

**Daventry District Council**

**West Haddon Conservation Area  
Appraisal and Management Plan  
Supplementary Planning Document**

**Statement of Consultation**

**Adopted February 2020**



## Introduction

This report sets out the consultation undertaken on the West Haddon 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 12<sup>th</sup> September 2019 the Council's Strategy Group resolved that consultation could take place on the document.

## Consultation

Consultation commenced on 23<sup>rd</sup> September 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 Monday 4<sup>th</sup> November 2019. A public exhibition was held at the West Haddon Village Hall on Tuesday 22<sup>nd</sup> October 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 6<sup>th</sup> February 2020 followed by Full Council on 20<sup>th</sup> February 2020 when the document was adopted.

## **Appendix A- West Haddon Conservation Area Consultation Notice**

### **West Haddon 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 West Haddon. 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 23<sup>rd</sup> September 2019 and closes at 5pm on Monday 4<sup>th</sup> November 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](mailto:heritage@daventrydc.gov.uk) by **5pm on Monday 4<sup>th</sup> November** at the latest.

Comments cannot be accepted after this time.

**Rhian Morgan**  
Heritage Policy Officer

**Appendix B- West Haddon Conservation Area Consultation Schedule of Responses (Written and Survey Responses)**

**Written Responses**

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Response</b>	<b>Suggested Action</b>
Anglian Water Service Limited	Having reviewed the proposed new area at West Haddon, I can confirm that Anglian Water have no comment to make.	Comment noted.	No change.
Pat Baldwin	I am totally anti to a Conservation Area for West Haddon as anything worth conserving is already listed and also people do not understand what it incurs.	West Haddon currently has 32 Listed Buildings but there is also a high proportion of non-designated buildings and other features that make an important contribution to the historic character of the village that merit protection through conservation area status. Section 2.3 of the Draft Appraisal and Management Plan sets out the additional planning controls that conservation area status brings. Information is also available on Daventry District Council's website <a href="https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/">https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</a>	No change.

	<p>West Haddon is not a “chocolate box” type of village, it is a hotch potch of all sorts of dwellings that do not need to be conserved.</p> <p>There is a listed buildings officer who is very officious in what will be allowed and what will not which is as it should be to a certain extent on properties that are worthy of preservation. Ordinary householders should be allowed to keep their properties in good repair etc. without having to get permission before doing so.</p>	<p>Conservation areas are not solely for the purpose of conserving “chocolate box” villages. They exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. The variety of buildings, street furniture and archaeological features that give West Haddon its historic character is a result of its unique history and how it has developed over centuries and, therefore, they merit conservation.</p> <p>The purpose of conservation area status is not to prevent property owners from carrying out works to their buildings but to ensure that they are carried out in a way that is sympathetic to the character of the individual building and the wider conservation area. Conservation area status introduces a number of extra planning controls but other works may still be allowed to be carried out without first having to apply for planning permission. These details can be found in Section 2.3 of the Draft Appraisal and Management Plan or by visiting <a href="https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/">https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</a></p>	<p>No change.</p> <p>No Change.</p>
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<p>Beatrice Dunkley and Sheila Dunkley</p>	<p>I am putting my letter in writing to ask if this is the final plan or can you add to it because we do not want our properties in it.</p> <p>We need yellow lines in the village at Foxhill Road, Northampton Road, the lane near The Banks land because they park in my hedge.</p>	<p>Daventry District Council has a statutory duty to review the conservation area boundaries periodically so it is possible the West Haddon Conservation Area boundary could be amended in the future. However, current proposals do not include the properties in question within the conservation area.</p> <p>It is the responsibility of Northamptonshire County Council to deal with requests for new parking restrictions, including yellow lines. More information can be found at <a href="https://www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/parking/Pages/request-for-new-parking-restrictions.aspx">https://www3.northamptonshire.gov.uk/councilservices/northamptonshire-highways/parking/Pages/request-for-new-parking-restrictions.aspx</a></p>	<p>No change.</p> <p>No change.</p>
<p>Richard Humphreys</p>	<p>1. I commend, and am very appreciative of, all the work and scholarship that has contributed to the document thus far.</p> <p>2. I respectfully suggest below a number of typographical corrections and alterations for consideration.</p>	<p>1. Comments welcomed</p> <p>2. Comment noted. See response to individual points below.</p>	<p>No change.</p> <p>No change.</p>

	<p>Section 2 Policy and Legislation</p> <p>3. Para 2.2-2<sup>nd</sup> line-typo-to read “assess”.</p> <p>Section 3 Summary of Proposed Conservation Area Boundary</p> <p>4. This description will need to be amended if the areas of land referred to below (see in particular paras 28-33 and 38) are included in the proposed CA boundary</p>	<p>3. Comment noted.</p> <p>It is agreed to include the land in question within the conservation area (see response to points 28, 30 and 31) so the summary text describing the proposed boundary will be amended.</p>	<p>Page 7, Section 2, para 2.2, 2<sup>nd</sup> line, correct typo to read “assess”.</p> <p>p. 9, Section 3, 1<sup>st</sup> paragraph, change text to the following:</p> <p>“The proposed conservation area boundary starts <u>on the opposite side of the road to</u> at the Almshouses on Crick Road, including them and runs <u>west along the road until it meets the allotment.</u> <del>down the west side of West End including all the buildings and their rear plots until it reaches the corner of 33 West End. Here it turns to the southwest to the tract of green space between northwest of the Village Hall and the 19<sup>th</sup> century school building at West Haddon Endowed School. Here it turns south and follows the field boundary to the southern tip of this field before turning northeast along the field boundary.</del> It follows the <u>boundary along the southern side of three further enclosed fields before reaching The Green.</u>”</p>
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			<p>including all the properties on the southwest side of West End. At The Green the boundary includes the 19<sup>th</sup> century school building at West Haddon Endowed School. To the south of No. 1 The Green the proposed boundary continues to the southwest along the west boundary of No. 25 West End and then takes in buildings and their plots on the north side of Staffords Lane...”</p> <p>p. 9, Section 3, 4<sup>th</sup> paragraph, change text to the following:  “<del>At the corner of No. 1b Crown Lane the boundary turns to the north and follows the property boundary of Lime Tree House until it meets the corner of the Old Recreation land. before turning to the west again to include All Saints’ Church cemetery. After returning along the west boundary of the cemetery, the conservation area boundary follows the property boundary of no. 1 High Street and then turns northwest behind The Chestnuts on West End. The Crown Inn, All Saints’ Church and Brownstones (No. 2 High Street) are all included in the proposed</del></p>
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	<p><b>Section 4 Summary of Special Interest</b></p> <p>5. Reference is made to the “historic core” centred on the</p>	<p>5. It is agreed that the term “historic core” to describe the intersection of High Street, Station Road and West End could infer that development outwards along these roads occurred at a date much later than that in the area of the intersection. Based</p>	<p><u>conservation area. The boundary continues to follow the rear of the properties on the east side of West End until it reaches No. 30 where it turns to the northeast to include the area of green open space adjacent to the building. Here it turns north and follows the boundary of the Old Rec, including it until it meets a hedgerow coming in from the right. It follows this hedgerow in a north-westerly direction including the Market Field until it meets Yelvertoft Road. The Crown Inn, All Saints’ Church, the cemetery, Brownstones (no. 2 High Street) and buildings on the northeast side of West End are all included. At Yelvertoft Road the boundary turns to the southeast, running down the road on its southwest side. At Slye’s Green it turns west along Crick Road towards the Alms houses where it began.”</u></p> <p>5. Section 4, page 12, para 2, bullet 1, change text as follows:</p> <p>The special interest of the proposed West Haddon Conservation Area derives from the</p>
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	<p>intersection of High Street, Station Road and West End. It is important that the summary and the document as a whole recognise that development further along what is now called West End Road is likely to have begun by the end of the C13th<sup>1</sup> i.e. well before the C19th.</p> <p>a. As page 15 acknowledges, there is documentary evidence referring to the Crane family as far back as 1495 and their connection with 3 The Green.</p> <p>b. a fire in 1657 destroyed a number of houses in West End leaving 6 households homeless.</p> <p>c. further, present day Gulliver's, 43 West End<sup>2</sup>, whilst built by the</p>	<p>on the evidence presented, the text in Section 4-Summary of Special Interest and Section 6-Historic Development will be amended to mention the likely medieval development of West End.</p>	<p>following characteristics:</p> <ul style="list-style-type: none"> <li>• Its settlement form; West Haddon has an easily recognisable historic core centred around <del>the point where Station Road, High Street and West End meet,</del> adjacent to the impressive All Saint's Church <u>and radiating outwards along High Street, Station Road and West End.</u> A variety of designated and non-designated historic buildings line the streets in the historic village core.</li> </ul> <p>Also in response to point 5a-d: Section 6, p. 15, para 3, change text as follows:</p> <p><del>"The element 'end' in a place-name often denotes a later extension to a settlement. The 1885 Ordnance Survey map depicts two 'ends' in West Haddon;"</del></p>
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<sup>1</sup> West Haddon Local History Society's book "Streets of Character – a stroll through the streets of West Haddon" (2002), p.46.

