody>
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Comments noted. Further response to detail below. Comments noted. Further response to detail below. See final action response. See response to view below.
The Derry. See Fig 2. For this document’s purpose

The Derry is the name of the lane between the front of Clayton House and Warwick Cote and the Three Firs. The name is not used generally now but post from such sources as the electoral roll office still use it when sending documents to Clayton House. In very recent times the Post Office has changed the addresses of The Three Firs
and Warwick Cote with the addition of line “The Green”. This is not correct as neither property has its front door on or visible from The Green. The Lane starts from the corner of The Cottage, The Green and Danvers House and runs between the West wall of Danvers House and the East boundary of Warwick Cote and then goes right. The Derry is not a Private Road.

**EVIDENCE TO SUPPORT MY VIEW THAT OS5 ADDS A SIGNIFICANT CONTRIBUTION TO THE CONSERVATION AREA E AND EVIDENCE TO SUPPORT WHY THE VIEW OF OS5 FROM THE DERRY SHOULD BE ADDED TO THE LIST SIGNIFICANT VIEWS OF THE CONSERVATION AREA.**

There is indisputable evidence that the Three Properties on The Derry form part of the Historic Core of Everdon and so the View from the Derry is a Significant View.

**1 Spatial Character of the Derry.**

a. Everdon is a historic linear settlement and has been laid out in its current form since the 17th century. Para 7.1, the Spatial Character Summary states that the historic core of Everdon is laid out along Stubbs Road Well Lane and High street as well as Bethel lane. This is true but there is no doubt that the Lanes running from the corners of The Green, one now known as School Lane and the other The Derry, have been part of this

<table>
<thead>
<tr>
<th></th>
<th>Comments noted.</th>
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<tbody>
<tr>
<td></td>
<td>It is agreed that The Derry forms a significant part of the historic environment of Everdon.</td>
</tr>
</tbody>
</table>

See final action response below.

No change.
<table>
<thead>
<tr>
<th></th>
<th>historic core. Your map, Fig 11, shows the properties The Three Firs, Clayton House and Warwick Cote. on The Derry in 1833.</th>
</tr>
</thead>
<tbody>
<tr>
<td>b.</td>
<td>Para 7.1, the Spatial Character Summary states that Historic properties in the conservation area are near the Highway or footpaths. The properties on The Derry are directly on the lane. The lane is an unadopted road, but it is used by the public as they have a right of way over it to access all three properties.</td>
</tr>
<tr>
<td>c.</td>
<td>Para 7.1, the Spatial Character Summary states that properties are massed together with a horizontal emphasis which form a strong building line. This is the case with Warwick Cote and Clayton House. See Fig 3</td>
</tr>
<tr>
<td>d.</td>
<td>Para 7.1, the Spatial Character Summary states pasturelands surrounds the village creating a rural edge of the settlement. The 1833 OS map shows this to be the case at the edge of the Derry. The view over the pastureland from the Derry up to Everdon Hill, a natural boundary, Fig 1, has remained unchanged for centuries.</td>
</tr>
<tr>
<td>e.</td>
<td>Para 7.1, the Spatial Character Summary states</td>
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<tr>
<td>b.</td>
<td>It is agreed that the properties on The Derry are typical of the form and layout of historic buildings along the street frontage within the conservation area.</td>
</tr>
<tr>
<td>c.</td>
<td>It is agreed that the properties along The Derry have a strong building line and horizontal emphasis typical of the street frontage within the conservation area.</td>
</tr>
<tr>
<td>d.</td>
<td>Pastureland is a key feature of the setting of the conservation area, and the area identified as OS5 is used for pasture.</td>
</tr>
<tr>
<td>No change.</td>
<td>No change.</td>
</tr>
<tr>
<td>See final action response below.</td>
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verges are a key character feature of the conservation area. The lane has wildflower verges.

f. Para 7.1 the Spatial Character Summary states strong boundary treatments in the form of ironstone walls are a typical feature of the conservation area. The lane has one of the significant ironstone walls as its boundary.