<sup>2</sup> Known as "The Limes" at the time of its ownership by Colonel Dr Morrison (he died in the early 1970s, part of the ground floor of the house was his surgery – The Limes reflected the prominent lime trees which still run across the frontage (including the land on which Bank Field to the north is situated (which land,

	<p>Gulliver family<sup>3</sup> in circa 1820, was built <u>on the site of a former house</u>.</p> <p>i. a former house is referred to in the record of a legal dispute between 2 Gullivers in the mid C16th<sup>4</sup> concerning ownership of the house and three quarters of a yardland<sup>5</sup>.</p> <p>ii. the 1674 Hearth Tax returns the then William Gulliver's holding as around three quarters of a yardland.</p> <p>iii. the Enclosure award of 1765</p>		<p>Section 6, p. 15, between para 4 and 5 add additional paragraph to read as follows:</p> <p><u>“Development along West End may have begun by the end of the 13<sup>th</sup> century. Documentary evidence demonstrates it was certainly under way by the 15<sup>th</sup> century and a building known as ‘Cranes’ was standing at The Green by 1495 (see below). The present day Gulliver’s, 43 West End was built on the site of an earlier house that is recorded in a legal dispute dating to the mid-16<sup>th</sup> century. A fire in 1657 destroyed a number of houses leaving six households homeless. Furthermore, a number of cob walls along West End also point to the early development of this area, for example the exterior</u></p>
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*along with Rivendell, was until the 1980s part of The Limes) and are visible in, for example, in Views 7 and 10 on p.32 and again, in spring on p.77), in the 1990s renamed “Haddondale”; and now renamed “Gulliver’s” (there being now a Lime House in the High Street) to maintain the tradition of referring to the name of the owner who built the house – William Gulliver and his brother John Gulliver.*

<sup>3</sup> *the Gulliver family’s association with West Haddon can be traced back to the C13th (documentary evidence in the charters of Daventry Priory gives the names of three ‘Gulafre’ who were witnesses to West Haddon land transactions. It came to an end when the granddaughter of William Gulliver (who in circa 1820 with John Gulliver built the present house on the site of the previous house) sold the house to Dr Stephenson in 1901.*

<sup>4</sup> *National Archives C1/122/30-33, 1544-1551.*

<sup>5</sup> *Source: Wendy Raybould, January 2016.*

	<p>awarded, to a subsequent William Gulliver, lands (47 acres, 1 rood and 16 perches) in lieu of three quarters of a yardland in West Haddon<sup>6</sup>.</p> <p>d. moreover the cob walls which</p> <p>(i) are seen further north on West End (on the south side of the road) in part the exterior wall of Woodbine Cottage (49 West End) which fronts West End Road;</p> <p>(ii) used to be seen at 47 West End (until removed by the present owner, by his own admission); and</p> <p>(iii) still border the Market Field/public footpath side of the</p>		<p><u>wall of Woodbine Cottage, 49 West End, the boundary wall of Thorndale Lodge and a now-demolished wall at 47 West End.”</u></p> <p>Section 6, p. 15, para 3, first sentence – refer to change mentioned above for 5.</p>
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<sup>6</sup> *There are numerous Gulliver headstones lining the southern exterior wall of the church; and a C19th memorial to a charitable endowment by John Gulliver (1790 – 1864) is inside the church above and to the right of the south door.*

	<p>boundary wall of Thorndale Lodge<sup>7</sup> (as noted at p. 24 (FP2), Suggest development of considerable age, predating the C19th considerably.</p> <p>6. The “extension” referred to on page 15 (last paragraph, left hand column) may therefore simply have been infill beyond 31 West End and/or The Green and/or development on the north side of West End. The reference to “expansion” on page 19 needs to be seen in this context. “Historic Core” may perhaps be misleading unless qualified.</p> <p>7. As regards the C19th, whilst</p>	<p>6. It is agreed that the text should be amended to take out references to “extension” and “expansion” along West End to make it clear that the origins of this road are early and it should be regarded as part of the historic core.</p> <p>7. It is agreed that reference should be made to the location of the Alms Houses</p>	<p>Section 6, p. 19 para 3, change text as follows:</p> <p>“The village expanded, particularly along <del>West End</del> and Guilsborough Road, in the 18<sup>th</sup> and 19<sup>th</sup> centuries. <u>Elsewhere, for instance along West End, plots of open land between earlier buildings were developed.</u> “</p> <p>Section 6, p.20 para 1, change text as follows:</p>
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<sup>7</sup> Not known whether the wall belongs to Thorndale Lodge or Rush House.

	<p>rightly reference is made to the six Alms Houses, which buildings reflect the charitable concerns and prosperity of their Victorian benefactors, a key point which is omitted at this point<sup>8</sup> is the significance of its location. Charity did not extend to inclusivity: as was often the case, the Alms Houses (as with work houses, asylums etc.) were located outside the village. The charity lands, which were to provide part of the site and further funds therefore, were (and are) situated south and west of the Alms Houses, along the A428 up to the parish boundary with Watford<sup>9</sup> in 2 blocks of land.</p>	<p>outside of the village as an important reflection of the social history of the 19<sup>th</sup> century.</p>	<p><u>“Lovett built the Alms Houses on land called Chringle Close. The building’s location outside the village is significant. Although the building reflects the charitable concerns of William Lovett towards the poorer inhabitants of West Haddon, its location outside the village shows his approach was not one of inclusivity. The residents of the Alms Houses were to be kept at a distance from the village. This was typical of the period with alms houses, work houses and asylums often being separated from the main settlement. Rent from Chringle Close the land paid for the maintenance of the building.”</u></p>
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<sup>8</sup> It is mentioned in passing only at p.37 OS2, 4<sup>th</sup> bullet point.

<sup>9</sup> Including 12 acres referred to in the Enclosure Award as Town Land which abut the parish boundary.

	<p>8. No mention is made to either of the significance of the place names, again Victorian derivations: for example Harday (Hardays Lane), Slye (Slyes Close) were both doctors in the village. As regards Gulliver's, Charles Heygate Parsons (owner in 1838 with his wife, daughter of William Gulliver), his son Charles William Nicholas Parsons (owner in 1877 and grandson of William Gulliver) and William Stephenson (owner 1901, first non-Gulliver family) were all surgeons and Colonel Morrison (owner until circa 1972<sup>10</sup>) was the village doctor (see para 10 below).</p>	<p>8. It is agreed to make reference to significant place names that are within the conservation area.</p>	<p>Section 6, p. 20, after para 1, include new paragraph as follows:</p> <p><u>“Several place names have already been mentioned but others that are of interest to the history of West Haddon are Harydays Lane, Slyes Close and Slyes Green. Harday and Slye were both doctors. Dr George Harday lived at the far end of the lane was village doctor from 1849 until 1904.”</u></p>
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<sup>10</sup> *The village and others, in tribute to Dr Morrison, gave an inscribed fire-place and over-mantel (“West Haddon Inter Alia Donavit 1972”) to him which is still in the former waiting area of the surgery in Gulliver’s.*

	<p>9. There is little mention of the C20th. No mention is made, for example, of the nursery/market garden which existed on land, marked 'A' on the attached plan [see Appendix D], for much of the C20th. Productive fruit trees are still evident on this land illustrating rural/horticultural employment within the village in the C20th and supporting the description of "the peaceful atmosphere of West End" (OS12, p. 39).</p>	<p>9. It is agreed to include this information in the History and Open Space Analysis sections because the way in which the land has been used in the past is still evident from the existing fruit trees and this contributes to its historic interest. It is recognised that horticulture made a contribution to sources of employment in West Haddon during the 20<sup>th</sup> century and this point should be reflected in the Draft Appraisal.</p>	<p>Section 6, p. 20, 2<sup>nd</sup> para, change text as follows:</p> <p><u>"There was little change to the village in the first half of the 20<sup>th</sup> century although horticulture seems to have developed as a new source of employment. A nursery or market garden site was developed on land to the southwest of West End in the area to the rear of nos. 33-39 and in the post-war period a second nursery opened in the area that is now Nursery Close. <del>But the</del> The post-war period also saw large areas to the east of West Haddon, both on the north and south sides of Guilsborough Road, developed for housing."</u></p> <p>Section 7.7, p. 39, 3<sup>rd</sup> para (OS12), second bullet point, change text as follows:</p> <p><u>"During the 20<sup>th</sup> century this land was used as a nursery/market garden. Productive fruit trees still grow in this area and provide evidence of its former use. This land helps to preserve the peaceful atmosphere of West End."</u></p>
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	<p>10. The recent Nursery Close development off the Northampton Road is on land which was previously a nursery (and latterly a pine furniture factory) adjacent to the present Mower Shop.</p> <p>11. The influential C20th figure of Colonel Morrison is not referenced: he was the village doctor, Mastery of the Pytchley Hunt<sup>11</sup> and of 2 packs of fox hounds, lived at the Limes (now Gulliver's); a memorial to him can be seen – the entrance arch at the foot of the steps up to the Church off High Street; Morrison Park (housing development) was</p>	<p>10. See point 9 above.</p> <p>11. The arch/gates at the entrance to the churchyard is a prominent feature on High Street and since it is also a memorial it merits inclusion in the Draft Appraisal.</p>	<p>Addressed through point 9 – no further change.</p> <p>Section 7.8, p. 42, add a bullet point and add text as follows:</p> <p><u>“The decorative metal arch, lantern and gates at the entrance to the churchyard in High Street. The arch is a memorial to Colonel Morrison who was the village doctor and the Master of the Pytchley Hunt. There is a dedicatory metal plaque on the left-hand gate pier.”</u></p>
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<sup>11</sup> *The Pytchley Hotel in West Haddon has prints of the hunt and its members, including Colonel Morrison.*

	<p>named after him. He was a close friend of the late Lord Pritchard<sup>12</sup> who lived (and whose family still live) at West Haddon Hall.</p> <p>12. Reference is made on p. 20 to late 20<sup>th</sup> century and early 21<sup>st</sup> century development not on the whole reflecting the historic character of the village. One example is given: Pritchards Close. More examples could be given so that future applicants/developers and decision –makers/plan-makers (e.g. a future NDP) do not repeat errors of the past.</p>	<p>12. It is agreed that there are more examples of recent development within West Haddon that does not reflect the historic character of the village and these could be included in the Draft Appraisal.</p>	<p>12. Section 6, p. 20, add a paragraph between paras 3 and 4 to read as follows:</p> <p><u>“In Atterbury Close and Dairy Close dwellings are homogenous in their use of materials, which do not reflect those that are used in the historic parts of the village or the variety of materials in typical views along the streets. Here also some front gardens are unenclosed. Where boundaries are demarcated, rather than use walls, hedges have been planted. Again, this does not reflect the use of boundary walls as an important feature of the historic parts of West Haddon.”</u></p>
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<sup>12</sup> As in Pritchard's Close.