2 Historical Significance of The Derry and the Pastureland

OS5.

a. Warwick Cote is one of the oldest buildings in Everdon. It was owned by Eton College. Records show in 1687 the tenant Thomas Sneath died, and the tenancy passed to his wife, so it was standing since before 1687.

b. Warwick Cote was bought by William Warwick from Eton College on 25th October 1859 and so it got its name.

c. Warwick Cote had fallen into disrepair in the last 20 years. Walls were bowing and significant cracks appeared in the walls of structural significance,

e. Those verges which are identified in the appraisal are typically wide grass verges, however it is agreed that verges are a character feature of smaller, rural lanes.

f. Ironstone walling is a typical feature of the conservation area, including at The Derry where the walling of Danvers House is particularly significant.

2. It is agreed that The Derry, and the properties along it including Warwick Cote, is historically significant and contributes positively to the character and appearance of the conservation area.
some of these were a direct result of alterations in the 1970s. It required significant structural works to stop it falling down. It has been sympathetically and lovingly restored and renovated to modern building standards but retaining its unique features. When the old cracked plaster was removed it revealed very primitive building techniques consistent with those used in the 17th Century.

d. Clayton House has similar records showing that it is part of the historic core of Everdon.

Architectural features of Warwick Cote, Clayton House and the Three Firs

The Architectural features of the properties reflect the

b. Comments noted.

c. Comments noted.

d. It is agreed that The Derry, and the properties along it including Clayton House, is historically significant and contributes positively to the character and appearance of the conservation area.

No change.

No change.

No change.
character and appearance of the conservation area and confirm The Derry is part of the historic core of Everdon.

a. Ironstone Quoins Fig 3 and 4
b. Brick chimney stacks Fig 3
c. Horizontal emphasis creating a Strong building line Fig 3
d. Regular-coursed ironstone for the walls and Welsh slate for the roof of Warwick Cote Fig 3
e. Brick detailing Fig 5

Comments noted.

No change.
**Open Spaces Analysis**

a. OS5 is an ancient pastureland forming a rural edge to the settlement that has been present since at least 1687

b. **OS5 can be seen easily and is frequently seen from the Public Realm** within the conservation area as the public have access to the properties in the Derry.

a. It is agreed that the settlement has most likely extended to this point or had a similar layout in this location for several hundred years,

See final action response below.
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<td>c.</td>
<td>There are tree belts to the very South on OS5 which are significant because they contribute to the rural and secluded areas of the conservation area.</td>
</tr>
<tr>
<td>d.</td>
<td>There are tree belts around the South West of OS5 which contribute to the rural and secluded nature of the conservation area.</td>
</tr>
<tr>
<td>e.</td>
<td>The edge of the settlement is clearly defined by the ancient pastureland OS5 which contributes to the secluded character of the conservation area.</td>
</tr>
<tr>
<td>f.</td>
<td>The pastureland OS5 can be seen from the Highway from the High Street and in winter from Fawsley Road.</td>
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as based on the evidence provided and historic map analysis, and that the pastureland has historic interest and makes a positive contribution to the current setting of the conservation area.

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<td>b.</td>
<td>The site has been visited and the area identified can be seen from the shared driveway for properties along The Derry. It is possible that in the winter season the trees may allow further visibility from the south.</td>
</tr>
<tr>
<td>c.</td>
<td>It is agreed that these trees provide enclosure to the edge of the settlement as identified in the draft appraisal at page 25 in View 11.</td>
</tr>
<tr>
<td>d.</td>
<td>It is agreed that these trees provide enclosure to the edge of the settlement as identified in the draft appraisal at page 25 in View 11.</td>
</tr>
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See final action response below.

See final action response below.

See final action response below.

See final action response below.
**IN SUMMARY**

1. The Derry and the Properties on the Derry are part of the Historic Core of Everdon as they have all the Features that give Everdon its Spatial Character and there is documented evidence they have been there for centuries.