	<p>Section 5 Location and Settlement Context</p> <p>13. Page 13 “approximately” to read “approximate”.</p> <p>14. Reference is made to the underlying geology. The soil in some parts of the village is very sandy. This is reflected in the different forms of agriculture (arable or animal) in the particular location. The name Rye Hill for example reflects this<sup>13</sup>.</p>	<p>13. Comment noted. Agree to make change.</p> <p>14. It is agreed to include more detail about the local geology and how this has influenced past land use.</p>	<p>Section 5, p. 13, para 2, line 8, change text as follows:</p> <p>“The village lies at an <u>approximate</u> height of 170m OD...”</p> <p>Section 6, p. 18, para 1, addition to the end of the paragraph as follows:</p> <p><u>“In some parts of the village the soil is very sandy and this influenced whether land was given over to arable or livestock farming. The poor soils were probably kept as pasture for sheep grazing but the field name ‘Rye Hill’ also suggests areas where the soil was poor as this was the most productive grain for such soils. East and West Rye Hills lay either side of Guilsborough Road and High Street.”</u></p>
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<sup>13</sup> Prior to enclosure the whole Parish was divided into 3 big fields: Little, South and Debdale, the East and West Ryehills and the Heath.

	<p>15. Reference should also be made to the different Landscape Character Areas in (now) the Daventry Landscape Study. The village is one of only a few hilltop villages in the area. The village falls partly within the Guilsborough Ironstone Uplands LCA 1a and partly within the Undulating Hills and Valleys, Long Buckby LCA 13c.</p>	<p>15. It is agreed that the Daventry District Landscape Character Assessment (2018) should be referred to put West Haddon's location in the wider landscape into context.</p>	<p>Section 5, p. 13, 2<sup>nd</sup> para, line 6, change text as follows:</p> <p><u>“Settlements are relatively scarce, which gives the area a remote and isolated character. Within this, the Daventry District Landscape Character Study (2018) places West Haddon partly within the Guilsborough Ironstone Uplands (LCA1a) and partly within the Long Buckby Undulating Hills and Valleys. The Guilsborough Ironstone Uplands is an elevated landscape where the fringes of the character area are steeply sloping down to the Undulating Hills and Valleys LCT. The Ironstone geology is a strong unifying feature, its presence reflected its use as a local building material in vernacular buildings. To the southwest, West Haddon partly lies within the Long Buckby Undulating Hills and Valleys Landscape Character Area. It comprises a series of hills dissected by small river valleys which creates a distinctive undulating land form. The village lies at West Haddon occupies an elevated position within the landscape at an</u></p>
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	<p><b>Section 6 Historical Development</b></p> <p>16. Page 14, right hand column – reference to “Crown Street” should be “Crown Lane”.</p> <p>17. Page 19 reference to “partially buried metal water tank” – there are in fact 2 water tanks<sup>14</sup>.</p> <p>18. It would be helpful to show on a map where the finds were made and where, for example, the trackway referred to on the</p>	<p>16. Agreed. The text will be amended to read “Crown Lane”.</p> <p>17. Comment noted. The text will be amended to mention that there are two water tanks.</p> <p>18. Comment noted. Figures 3 and 4 will be amended to include the archaeological sites and find spots mentioned on p. 14.</p>	<p>approximate height of 170m OD, rising to 185 OD to the southeast along Northampton Road.”</p> <p>Section 6, p. 14, para 5, line 2, change text as follows: “It is likely that the market was held within the core of the village and the triangular area created by Crown <del>Street</del> <u>Lane</u> is the probable site.”</p> <p>Section 6, p. 19, para 2, change text as follows: “In the field to the west of Morrison Park Road are the remains of a <u>two</u> partially buried metal water tanks which <del>was</del> were used to store water pumped up from the watercourse to the north using a Townley hydraulic ram.”</p> <p>Section 6, p. 16, Figure 3; p. 17, Figure 4; amend map to include archaeological features referred to in paragraph 1, p. 14.</p>
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<sup>14</sup> Source: Wendy Raybould.

	<p>fifth line of page 14 was (e.g. is this “Hollow Way” to which reference is made in Figure 3 on p. 16?):</p> <p>Also to show the probable dividing line between the three manors in the last paragraph in the left-hand column of page 14. Without this information future decisions cannot be properly informed.</p> <p>19. No reference is made to the original greater importance of Winwick (and its C13th church) until a combination of absentee landowners and the economic advantages accruing to West Haddon by virtue of its location adjacent to drovers’ routes, its</p>	<p>The research required in order to reconstruct the geographical layout of the three manors would be considerable and is, unfortunately, outside the scope of this Draft Appraisal.</p> <p>19. It is agreed that reference should be made to this in Section 6-Historical Development of the draft appraisal.</p>	<p>No change.</p> <p>Section 6, p. 14, para2, change text to the following:</p> <p>“By the time of the Domesday Survey, West Haddon was an established village. It is mentioned as having 12 households in 1086, which is thought to be a medium-sized settlement at this time. <u>Winwick, 2km to the north, was at this time a more important settlement, probably having been established during the Saxon</u></p>
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	<p>market, etc. led to the growth of West Haddon<sup>15</sup>.</p> <p>20. Page 18 refers to West Haddon as a market town but it is not at all clear that it was ever other than a village<sup>16</sup>.</p>	<p>20. Comment noted. The text will be amended to omit the word 'town'.</p>	<p><u>period.</u>"</p> <p>Section 6, p. 14, para 4, change text to the following:</p> <p><u>"West Haddon's location gave it economic advantages over its neighbouring settlement of Winwick. Being situated adjacent to drovers' routes and at an important cross-road of the Market Harborough/Daventry road and the Rugby/Northampton Road, West Haddon developed as a thriving market settlement during the medieval period, to the detriment of Winwick to the north, which shrank in size."</u></p> <p>Section 6, p. 18, para 1, line 1, change text to the following:          "In addition to <del>being</del> <u>having</u> a successful market <del>town</del>, inhabitants of West Haddon also made their living from agriculture,</p>
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<sup>15</sup> The "Area to the south, west, north and south-east of the currently occupied area of Winwick village. Centred around the Church of St. Michael (at NGR SP6256973866)" is a Scheduled Ancient Monument. Historic England's website provides this summary: "Abandoned areas of the medieval village of Winwick, first documented in Domesday Book of 1086, although archaeological features dating to the late Saxon period suggest earlier origins."

<sup>16</sup> Villages had markets, not just towns.

	<p>21. Page 19 refers to the Townley hydraulic ram. The reason for siting in the field (known as the Old Rec) to the west of Morrison Park is not stated but no doubt this is because it lies clearly on the ridge/the high point of the field.</p> <p><b>Section 7 Spatial Character</b></p> <p>22. Page 22: final bullet point: the Queen Victoria Jubilee Oak stands on a small triangle of grass in front of Witchend, Northampton Road (Please see enclosed minute of West Haddon Parish Council (Autumn 1974 for history).</p>	<p>21. Comment noted. The text will be amended to include this detail.</p> <p>22. Comments noted. The text will be amended so the garden is referred to by its correct name.</p>	<p>farming strips in the open fields.”</p> <p>Section 6, p. 19, para 2, change text to the following:          “In the field to the west of Morrison Park Road are the remains to two partially buried metal water tanks that were used to store water pumped up from the watercourse to the north using a Townley hydraulic ram. <u>Being situated where they were, at the highest point of the field, water could then flow down to the village under gravity.</u>”</p> <p>Section 7, p. 22, final bullet point, amend text to the following:          “Open spaces , such as the churchyard of All Saint’s Church and the <del>Queen Victoria Diamond Jubilee Garden Festival Garden</del>, <u>at the junction of Northampton Road, High Street and Guilsborough Road</u>, contribute to the spacious atmosphere of High Street and provide a visual contrast to the built environment.”</p>
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	<p>23. Page 22: open spaces – express reference to the Old Rec should be made.</p>	<p>Comment noted. It is agreed that the Old Rec should be included in the conservation area and therefore an additional bullet point should be added in the Spatial Character Summary to highlight its importance. See point 28 below for further details.</p>	<p>Section 7.1, p. 22, include additional bullet point and the following text:</p> <p><u>“Pasture fields on the north side of the village, including Market Field and the Old Rec enable connectivity between different areas of the village and access to the countryside through a network of footpaths, including the Jurassic Way. The Old Rec, in particular, brings the countryside into the heart of the village and there are views outwards across the Guilsborough Ironstone Uplands Local Character Area from this Local Green Space, which enhances the rural setting of West Haddon.”</u></p>
	<p>24. Page 23 – the church is described as a Grade II* listed building – cf Grade I on p. 15. It is listed on the statutory list as Grade I.</p>	<p>24. Comment noted. The error of describing the church as a Grade II*listed building will be corrected.</p>	<p>P.23, Section 7.3, first bullet point, change text to the following:</p> <p>“Both the churchyard and the cemetery behind provide a peaceful open space that contributes to the amenity of the village and the setting of the <del>Grade II*</del> <u>Grade I</u> listed church and other adjacent buildings.”</p>