2. The View of the Derry and the view beyond of OS5 is seen from the Public Realm within the Conservation and the Highway.

3. The View of the Ancient pasturelands of OS5 from this part of the Historic Core of Everdon have hardly changed in centuries.

4. The majority of OS5 is still used for agricultural purposes.

5. OS5 does Significantly contribute to the conservation area.

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e. It is agreed that the area provides a strong edge of settlement character and that the trees provide enclosure.

f. Having visited the site there is a pleasant view of the pasture which can be seen from the shared driveway for properties on The Derry. No views could be confirmed from High Street, excepting a minor, glimpsed view to the west of Hillside house. View 11 across the fields to the south of The Derry was taken in February 2019 when the tree cover was enough to restrict views of OS5. However, it may still be possible to see parts of this area at other times of the year when tree cover is lessened.

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1 Comments noted.

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See final action response below.
The view of OS5 running up to Everdon Hill, from the Derry is stunning and had been the same since before 1687. It is lovely to know that Thomas Sneath and William Warwick in 1859, when they came out of their home all those centuries ago had that same view up to Everdon Hill as there is now.

I think there is no doubt that OS5 should be reclassified as an area of Significant Contribution to the Conservation Area and that the view from the Derry should be added to the List of Views and that this should be reflected in the Final Version of The Everdon Conservation Appraisal and Management Plan.

2 A view of the pastureland is available from the private driveway on The Derry, but no view could be confirmed from High Street, except a glimpsed view from the west of Hillside house.

3 It is agreed that this area has retained its traditional rural character typical of pastureland.

4 Comments noted.

5 From further analysis it is agreed that the pastureland is typical of that surrounding the conservation area, and that it has a spatial relationship with The Derry which has retained its rural character. Being representative of this character and visible from The Derry, it is considered that it should be reclassified as making a significant contribution.

6 A view of the pastureland in the direction of Everdon Hill can be seen from
the private driveway along The Derry, which has retained its rural, agricultural character.

Comments noted.

It is agreed that OS5 should be reclassified as making a significant contribution to the conservation area, based on the evidence presented and from visiting the site and that the two easternmost paddocks be proposed for inclusion within the conservation area.

Furthermore, it is agreed that the view from The Derry over OS5 should be added to the important views in the appraisal.

See final action response below.

Include two easternmost paddocks of OS5 within proposed conservation area.

Section 7.6, page 33, para 2, change text as follows:

OS5: Land to the south of High Street and west of The Derry Fawsley Road

- Aside from the tree belts to the very south, this open area adjacent to the conservation area makes no
Modern development has occurred to the very west, and the land to the south is largely unseen both from the public realm within the conservation area and from outside the conservation area along public footpaths of highways.

- This area of historic paddocks to the west of The Derry makes a significant contribution to the character and appearance of the conservation area.
- The paddocks themselves are most likely pre-parliamentary enclosure relating to...
earlier enclosures associated with The Derry, and have retained their historic form to a large extent.

- The tree belts to the south and west provide a strong, defined edge to the settlement and indicate the historic route of a trackway leading to Fawsley Road.
- A long view of the pastureland and paddocks can be seen from The Derry looking westwards.

OS6: Land to the east of Fawsley Road and south of Farthing House

- This area of agricultural land makes a negligible contribution to the
conservation area.

- The character of the land has been eroded by the modern development to the north, and the area is not visible from the public realm or the highway.

Section 7.6, page 35, redefine O5 and new O6 on open space analysis map.

Consequential renumbering of OS references will be undertaken as necessary in Section 7.6.

Section 7.5, page 25, para 5, new text as follows:

V10: View across paddocks west of The Derry

This view looks westwards from The Derry across historic paddocks which have been retained as probable pre-parliamentary enclosures in
| | | their current form most likely since the 18th century and make a significant contribution to the character and historic interest of the proposed conservation area. The strong tree belts which form a natural defined edge to the settlement are visible to the west and south. | Section 7.5, page 27, add new view 10 to important views map. Section 7.5, page 29, add photograph of new V10 to views images. Consequential renumbering of views will be undertaken as necessary in Section 7.5. |
Jean and Martin Drake

Thank you for the opportunity to respond to the above draft document. We would like to make the following observations and points:

We support the proposed 2019 extension to the existing 2000 conservation designation. We are pleased that the proposal extends the designation to contain more features and characteristics which make Great and Little Everdon unique, locally distinctive and reflects its historical heritage.

However, we are surprised, from map evidence, that the land to the west of The Derry is not included in the proposed conservation designation (OS5). The Derry and its surrounding area is one of the earliest regions within the Everdon Parish to be settled and developed. Deed evidence suggests settlement and land use from the mid-1800 and possibly earlier. We would make the following observations:

- the street pattern of Everdon has been laid out in its current form since at least the 17th century with The Derry, its surrounding paddocks and trackways visible on old maps (1st edition OS mapping 1883). The Derry, its surrounding paddocks and trackways are also visible in the modern street pattern and therefore are of historical significance placing this area at the historical core of Everdon. There is an ancient tree lined trackway to the south of The Derry paddock

Comments welcomed.

Comments noted.

Comments welcomed.

Comments noted.

It is agreed that the lane known as The Derry has probably existed in some form since the 17th century (corroborated by building age, type and style), and forms a strong edge to the settlement. Its late 19th century layout is confirmed by 1st edition Ordnance Survey mapping, which has little changed since, aside from the truncation of the lane to the south of The Three Firs. Whilst the trackway mentioned is now not

See suggested action in response to final point below on inclusion of area within proposed boundary and redefinition of open space.
(Fig 5). This trackway is of historical importance, contributes to the experience and setting of this area and links to existing trackways: Photograph evidence P1, P2, P3

- mature native trees survive and mark the path of the ancient trackway to the south of The Derry paddock. Whilst acknowledging individual trees cannot be included in a conservation designation, we request Daventry CC consider the contribution these trees make to the character of the area and if necessary create a Tree Preservation Order to protect them and the heritage of the ancient trackway: P1, P2, P3, P4

- The Derry paddock and ancient trackway to its south is a haven for wild life, acts as a wildlife corridor both into and out of Everdon. It contains a diversity of flora and fauna. As a result of this, the trackway and belt of native trees has a strong relationship with the immediate and surrounding landscape, which helps define its rural character: P5

- The long view from the Fawsley Road between publicly accessible it is indicated by the tree line which survives and contributes to the setting of the village and edge of settlement character of this area.

As noted above, the trees denote the line of the previous pathway. The trees are considered to contribute to the setting of the conservation area, and are identified in View 11 of section 7.5 of the draft appraisal. It is proposed that the two easternmost paddocks of OS5, including the tree belts, be included within the proposed conservation area, therefore extending protection over the tree belts.

See above response concerning trees. Whilst it is acknowledged that there are other environmental benefits resulting from the natural character of the pastureland and presence of the tree belts, it is not within the remit of the appraisal to designate for the benefit or reasons of biodiversity.

This view is identified in the appraisal at See final suggested action below.

Section 7.5, page 25, para 5,
High Street and north of the ancient trackway provides a vista of St Mary’s church tower and the roofline of the western side of Everdon, which includes the Derry paddocks. This contributes significantly to Everdon’s rural setting and provides dynamic views of the surrounding landscape immediately to the south of the High Street. Whilst acknowledging this long view and vista is seasonal (October to May, approximately 7 months of the year), it does contribute to how the conservation area is experienced. It takes in the pastoral land immediately south of the High Street which contributes to Everdon’s rural setting. The strong belt of ancient trees, which marks the path of the ancient trackway south of High Street, emphasises the secluded character of Everdon. It provides a vista and evidence of one of Everdon’s earliest areas to be settled and developed. We ask that is consider for inclusion in the designation: P1, P3, P6