	<p>25. Page 23 – last bullet point – “Syles Green” to read “Slyes Green”. Dr. Slye was a contemporary of Dr Harday (Hardays Lane) and CWN Parsons. The last-named refers in his will (1884) to Harday as his friend and the will was witnessed by Slye.</p> <p>26. Page 24: para 7.4 – reference to “Fig 6” should read “Fig 12”.</p> <p>27. Page 24 – para 7.4. Footpath FP1 is also part of the Jurassic Way and could be recorded as such.</p> <p>28. The whole of the Old Recreation Land (shown as OS5 on Figure 15) should be included within the CA Boundary. This</p>	<p>25. Comment noted. The typographical error will be corrected.</p> <p>26. Comment noted. This error will be corrected.</p> <p>27. Comment noted. Additional text will be added to highlight FP1 is part of the Jurassic Way.</p> <p>28. Comments noted. Given the evidence presented here it is agreed that the Old Recreation Land shown as OS5 on Figure 15 should be included in the conservation area. In addition to the points presented here, this land also makes a contribution to the historic character of the</p>	<p>P. 23, Section 7.3, second bullet point, change the text to the following: “The triangular piece of land known as <del>Syles</del><u>Slyes</u> Green...”</p> <p>P. 24, Section 7.4, 1<sup>st</sup> para, change text to the following: “Most current public rights of way (see Fig. 6 <u>12</u>)...”</p> <p>P. 24, Section 7.4, 3<sup>rd</sup> para, change text to the following: “FP1: The footpath running north from Crown Lane adjacent to the cemetery, <u>which is part of the Jurassic Way and gives views of trees in the cemetery...</u>”</p> <p>p. 38, Section 7.7, 2<sup>nd</sup> para, change text to the following: “OS5: <del>Land northeast of Townley Barn</del>The Old Recreation Land</p> <ul style="list-style-type: none"> <li>• An area of pasture that makes a</li> </ul>
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	<p>land is an integral part of the <b>character</b> of the Conservation Area, i.e. countryside coming into the heart of the built village. As noted above, the land includes the Jurassic Way footpath (FP1 on Figure 12) into and from which FPs 2 and 3 lead.</p> <p>(a) this submission is supported by the Secretary of State’s decision (dated 27 August 2015) in respect of APP/Y2810/W/14/3000977.</p> <p>Para 241. “...Despite the existing houses to the east, there is a distinct impression of entering the countryside directly from the heart of the village at the southern end of the site. [207] This emphasises the rural setting of the village. ...”</p>	<p>conservation area. The field pattern dates back to at least the 19<sup>th</sup> century; hedgerow boundaries which enclose the land are depicted on the 1885 Ordnance Survey Map. There are a number of mature trees within the hedgerows. Furthermore, the late 19<sup>th</sup> century water tanks associated with the Townley hydraulic ram that pumped water from a watercourse to the north are a visible industrial archaeological feature situated at the highest point in this field.</p>	<p><del>moderate</del> <u>significant</u> contribution to the <u>character and</u> setting of the conservation area.</p> <ul style="list-style-type: none"> <li>• This area contributes to the rural, tranquil atmosphere of the conservation area <u>and brings the countryside into the heart of the village.</u></li> <li>• Footpath <u>1, which is part of the Jurassic Way,</u> runs to the north end of this field, provides long views to the open countryside beyond the edge of West Haddon.</li> <li>• <u>The land contributes to the historic character of the conservation area. Its hedgerow boundaries date back to at least the 19<sup>th</sup> century and are depicted on the 1885 Ordnance Survey map. In addition, two late 19<sup>th</sup> century water tanks situated at the highest point in the field are the remains of a system of pumping water uphill from a nearby watercourse using a Townley hydraulic ram which was manufactured in the village. The water tanks contribute to the archaeological and historic interest of the</u></li> </ul>
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	<p>Paras 247-8, 250:</p> <p>“247. ... The Jurassic Way is a long distance footpath which runs between Banbury in Oxfordshire and Stamford in Lincolnshire, largely following the Jurassic limestone ridge in Northamptonshire....</p> <p>248. ... the PRow clearly functions as a much used local path for walks around the village. At present it is well separated from built development ...</p> <p>...</p> <p>250. Overall I find that <b>this site is important to the form and setting of West Haddon</b>, both in terms of its position as a hilltop village and its rural setting ...”</p> <p>(b) the Secretary of State considered the above and <u>agreed</u></p>		<p><u>conservation area.”</u></p> <p>Amend conservation area boundary for Figures 1, 3, 4 11, 12, 13, 15, 20 and 29.</p>
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	<p>with the Inspector’s conclusions at paras 13-15 of his decision letter.</p> <p>29. It does not appear sufficient either just to refer to this land as Open Space (OS5). Moreover, and in any event, it provides a “significant contribution” to the CA, not a “moderate contribution”.<sup>17</sup> It is almost certainly the most popular recreational area of the village.</p> <p>30. The whole of FP2 (including OS4) should also be included within the CA boundary (as was proposed in the Parish Council’s submission to the District Council in 2010): there appears to be no</p>	<p>29. This land is referred to as ‘Open Space (OS5)’ for the purpose of the Open Space Analysis, which defines open space as common land, farmland, countryside and recreational space, including school grounds, churchyards and cemeteries. Taking the historic character of the Old Recreation Land together with the contribution it makes to the rural setting of the village it is also agreed that the contribution the land makes should be changed to ‘significant’.</p> <p>Comments noted. Please see the response to point 31, which addresses these comments.</p>	<p>See suggested changes for point 28 above.</p> <p>See suggested changes for point 31 below.</p>
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<sup>17</sup> The history of its use as a Recreation Ground can be found in the decision letter (2012?) declining to register the land as a village green.

	<p>justification for excluding it. Views down to Wellclose House and Gulliver's are afforded from FP2 and there is a much-used informal walk around the open field to the south of FP2.</p> <p>31. It is quite likely too that the current footpath FP2 was a route to take animals from the Market Field via FP1 to the market at the bottom of Crown Lane. The banking on either side of its route through the Market Field supports this.</p>	<p>Comments noted. This is a route from the adjacent Market Field (OS3) to the site of the market in Crown Lane and likely to be ancient. Furthermore, the enclosed fields through which Footpath 2 runs and their boundaries are depicted on the 1885 Ordnance Survey map. Therefore, the two enclosed fields (OS4) are of sufficient historic interest to be included in the conservation area and the open space analysis amended to categorise OS4 as making a significant contribution.</p>	<p>p.37, Section 7.7, para 6, change the text to the following: OS4: Land northwest of Townley Barn</p> <ul style="list-style-type: none"> <li>• An area of pasture that makes a moderate contribution to the setting <u>and historic character</u> of the conservation area.</li> <li>• A public footpath runs through the northeast end of these two enclosures (FP2). <u>It is likely that this is part of an ancient route from Market Field (OS3) to the site of the market in Crown Lane.</u></li> <li>• <u>The field pattern, which is demarcated by hedgerows, dates back to at least 1885 and is depicted on the Ordnance Survey map of this date.</u></li> </ul>
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	<p>32. As regards FP3 (including OS4), historically, and pre-bypass, the Yelvertoft Road and the gated road to Winwick interconnected at the north-western end of the Market Field, so it would have been natural for those coming from the Yelvertoft and Winwick directions to proceed along the top of the Market Field along FP3 rather than descend the hill to use either FP2 or to turn left into present day West End Road.</p>	<p>32. Comments noted. This information will be added to the description of the footpath.</p>	<ul style="list-style-type: none"> <li>• The pasture helps to preserve the rural, tranquil atmosphere of the conservation area <u>in addition to contributing to its historic character.</u></li> </ul> <p>p. 24, Section 7.4, para 4, change the text to the following:</p> <p>FP3: A footpath that branches off Footpath 2 and runs roughly parallel to it at a higher level. There are views from this footpath of the Alms Houses and over the open countryside to the southwest of the village. <u>Previously, northwest end of the footpath interconnected with the Yelvertoft Road and the gated road to Winwick. It therefore may have been a well-used route from these villages into the centre of West Haddon rather than descending the hill to use West End Road.</u></p>
	<p>33. Again, it does not appear sufficient therefore to acknowledge that OS4 makes a</p>	<p>33. Comments noted. Please see point 31 above for how these comments have been addressed.</p>	<p>See suggested changes for point 31 above.</p>

	<p>moderate contribution to the CA: it should be included within the CA boundary. It has a very long association with the village, both pre and post enclosure.</p> <p>34. FP5 – just to mention that there is an important view of Gulliver’s from the southern end of FP5 which it may be sensible to record.</p> <p>35. Page 25 – Trees – reference to “Fig 6” should read “Fig 12”.</p>	<p>Having reassessed this area it is agreed that there is an important view from FP5 back towards West Haddon, which includes a view of Gulliver’s. This will be reflected in Section 7.6, Views and Vistas of the draft Appraisal and Management Plan.</p> <p>Comments noted. This error will be corrected.</p>	<p>Section 7.6, p. 28, under “Important views towards the conservation area” change text to include the following:</p> <p><u>“V3: The view from the southwest end of Footpath 5 (FP5) which takes in the tree-lined edge of the village along West End and in particular the Grade II listed building Gullivers.”</u></p> <p>p. 30, Figure 13, amend the map to include this view.</p> <p>p. 31 Figure, add photograph of view.</p> <p>P. 25, Section 7.5, 1<sup>st</sup> para, change text to the following:</p> <p>“Furthermore, there are seven Tree Preservation Order Groups (see</p>
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	<p>36. The trees in West End (e.g. Wellclose<sup>18</sup>, Gulliver's) merit particular mention too.</p> <p>37. More generally, the CA Boundary is supported. In particular (for example):</p> <p style="padding-left: 40px;">(a) the inclusion of all of the land (OS15 and OS1) surrounding and including the Alms Houses on Crick Road.</p>	<p>Comments noted. Having reviewed photographs taken along West End as part of the conservation area review it is agreed that trees at Wellclose House, 30 West End and Gulliver's, 43 West End make an important contribution to the verdant character of this part of the conservation area. The text will be amended to include them.</p> <p>37. Comments welcomed.</p>	<p>Figure 6-12).”</p> <p>P.25, Section 7.5, add two bullet points and the following text:</p> <ul style="list-style-type: none"> <li>• <u>“Trees at Wellclose House (which together with the TPO Copper Beech and the TPO Sequoia form an important group).</u></li> <li>• <u>Lime trees at Gulliver's, 43 West End.”</u></li> </ul> <p>No changes.</p>
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<sup>18</sup> See paragraph 49 below concerning the 3 trees adjacent to, and within the curtilage of, Wellclose House.