We believe the Derry Paddocks and path of the ancient trackway west of The Derry provides a vista and evidence of one of Everdon’s earliest areas to be settled and developed. We ask that is consider for inclusion in the designation: P1, P3, P6

section 7.5 as View 11, presented over the pastureland identified as OS4 (south of OS5) which takes in the important vista across the countryside and the view of St Mary’s Church. The view was taken in February 2019 when the tree cover restricted direct views of OS5. The tree belts are significant in this view for their contribution to the sense of enclosure and strong edge of settlement character. It is proposed to add the view from The Derry across the paddocks (P3) into the Views and Vistas section.

new text as follows:

V10: View across paddocks west of The Derry

This view looks westwards from The Derry across historic paddocks which have been retained as probable pre-parliamentary enclosures in their current form most likely since the 18th century and make a significant contribution to the character and historic interest of the proposed conservation area. The strong tree belts which form a natural defined edge to the settlement are visible to the west and south.

Section 7.5, page 27, add new view 10 to important views map.

Section 7.5, page 29, add photograph of new V10 to views images.

Consequential renumbering
ancient trackway, with its belt of indigenous trees, at the edge of settlement is clearly defined and contributes an immediate context to Everdon’s secluded character.

We request that OS5 be included within the proposed 2019 conservation designation to retain, sustain and enhance the significant heritage asset this area provides for Everdon.

It is agreed that the paddocks and tree belt form a strong and clear defined edge, which contributes to the character and setting of the conservation area, and have historic interest owing to their historic use and the location of the historic footpath and relation to The Derry. Based on the evidence provided and subsequent site visits, it is agreed that the two easternmost fields (part of the area of OS5) should be included within the conservation area due to the positive views of the paddock and the strong definition of the trees, which define the pathway of the historic trackway. This area will be re-defined as making a significant contribution to the character and appearance of the conservation area. The westernmost field will remain outside of the conservation area and continue to be defined as a negligible contribution.

| Section 7.6, page 33, para 2, change text as follows: |
| OS5: Land to the south of High Street and west of The Derry Fawsley Road |
| • Aside from the tree belts to the very south, this open area adjacent to the conservation area makes no contribution to its character and appearance. |
| • Modern development has occurred to the very west, and the land to the south is largely unseen both |
from the public realm within the conservation area and from outside the conservation area along public footpaths of highways.

- This area of historic paddocks to the west of The Derry makes a significant contribution to the character and appearance of the conservation area.
- The paddocks themselves are most likely pre-parliamentary enclosure relating to earlier enclosures associated with The Derry, and have retained their historic form to a large extent.
- The tree belts to the south and west
provide a strong, defined edge to the settlement and indicate the historic route of a trackway leading to Fawsley Road.

- A long view of the pastureland and paddocks can be seen from The Derry looking westwards.

OS6: Land to the east of Fawsley Road and south of Farthing House

- This area of agricultural land makes a negligible contribution to the conservation area.
- The character of the land has been eroded by the modern development to the north, and the area is not visible from the public realm or the
Section 7.6, page 35, redefine OSS and new OS6 on open space analysis map.

Consequential renumbering of OS references will be undertaken as necessary in Section 7.6.
| D. James | Remove agricultural building and loose boxes and yards from rear of 15 Bethel Lane as none make any contribution to the proposed conservation area. | It is agreed that the small collection of modern agricultural buildings on Bethel Lane do not contain any inherent historic interest, however it is considered that this is an important area adjacent to St Mary’s Church which is sensitive and vulnerable to impact from development on the edge of the village, whether residential or through other uses. Therefore it is considered that retaining these buildings within the conservation area allows for more control in a sensitive location, which may provide the opportunity in the future to enhance this entrance to the conservation area. The potential sensitivity of this area could be more clearly identified in the appraisal to steer development in the future. | Section 10.3, page 51, para 2 add new text:

“Bethel Lane Entrance

The approach to the village from the south has a clearly rural character and is enhanced by excellent views of St Mary’s Church. Bethel Lane has a highly traditional, rural character, however some modern residential development has occurred which is less in keeping with the character and appearance of the conservation area. If future development were to occur on Bethel Lane, careful consideration would need to be taken to ensure that the form, layout and materials used preserved or enhanced the character of the conservation area and its rural setting. Any changes or additions to agricultural buildings in this area should have regard to the sensitive
<p>| J. M. James | Delete “Deighton House” and “Halifax Lodge” – both 1970s houses- situated in Bethel Lane as neither property makes any useful contribution to the proposed conservation area boundaries; in fact both detract from the appearance of the location in what is a sensitive part of the village opposite St Mary’s Church. | These properties do not have any inherent historic or architectural interest however it is considered that this area is sensitive to change and therefore retaining the properties within the conservation area allows for more control over future development. The potential sensitivity of this area could be more clearly identified in the appraisal to steer development in the future. | edge of settlement location, including preserving or enhancing important views, other noted positive features and the setting of the grade I listed St Mary’s Church. Section 10.3, page 51, para 2 add new text: “Bethel Lane Entrance” The approach to the village from the south has a clearly rural character and is enhanced by excellent views of St Mary’s Church. Bethel Lane has a highly traditional, rural character, however some modern residential development has occurred which is less in keeping with the character and appearance of the conservation area. If future development were to occur on Bethel Lane, careful consideration would need to be taken to ensure that the form, layout and materials used preserved or enhanced |</p>
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<th>Name</th>
<th>Comment</th>
<th>Comments welcomed</th>
<th>No change</th>
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<tbody>
<tr>
<td>David Osborne</td>
<td>Excellent presentation. Well done.</td>
<td></td>
<td>No change</td>
</tr>
<tr>
<td>Shaen Linfoot</td>
<td>Very considered and thorough document relating to Everdon and Little Everdon. Hope it proceeds well. Everdon Parish Council of which I am a member fully support this.</td>
<td></td>
<td>No change</td>
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</table>

the character of the conservation area and its rural setting. Any changes or additions to agricultural buildings in this area should have regard to the sensitive edge of settlement location, including preserving or enhancing important views, other noted positive features and the setting of the grade I listed St Mary’s Church.
| Anonymous | An excellent report- well done. | Comments welcomed. | No change. |
### Survey Responses

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<tr>
<th>Respondent</th>
<th>Comments</th>
<th>Suggested Response</th>
<th>Suggested Action</th>
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<tr>
<td><strong>Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)</strong></td>
<td></td>
<td></td>
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<tr>
<td>Angela Wilson-North</td>
<td>Yes</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
<tr>
<td>Susan Caldicott</td>
<td>Yes</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
<tr>
<td>Peter Bowman</td>
<td>Yes</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
<tr>
<td><strong>Do you think the Appraisal captures the special interest of Everdon? Please use the text box to highlight any specific features which you think either have or have not been captured.</strong></td>
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<tr>
<td>Angela Wilson-North</td>
<td>I thought the Appraisal was “spot on” and highlighted the very special features and characteristics of Everdon village</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
<tr>
<td>Susan Caldicott</td>
<td>Good to see historical and views are being protected.</td>
<td>Comments welcomed.</td>
<td>No change.</td>
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</tbody>
</table>
| Peter Bowman           | very through, but the bricks on White House Farm are just white, I don’t think they are painted | Comments noted, this has been verified and the reference in the appraisal will be changed. | Section 10.1, page 48, para 1, change text: “The façade is constructed using white bricks. This is highly unusual for the area, which is characterised by the use of ferrous-red brick painted white, making the property
<table>
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<tbody>
<tr>
<td>Angela Wilson-North</td>
<td>The Old Vicarage- a substantial home at the heart of the village</td>
<td>This appears to be a reference to The Old Rectory which is already listed at grade II. The front walls and gate piers to the Old Rectory are also listed at grade II in their own right.</td>
<td>No change.</td>
</tr>
<tr>
<td>Peter Bowman</td>
<td>yes</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
</tbody>
</table>

Do you agree with the candidates for the Local List? (see pages 46-49 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.