	<p>(b) inclusion of land (OS10) adjacent to Wellclose House, West End. An appeal in respect of application DA/93/1157 was dismissed in 1994 by the Secretary of State's Inspector for development of 2 houses, one on either side of the access (since broadened without planning permission). The Inspector stated:</p> <p style="padding-left: 40px;">“In my opinion the site forms <u>part of an important break in the ribbon of development along</u></p>		
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	<p><u>the main road</u> between the large house at No. 30 and Thornton House (sic) ... to the north. ... <u>[T]his</u> <u>green gap makes a</u> <u>significant</u> <u>contribution to the</u> <u>rustic nature of this</u> <u>part of the village.</u></p> <p>8. Because of the <u>elevated</u> <u>position of the land</u>, which <u>slopes</u> <u>up away from the wall along the</u> <u>frontage</u>, <u>the new dwellings and</u> <u>associated structures</u>, such as garages or fences, <u>would be</u> <u>highly visible</u>. The <u>prominence of</u> <u>the buildings to passers-by would</u> <u>be emphasised by their position</u> <u>on a relatively narrow site</u>, <u>on the</u></p>		
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	<p><u>outside of a bend</u> in the road. The proposed dwellings would <u>also break into the view of village and countryside beyond from the footpath to the rear of the site.</u></p> <p>Despite the relatively small size of the site, I consider that the introduction of significant elements of built form would not comply with policies ... to protect important open spaces within settlements. I have concluded that the proposal would have an adverse effect on the character and appearance of the immediate surroundings and the wider setting of the village. ...”</p> <p>(emphasis added).</p>		
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	<p>38. I would also request that consideration be given to the <b>inclusion</b> of the following land within the CA:</p> <p>(i) (a) the excluded area of the garden of 43 West End (the grass in this area is the original field grass by contrast with the current garden land to the east; the tennis court and long vegetable-growing/horticultural enclosure are reversible); and (b) the adjacent 'triangle' of land to east (up to and including the settlement boundary line/original ends of back gardens) [in combination these 2 areas comprise</p>	<p>38. (i) (a) Comments noted. This area was originally part of an agricultural enclosure, which is depicted on the 1885 Ordnance Survey map, the information provided here suggests that it partially retains this agricultural character. Aerial photographs shows that it retains its hedgerow boundary on the southeast side, which is also depicted on the 1885 map. For completeness, the historic features it retains and the potential to revert to is original character is it agreed to include this area within the conservation area.</p> <p>(i)(b) Comments noted. See response to point 9 above for reasons for inclusion.</p>	<p>Amend conservation area boundary for Figures 1, 3, 4 11, 12, 13, 15, 20 and 29.</p> <p>Amend conservation area boundary for Figures 1, 3, 4 11, 12, 13, 15, 20 and 29.</p>
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	<p>OS12].<sup>19</sup> This is proposed to form part of OS12 (for the reasons given on p.39) but should be included within the CA boundary as originally also suggested by the Parish Council;</p> <p>(ii) Townley Barn. (I am not aware of the history and only raise it for consideration for completeness.)</p>	<p>Given that it is proposed to include The Old Rec and two enclosed fields to the west in response to comments received during the public consultation (see points 28 and 31 above), Townley Barn and its plot along with the enclosure to the east and The Vicarage will also be included within the conservation area for the purposes of completeness. Furthermore, there are glimpsed views of these properties from West End and future development could affect views within the conservation area but could also offer opportunities for enhancement.</p>	<p>Amend conservation area boundary for Figures 1, 3, 4 11, 12, 13, 15, 20 and 29.</p>
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<sup>19</sup> Note that the land between the triangle land and the settlement boundary (to the north-east) was cleared, with a view to various gardens being extended, without permission; that planning conditions have now been imposed precluding permitted development rights. Thus the openness of that land (quite apart from the triangle of land) should be secured.

	<p>39. Page 29: V19 – third line should read “... traces <u>of</u> timber lintels ...”</p> <p><b>Section 7.7 Open Space Analysis</b></p> <p>40. On a general point, the boundaries between the respective notations OS1 need to be shown e.g. the boundary between OS1 and OS2. (The long, narrow field shown to the west of the notation “OS2” on Figure 15 is not part of the charity lands and is believed to be historically (and currently) associated with land within OS2.</p>	<p>39. Comment noted. This typographical error will be corrected.</p> <p>40. Comments noted. It is agreed that the boundaries between the various Open Space Analysis areas shown in Figure 15 could be clearer.</p>	<p>P. 29, Section 7.6, 7<sup>th</sup> para, change text to the following:</p> <p>“V19: North along Crown Lane taking in the Grade II listed Crown Lane, which is formed from earlier cottages and shows traces <u>of</u> timber lintels and blocked windows, and 1 Crown Lane.”</p> <p>P.41, Figure 15, amend the Open Space Analysis areas so that boundaries between them are clear.</p>
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	<p>41. OS1 third bullet point – depending on where the boundary between OS1 and OS2 is intended to be, it is believed that it is not correct to say that all of this land was Chringle Close. That land included the site of the Alms Houses, the land to its south and west (the charity lands), but <u>not</u> the land/fields to the east (e.g. long narrow field the subject of the V1 notation on p.30, also referred to in para 40 above).</p> <p>42. OS4 and OS5 – comments already above (paras 28-33). NB – OS5 – reference to FP2 (depending where boundary of OS5 is), should be FP1/Jurassic Way?</p>	<p>41. Comments noted. OS1 shown in Figure 15 does not include the long, narrow field. This latter area falls within OS2. This will be made clearer on Figure 15 (see suggested response and changes to point 40 above). Therefore the related text on p. 37 (third bullet point of OS1: Land to the southwest of the Alms Houses, Crick Road) is correct.</p> <p>See response to previous comments for points 28-33. Regarding the reference to FP2 on p38 under OS5: Land northeast of Townley Barn, this is incorrect and the text should refer to FP1. This will be corrected.</p>	<p>No change.</p> <p>P. 38, Section 7.7, para 2, third bullet point, change text to the following:</p> <p><u>“Footpath 2 Footpath 1 (part of the Jurassic Way), which runs to the north end of this field, provides long views to the open countryside beyond the edge of West Haddon.”</u></p>
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	<p>43. OS12 - it is agreed that the land helps to preserve the peaceful atmosphere of West End. Indeed it is considered appropriate that this land should be within the Conservation Area boundary, as mentioned above (paragraphs 9 and 38).</p> <p>44. Page 37: OS2 third bullet point should refer to “Slyes Green”, not “Syles Green”.</p> <p><b>Section 7.8 Public Realm and Other Features of Value</b></p> <p>45. Page 42: fourth bullet point – reference to “Diamond Jubilee Garden” should be to “Festival Garden”?</p>	<p>Comment noted. See response to points 9 and 38 above.</p> <p>Comment noted. This typographical error will be corrected.</p> <p>45. Comment noted. This error will be corrected.</p>	<p>See response to points 9 and 38 above – no further changes.</p> <p>P. 37, 4<sup>th</sup> para, third bullet point, change text to the following: “This open space allows views from the public footpath north-eastwards towards Rush House, Thorndale Lodge and <del>Syles</del> <u>Slyes</u> Green.”</p> <p>P. 42, Section 7.8, fourth bullet point, change text to the following: “Several public benches, for example at the <del>Diamond Jubilee</del> <u>Festival</u> Garden...”</p>
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	<p>46. Last bullet point – “Slyes” (not Syles)</p> <p><b>Section 8 Architectural Character</b></p> <p>47. Page 44: first bullet point – references (twice) should be to Crown Lane not Crown Street.</p> <ul style="list-style-type: none"> <li>- reference to nos 1, 1a, 1 b and 2 – are these in fact redeveloped buildings that used to belong to Avenue House?</li> </ul> <p><b>Section 9.9 Setting</b></p> <p>48. It would be helpful if it could be made clear, for the avoidance of doubt, that the setting of the</p>	<p>46. Comment noted. This error will be corrected.</p> <p>Comment noted. This error will be corrected.</p> <p>No. 1 on the modern Ordnance Survey map is Avenue House. Nos. 1a and 1b are converted outbuilding.</p> <p>48. Comments noted.</p>	<p>P. 42, Section 7.8, 6<sup>th</sup> bullet point change text to the following:</p> <p>“Public space provided by <u>Syles Slyes</u> Green...”</p> <p>P. 44, first bullet point, change text to the following:  “The Crown Inn and outbuildings, High Street, <u>Avenue House (nos. 1) and former outbuildings, now converted (nos 1a and 1b)</u>, 2 and 3 <del>Crown Street Lane</del>, and outbuildings of nos. 9 and 11 High Street that back onto <u>Crown Street Lane</u>.”</p> <p>Section 9.9, p. 51, add text between paras 3 and 4 to read as follows:  <u>“The setting of the conservation area includes the open spaces</u></p>
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	<p>CA includes the identified open spaces, but is not restricted to views from those open spaces OS1-OS 16.</p> <p>49. Important trees - it would be helpful if it could be made clear that important trees are not restricted to only those which are currently the subject of a TPO. In addition, the 3 trees adjacent to Wellclose house (only 2 of which currently have an individual TPO) are considered to be of Group Value.</p> <p><b>Section 10.3 Public Realm Enhancements</b></p> <p>50. These are supported, including the third bullet point (removal of existing unsightly</p>	<p>49. This is included on p. 25, Section 7.5, para 2 where the appraisal document reads, "In addition, there are a number of trees which do not have tree preservation orders but which make an important contribution to the character and setting of the proposed conservation area. These include: ...". The point about the trees at Wellclose House is addressed in point 36.</p> <p>Comments welcomed.</p>	<p><u>identified in Section 7.7 of the Appraisal and Management Plan but is not restricted to views from those open spaces."</u></p> <p>P. 25, Section 7.5, 2<sup>nd</sup> para, change text to the following: "These include, <u>but are not limited to:</u>"</p> <p>No change.</p>
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	<p>railings in front of 43 West End, and elsewhere in West End (including the southern end of West End) and their replacement with more aesthetically appropriate railings) and the final bullet point (replacement of inappropriate modern street lighting, in particular only fairly recently was a new and insensitive modern light-head placed on the southern side of West End outside 43 West End).</p> <p>51. The following should be added:</p> <ul style="list-style-type: none"> <li>a. removal of unsightly overhead power lines and poles throughout the village;</li> </ul>	<p>51a. It is agreed that the removal of telegraph poles and overhead lines should, if possible, be removed to improve views of the individual buildings and the street scene.</p>	<p>P. 61, Section 10.3, add a bullet point and the following text:  <u>“Telegraph poles and their overhead lines throughout the village detract from views of individual buildings and the street scene as a whole, and contribute to</u></p>
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	<p>b. proper maintenance of highway surface e.g. in West End by the highway authority/statutory undertakers acting with the authority of the highway authority – for example, poor maintenance/work prevents effective drainage of West End Road (C17) in the vicinity of 43 West End, resulting in ponding in the</p>	<p>51b. Highways matters are covered in Section 11 of the Appraisal document. It is acknowledged that poor maintenance of road surfaces can lead to damage to roadside buildings and walls by being repeatedly splashed by water and this will be added to the Management Plan.</p>	<p><u>street clutter. Should the opportunity arise to replace them with below-ground transmission lines this would enhance the conservation area.</u></p> <p>p. 64, Section 11.1, Threat 5: Highways, add a 5<sup>th</sup> para to read:  <u>“Poor maintenance and repair of highway surfacing can lead to poor drainage and pooling of water. This, in turn, can result in repeated splashing of roadside buildings and walls by passing vehicles which results in the deterioration of their fabric.”</u></p> <p>p. 64, Section 11.1, Threat 5: Highways, Recommendation 5, add a third paragraph to read:  <u>“Repairs to, and the maintenance of, road surfaces should be carried out to a high standard in order to avoid pooling of water and unnecessary damage to adjacent buildings and walls as a result of repeated splashing from passing vehicles.”</u></p>
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	<p>road surface and the consequential unnecessary and avoidable deterioration (and repeated need for repairs) of an “important wall” shown in Figure 20 by reason of repeated splashing from passing vehicles.</p> <p>c. Resurfacing of West End Road and High Street in particular with appropriate materials etc to reflect the downgrade, 10</p>	<p>51c. Comment noted. It is agreed to amend the text to recommend appropriate road markings that reflect the downgrading of the road.</p>	<p>Section 10.3, p. 61, add a bullet point and the following text:  <u>“Future resurfacing of the roads, particularly along West End and High Street, should ensure that new road markings reflect the downgrading of these roads following the opening of the West Haddon bypass a number of years ago and, therefore, the reduction in traffic through the village. The</u></p>
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	<p>years or so ago, of the A428 to C17, following the opening of the bypass.</p> <p><b>Section 11.1 Threats and Recommendations</b></p> <p>52. Page 64 – left hand column “lack of available off-road parking also detracts ...” This was precisely the point made in relation to an application for development on the north side of West End (relating to the relatively recent creation of a second dwelling at The Shambles/20 West End) which was permitted, the highway authority relying on the</p>	<p>52. Comment noted. In relation to individual planning applications, the Draft Appraisal, if adopted by Daventry District Council will act as a Supplementary Planning Document and will be a material consideration in the determination of planning applications.</p>	<p><u>current road markings urbanise the village and should be removed where it is safe to do so.”</u></p> <p>No change.</p>
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	<p>availability of on-road parking!</p> <p><b>Conclusion</b></p> <p>53. There is much to commend in the document; and it is much appreciated (9 years after it was first proposed). It is hoped that the above comments/suggestions will be of use and may also be reflected in the document.</p>	<p>53. Comments welcomed.</p>	<p>No change.</p>
Anonymous	<p>It would be of benefit to the village if the Old Rec field behind the church and cemetery were to be considered together with Townley Barn and the field to the east of the Market Field. This field is terraced.</p>	<p>Please see the response to Richard Humphrey's representation above, points 28, 30 and 31, which make the same request in relation to the Old Rec and fields to the east of Market Field.</p> <p>Please see the response to Richard Humphrey's representation above, point 38(ii) which makes the same request in relation to Townley Barn.</p>	<p>See textual changes suggested in response to Richard Humphrey's representation (points 28, 30 and 31).</p> <p>See textual changes suggested in response to Richard Humphrey's representation (point 38(ii)).</p>

Rosie Humphreys	<p>Wholly support implementation of conservation area in West Haddon.</p> <p>Please consider including fields 209, 219 and 221 (The Old Rec) as they are of considerable importance to the rural character of the village</p>	<p>Comment welcomed.</p> <p>Please see the response to Richard Humphrey's representation, points 28, 30 and 31, which make the same request.</p>	<p>No change.</p> <p>See textual changes suggested in response to Richard Humphrey's representation (points 28,30 and 31).</p>
Miller Homes	<p>We support the Council's confirmation at paragraph 2.2 that "<i>the intention of conservation area designation is not to stop development.</i>" Given the significant housing, employment and leisure needs identified within the District it is critical that heritage designations do not prevent development which can still preserve their significance. It is important that the Council is confident that the proposed boundary of the Conservation Area is fully justified and as advised by the National Planning Policy Framework "<i>the concept of conservation is not devalued through the designation of areas that lack special interest</i>".</p>	<p>The Draft Appraisal and Management Plan has been produced as a result of a detailed review of West Haddon's historic character, including its settlement form, existing statutory designations, non-designated heritage assets, important views, open space, and the landscape character of its immediate setting. The Draft Appraisal has been produced using Historic England's guidance <i>Conservation Area Designation, Appraisal and Management (2019)</i>. The special interest of West Haddon is summarised clearly in Section 4 and covered in detail in subsequent sections of the Draft Appraisal.</p>	<p>No change.</p>

	<p>We disagree with the findings of the Open Space Analysis detailed at Section 7.7 of the Draft Appraisal. The Draft Appraisal identifies Parcels OS4, OS5 and OS9 as making a 'moderate contribution' to the character and appearance of the conservation area.</p> <p>These parcels of land are not readily appreciable from within the proposed designated area nor do they display those key characteristics of the proposed conservation area.</p> <p>Views from the land towards the conservation area are limited due to the topography and are experienced within the context of</p>	<p>Following further evidence received as part of this consultation it is proposed to include OS4 and OS5 within the conservation area and change the level at which they contribute to the conservation area to 'significant'. Please see the response to Richard Humphrey's representation, points 28, 30 and 31 for details.</p> <p>This statement is inaccurate. There are views into OS5 from Footpath 1 (FP1) which then crosses into this field and runs to its northern boundary. This not only provides views of the land itself but extensive, long views to the north and northeast across the open countryside beyond the village, which highlights its rural setting. There are views across OS9 from the northwest end of Footpath 3 (FP3). Although views into OS4 from within the conservation area are limited, this land contributes to the character and setting as set out in the open space analysis and see also the response to Richard Humphrey's representation (points 30 and 31).</p> <p>Views back towards the conservation area from OS5 take in the number and variety of trees that exist along parts of West End, the churchyard and cemetery</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>modern development. They do not contribute towards the special character and appearance of the conservation area, particularly when compared to other parcels of land with the same status. This starts to devalue the contribution of other land within the conservation area. We consider that these three parcels make negligible contribution to the character and appearance of the proposed West Haddon Conservation Area and that the Draft Appraisal should be amended and updated to correctly identify these parcels as negligible. At the very least, a different category should be created to identify these parcels of land as making a lower contribution to the conservation area. Without these amendments we consider the findings of the Draft Appraisal to be flawed and not in accordance with Historic England guidance.</p>	<p>and those in the areas on the south side of the High Street. Although views into the conservation area are limited from OS4 and OS9, as this is not the only criterion on which significance is judged it is not reason enough for these areas to be either excluded from the proposed conservation area or downgraded in terms of the contribution they make to its character and setting. The Draft Appraisal has been produced using Historic England's guidance <i>Conservation Area Designation, Appraisal and Management (2019)</i> and the open space analysis is produced in accordance with an Historic England endorsed model.</p>	
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Frank Parker	A very good initiative to help to maintain the character of the village.	Comment welcomed.	No change.
Liz Parker	Very much in favour of listing telephone box and war memorial. In favour of conservation area.	Comments welcomed.	No change.
Charles Porter, Chair of William Lovett's Almshouse Charity	<p>I write in my capacity as Chair of Trustees of William Lovett's Almshouse Charity in response to the consultation over the proposed creation of a Conservation Area for the village of West Haddon.</p> <p>I note that the proposed area includes the Almshouses (1-6 Crick Road) together with the neighbouring allotment area and fields which are owned by William Lovett's Almshouse Charity.</p> <p>As various officers and members at the council are aware, the Charity has, with strong support from the village, proposed a new project which will see the</p>		