Angela Wilson-North | The Old Vicarage- a substantial home at the heart of the village | This appears to be a reference to The Old Rectory which is already listed at grade II. The front walls and gate piers to the Old Rectory are also listed at grade II in their own right. | No change.       |

Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent? Please use the text box to identify specific areas where guidance is either satisfactory or lacking.

Angela Wilson-North | Not sure how much was available previously but now having read the Consultation Document it is very clear to me. | Comments welcomed.                                                                 | No change.       |

Peter Bowman       | still not sure about the need for wooden rather than uPVC, as there are poor wooden windows that look cheap and inappropriate and some very good plastic ones that look fine. Design and quality rather than just the material used these days. | uPVC is generally not considered an appropriate replacement for traditional timber windows within historic properties. The replacement of a traditional fabric with a modern material may serve to lessen the authenticity of the special interest of the property. Furthermore, although | No change.       |
it is accepted that modern materials are growing in sophistication, a far more accurate and delicate design for fenestration or other fittings can often be achieved through the use of traditional timber work.

The use of uPVC as a material can also lead to the creation or worsening of damp within the historic properties, as the material is not breathable, causing moisture to be retained in walls rather than escaping through timber work which can be far more easily maintained and treated.

Do you think there are any actions missing from our Management Plan? (see pages 54-56 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.

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<tr>
<td>Angela Wilson-North</td>
<td>The document refers to street signage, satellite dishes, wiring on buildings and how best to locate them. Consideration should be given to CCTV cameras which are becoming a nuisance in the village. The Old Chapel opposite my house has 3 cameras on the front of the building.</td>
<td>It is agreed that, whilst not controlled through planning permissions, the introduction of such equipment can have an impact on the character and appearance of an area. Surveillance equipment should, where possible, be sited on buildings sensitively, so that it causes minimal disruption.</td>
<td>Section 9.9, page 45, para 6, new text: “Furthermore, external wiring should not be taken across the frontage of a building; or, where unavoidable, should be consolidated and kept tidy so as not to affect the character and appearance of the area.”</td>
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<tr>
<td>Peter Bowman</td>
<td>house- an intrusion not only of my privacy but an eye sore.</td>
<td>harm to the character and appearance of the conservation area.</td>
<td>visual amenity of the building or street scape. CCTV and domestic surveillance equipment should also be sited sensitively so that there is minimal harm to the character and appearance of the conservation area.”</td>
</tr>
<tr>
<td>Angela Wilson-North</td>
<td>I understand your reasoning of Article 4 Directions but where you list all the properties in the box to the right- are you saying that those</td>
<td>Article 4 Directions are a forward looking planning control. As such, they do not work retrospectively and do not require works to be</td>
<td>No change.</td>
</tr>
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<td>properties should have to have work previously carried out returned to its original features? Not clear to me.</td>
<td>undertaken to restore original features. Rather, they seek to sustain the special historic character and appearance of a conservation area through the careful control of development, requiring planning permission to be sought for certain specified works, such as the replacement of windows or doors.</td>
<td></td>
</tr>
<tr>
<td>Susan Caldicott</td>
<td>I agree with the proposal.</td>
<td>Comments welcomed.</td>
<td>No change.</td>
</tr>
<tr>
<td>Peter Bowman</td>
<td>fine</td>
<td>Comments noted.</td>
<td>No change.</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angela Wilson-North</td>
<td>none</td>
<td>Comments noted.</td>
<td>No change.</td>
</tr>
<tr>
<td>Peter Bowman</td>
<td>fine</td>
<td>Comments noted.</td>
<td>No change.</td>
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