	<p>construction of 6 new, modern, single storey almshouses on land owned by the Charity, adjacent to the existing almshouses. Our architects are on the verge of making a Pre-Application submission to the planning department.</p> <p>If there is to be a Conservation Area for West Haddon, we acknowledge that it is appropriate that the almshouses and areas around them are included within the boundary and understand the recommendation for a Local Listing. We are committed to ensuring that the scheme for new almshouses is appropriately designed but would not wish to see the creation of the Conservation Area hinder the successful delivery of this much needed addition to affordable housing in the village.</p>	<p>Your support for the West Haddon Conservation Area and local listing of the Almshouses is welcomed. The purpose of the conservation area is not to halt development but to ensure that new development is sympathetic to, and enhances, the historic character of the conservation area and its setting. Daventry District Council looks forward to receiving your Pre-application in due course.</p>	<p>No change.</p>
<p>Diana R</p>	<p>Very interested in the proposal. Would like to point out that No. 10 Staffords Lane is a rendered cob cottage.</p>	<p>Comments welcomed. The text will be amended to identify 10 Staffords Lane as a cob building.</p>	<p>Section 8.1, p. 43, 2<sup>nd</sup> para, change text to the following:          “There is one example of exposed timber-frame construction at no. 5 Guilsborough Road and <del>three</del> <u>five</u> buildings are built of rendered cob; <u>10 Staffords</u> Lane, 36 Station</p>

			Road, <u>2 Guilsborough Road</u> , 17 and 19 High Street, which are Grade II listed.”
Richard Tilt	I support the proposed conservation area designation but think that the protected green spaces from the Neighbourhood Development Plan should be included in the designated plan. This would mean adding the Church Glebe Field, the Old Rec field and the two fields which join the Old Rec to the market field.	Comments noted. Please see the response to Richard Humphrey’s representation above, points 28, 30 and 31, which make the same request.	See changes suggested above (response to Richard Humphrey’s points 28, 30 and 31).
Carl Weininger	I am already prevented from building the purpose built disabled accommodation I need in my rear garden, because it falls outside the old historic / ancient West Haddon 'Village Confines' as adopted in the West Haddon Village Development plan. And, now it is possible that I will not be able to alter / demolish / whatever, a property which I recently purchased in order to overcome this problem / situation as a result of the Proposed West Haddon Conservation Plan 2019.	<p>The purpose of conservation area status is not necessarily to prevent development but rather to ensure it is undertaken in a way that is sympathetic to, and enhances, the character of the conservation area.</p> <p>The Development Control Service of Daventry District Council can provide advice on proposed schemes for individual properties. It can be contacted on 01327 871100 or <a href="mailto:plancare@daventrydc.gov.uk">plancare@daventrydc.gov.uk</a></p>	No change.

	<p>The property is next door to my existing home as is within the 'Village Confines' as mentioned above, as is the side and front of my existing home. Hence, my intention is / was to encompass the neighbouring property, within my existing property boundary and to rebuild / demolish / alter as necessary in order to suit the requirements and peculiarities of my disability for the foreseeable future and to make the property more affordable and sustainable. However, if the neighbouring property I have just purchased is included, against my wishes and contrary to my plans, in the above proposed West Haddon Conservation Plan and Boundary, life will become even more difficult for me despite my considerable efforts, and my recent substantial capital outlay in trying to make things better for my future thanks to a relatively few pompous individuals with nothing better to do than to interfere with others enjoyment of their private property, their lives and their future ! !</p>		
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	<p>1) The six roofs constituting No: 14 Staffords Lane are each of different building roofing materials, and all are of fairly modern materials.</p> <p>2) No : 14 consists of the original building plus four extensions and a garage all with different roofs, and at least two of these 'extensions' do not fit in at all with the original building.</p> <p>3) Both Nos : 12 and 14 cannot be hardly seen from Staffords Lane as you clearly acknowledge in the Conservation Area Proposals.</p>	<p>1. Comment noted.</p> <p>2. The addition of extensions to an historic building in the past does not necessarily preclude its inclusion within the conservation area since future development may result in enhancement of the building, the street scene and the wider conservation area.</p> <p>3. No. 12 Staffords Lane is most visible from Footpath 6 but there is some visibility towards no. 14 from the end of Staffords Lane itself. The text will be amended to make this clear.</p>	<p>No change.</p> <p>No change.</p> <p>Section 7.6, p. 28, para 3, change text to the following:  V2: The view from the public footpath (F6) eastwards towards the historic buildings at the west end of Staffords Lane, which provides views of the buildings not available in the lane itself, <u>especially in the case of no. 12. The view takes in four historic buildings with varying ridge lines and roof pitches, adhoc positioning at the end of Stafford's Lane and the use of various building materials, which contributes to the historic character of Staffords Lane.</u></p>
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	<p>4) Plus, No : 14 is hardly visible from Footpaths FP6 / FP7, because it is obscured by a building in paddock OS7, and a fairly large tree which is still growing, and No : 14 will be further obscured by the garage / carport being built by No : 12, as will No: 10 be even further obscured</p> <p>5) And, No : 12 has planning permission for a rather large new kitchen, bedroom and sunroom extension, plus garage / carport which will obscure most of the older part of the building from Footpaths FP6 / FP7.</p> <p>6) Hence, I do not see that the land / paddock OS7, will make any 'significant contribution to the character of the conservation area'.</p> <p>7) Staffords Lane was mostly cobbled when I bought my property in 1993, but has since</p>	<p>The gable end of no. 14 is visible from Footpath 6, as well as its steeply sloping roofline, indicating the building is probably several hundred years old. The value of this view is also in the scene created by no. 9, no. 12, no. 14 and Cob Cottage as a group, especially their varying ridgelines and roof pitches.</p> <p>5. The area has been assessed on how it appeared at the time of drafting the Appraisal and Management Plan when the proposed development had not yet been undertaken.</p> <p>6. Even with the planned development on the west side of no. 12 Staffords Lane, views towards the historic buildings across paddock OS7 from Footpath 6 will still be visible and will still make a contribution to the character of the conservation area for the reasons set out in points 3 and 4 above.</p> <p>7. Some cobbled areas are still visible along Staffords Lane and these are mentioned in Section 7.8 Public Realm</p>	<p>See changes above in response to point 3.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>been mainly tarmaced over ! !</p> <p>8) As you are well aware :</p> <p>Designation of a conservation area is a matter of judgement of the council, as local planning authority, guided by specialist conservation advice. The approved criteria used by this Council is as follows:</p> <p>That the area complies with the legal definition that it is of special architectural or historical interest. This suggests that there will normally be a significant number of Listed Buildings in the area.</p> <p>That there is a need for action to preserve or, if appropriate, to enhance its character or appearance.</p> <p>That it is a coherent area, not isolated or individual buildings, better dealt with under Listed Building procedures.</p> <p>Where there is a proposal for the designation of a Conservation Area, the Council will:</p> <p>give priority to areas under</p>	<p>and Other Features of Value.</p>	
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	<p>pressure for change; recognise that designation as a Conservation Area is a means of controlling rather than preventing change; and draw boundaries with careful regard to the architectural qualities of the buildings, the spaces around them and the overall character of the area.</p> <p>Hence, I would like to make the following points :</p> <p>a) From what I can see there are only around 17 listed buildings in West Haddon at present, which is not in my humble opinion necessarily 'a significant number'.</p> <p>b) The village looks OK to me and I cannot see 'a need for action to preserve it or to enhance its character or appearance'. I say this because there is not a lot of through traffic, or visitors coming to the village now the bypass is open and the</p>	<p>a) There are 32 listed buildings in West Haddon which, compared to some other villages within Daventry District that have conservation area status, is a relatively high number.</p> <p>The appraisal process has identified a number of areas in the village that would benefit from public realm enhancements. These are set out in Section 10.3. Incremental change to some historic buildings has taken place in the past which has led to degradation of their historic character. Conservation area</p>	<p>No change.</p> <p>No change.</p>
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	<p>Antique Shops are closed, etc.</p> <p>c) The old burbage plots, etc, are not a coherent entity according to the plan in the Conservation Area Appraisal and are indeed very disjointed from what is apparent. Hence, they bear little relation to the much of the relatively vast area as proposed to be encompassed within the Proposed Conservation Area.</p> <p>d) And, as far as I can see :</p> <p>i) There are no 'areas under pressure for change'.</p> <p>ii) Many changes have already been made within the village to certain old buildings which would not be allowed within a</p>	<p>status helps to manage change so it enhances historic character and avoids changes that are damaging to it.</p> <p>c) The surviving burbage plot layout in particular areas of the village is just one element of many that contribute to the layered historic character of the village and how it has developed over hundreds of year. Given that they are medieval in origin it is unsurprising that particular areas survive whilst others have subsequently undergone change, with the result that pockets of burbage plot layout survive with areas of later development in between.</p> <p>di) Whilst there may be no immediate development pressure this does not preclude the village experiencing pressure in the future. If this is the case conservation area status will help to manage change in a way that gives appropriate consideration to the historic environment.</p> <p>dii) The appraisal process has found that, despite some changes to historic buildings and other features in the past, West Haddon retains ample architectural</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>Conservation Area.</p> <p>iii) Many of the boundaries drawn up appear to bear little relation just to 'the architectural qualities of the building themselves or to the spaces around them or to the overall character of the area'. I say this mainly because of the vast expanses of land encompassed by the boundaries, as compared to the areas actually occupied by the buildings themselves.</p> <p>Plus, as No : 14 Staffords Lane was the farm house to Buttitt Farm and the boundary as show on the proposed Conservation Area Plan was only arbitrarily put there when the bungalow built on the land was sold in 1998. Hence, the proposed boundary on the Conservation Area Plan</p>	<p>and historic character to merit conservation area status. The special interest of the village is summarised in Section 4 in the draft Appraisal. The designation of a conservation area also allows for better future management of development which could lead to enhancements being made.</p> <p>As well as considering the architectural/historical importance of buildings for inclusion in the conservation area, the historic importance of open spaces within and surrounding the village has been considered. The open spaces included in the proposed conservation area demonstrate historic significance; and/or contribute to the setting of historic buildings; and/or have influenced the form and character of the village.</p> <p>Not every physical boundary within the proposed conservation area will have an historic significance of its own. Where buildings are identified for inclusion the boundary is often drawn to include the plot they stand within as this has importance in terms of the building's immediate setting and its management.</p>	<p>No change.</p> <p>No change.</p>
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	<p>has no historic significance, and I am presently in the process of removing this arbitrary boundary anyway.</p> <p>Also, I do not feel that Staffords Lane in itself has sufficient 'architectural qualities' to constitute an area for Conservation purposes.</p> <p>Unfortunately, not many residents of West Haddon appear to have visited the Exhibition on 22nd October in the village hall, no one visited in the 45 minutes I remained there until close, after the three people who were there when I arrived had left. Hence, residents of West Haddon were either were not informed about the exhibition, or they were / are simply not interested in a Conservation Area.</p> <p>Not many visitors come to West Haddon since the by-pass was opened, and the Antique Shops</p>	<p>The appraisal process, as informed by Historic England guidance 'Conservation Area Appraisal, Designation and Management' (2019), found that Staffords Lane does meet the criteria for inclusion in the conservation area and its architectural and historic interest is set out in the draft Appraisal and Management Plan.</p> <p>The number of people who attended the exhibition was on a par with similar exhibitions held elsewhere in the District. The exhibition was publicised through posters on every notice board in the village, the Council's social media and website, a press release, the West Haddon village Facebook page, the Parish Council was informed and individuals who had attended a previous exhibition were contacted via email.</p> <p>The conservation area will benefit the residents of West Haddon, of whom there are over 1,700.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>closed, therefore who is the proposed Conservation Area to benefit.</p> <p>I personally feel that in the long term the Conservation Area as proposed will be to the detriment of the older parts of West Haddon because the area is too large and young people / families will not be able to raise the money to buy an old, unsuitable and unmortgageable property which costs a lot to maintain and to heat. Hence, as their somewhat elderly owners depart many of these old under maintained and potentially unsellable properties may simply fall into disrepair rather, than to be maintained at costs unaffordable to both the elderly, and the young. Plus, not many people today want to live in unsuitable, draughty, old damp and cold houses, or want to spend a fortune renovating something that not many wish to buy !! Most families buy 'new builds' these days for many reasons, including getting much easier finance.</p>	<p>The cost of purchasing a property is due more to property market forces than the fact it is situated in a conservation area.</p>	<p>No change.</p>
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	<p>The Labour Party have just today announced / proposed that they will bring up to date the thermal insulation of all homes in England over the next few years !! Well if, for example No : 14 Staffords Lane. West Haddon. how can this be done without seriously affecting /altering the appearance of the building in some way, internally / externally and reducing the internal dimensions of the building which is only one room wide anyway !! This would involve a great deal of work at No : 14 and how could it be lived in at the time !! No: 14 has stone floors throughout the ground floor, 3ft of soil up the external walls all the way along the northern side, this wall being only one brick thick / wide, or perhaps two side by side with no cavity. It is damp, with rising damp, has some sort of asbestos lining to the upstairs wall and ceilings !! This would be a massive, and disruptive task, and would undoubtedly alter the appearance and character of the property / house. So will properties like No: 14 that are within the / your</p>	<p>Changes can be made to improve energy efficiency in most historic buildings. The draft Appraisal and Management Plan will be amended to include examples of changes that can be made to improve energy efficiency.</p> <p>The Development Control Service of Daventry District Council can provide advice on proposed schemes for individual properties in accordance with best conservation practice. It can be contacted on 01327 871100 or <a href="mailto:plancare@daventrydc.gov.uk">plancare@daventrydc.gov.uk</a></p>	<p>Section 2.3, p. 8, after para 5 include the following text:</p> <p><b>“Energy Efficiency and Heritage</b> Improving energy efficiency forms part of the wider objective to achieve sustainable development, and most historic buildings can accommodate improvements when a good balance is struck between maximising energy benefits and minimising harm to the historic environment in accordance with current best conservation practice. Often small changes can make a difference. Bear in mind that some alterations may require planning consent, and works to listed buildings will require listed building consent in most cases.”</p> <p>Section 9.5, Windows, p. 50, second para add the following text:</p> <p>“Traditional windows should be retained, maintained and repaired as far as possible. <u>In accordance with current best conservation practice the energy efficiency of traditional windows can be improved by adding secondary</u></p>
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	<p>proposed be exempt from Labours, or any other future Government's proposals to reduce the UK's Carbon footprint, or what, because from what I can see, the current Conservation Proposal, is in direct conflict with possible / probable / proposed Governmental plans / policy to reduce our carbon footprint, and CO2 emissions.</p>		<p><u>glazing. This cuts draughts and reduces heat loss through existing window frames as well as the glass. The installation of secondary glazing in a listed building may require Listed Building Consent.</u></p> <p>Section 9.7, p. 51, add the following text after the second paragraph:</p> <p><u>“The energy efficiency of roof spaces can be improved on historic properties through the use of insulation. This may be done, in accordance with best conservation practice, by installing insulation at either ceiling level, or between, below or above the rafters.”</u></p>
<p>West Haddon Parish Council</p>	<p>Why are protected green spaces, identified in the Neighbourhood Development Plan, not shown in the draft proposed conservation area?</p>	<p>Please see the response to Richard Humphrey's representation above, points 28, 30 and 31, which makes the same request.</p>	<p>No change.</p>

<p>Jeremy and Venetia Williams</p>	<p>We have lived in West Haddon for almost 20 years and we are broadly in favour of the positive objectives for the proposed Conservation Area as set out in the excellent Consultation Draft – in itself a very interesting document for anybody living in West Haddon. But we would like to make the following case for the exclusion of our own property from that area.</p> <p>3 Hardays Lane We see from the consultation map that the above property is included in the proposed area, whilst the plan excludes our neighbour to our immediate right (1 Hardays Lane), as well as all the homes on the opposite side of Hardays Lane, and all the homes behind us in Hillside.</p> <p>The inclusion of only four properties on the south side of Hardays Lane creates one of the few non-contiguous areas within the plan.</p> <p>The inclusion of these properties seems to be based almost</p>	<p>Comments welcomed.</p> <p>3 Hardays Lane has been included within the proposed conservation area for its historic interest as one of several 19<sup>th</sup> century buildings on the south side of the lane. Along with the outbuilding on its east side and its brick boundary wall, the property contributes to views of the historic street scene, especially looking eastwards towards the Grade II Listed Building at 27 Station Road. The neighbouring property, 1 Hardays Lane and those on the opposite side of the road have been excluded because they are modern properties and do not have sufficient architectural or historic interest to merit inclusion.</p>	<p>No change.</p> <p>No change.</p>
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	<p>entirely on their age. And in the case of our own home, much as we love it, we question whether it does actually have any special interest value, despite the age of the original structure.</p> <p>The property has three parts:-</p> <ul style="list-style-type: none"><li>• The original building, which we believe was the grooms cottage to Hardays House next door. It is a 'two up two down' building with 3 x 3 metre rooms, low headroom and 9 inch exterior walls with no cavity. It also has a staircase with a rise steeper than 45 degrees. The floor is asphalt directly onto an earth floor.</li></ul> <p>The rear flat roof extension. This was built using quite ugly modern bricks that are not in keeping with the traditional local vernacular, and the flat roof covering is felt which we renewed about 3 years ago.</p> <ul style="list-style-type: none"><li>• The adjacent barn. The lower part of this structure is very badly weathered ironstone, and at some point in its history it's been extended upwards using red brick.</li></ul>		
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	<p>The entire building falls well short of modern environmental and energy efficiency standards. It is also plagued with rising damp which we believe is caused by a combination of an underground spring running under this part of Hardays Lane, and by damaged drainage pipes running directly under the property. It also suffers from penetrating damp because of the inadequacies of the nine inch walls.</p> <p>We were granted planning permission in 2005 to extend and modernise the property and we have renewed this every three years since, until this year. Unfortunately, the estimated build costs for this work is simply too high for our budget. And a condition of the planning approval that prevents us from using mechanical equipment to dig foundations along the boundary with No 1 Hardays Lane, adds significantly to that estimated cost. As a result, we decided not to renew</p>	<p>Changes can be made to improve energy efficiency in most historic buildings. The draft Appraisal and Management Plan will be amended to include examples of changes that can be made to improve energy efficiency.</p> <p>The Development Control Service of Daventry District Council can provide advice on proposed schemes for individual properties in accordance with best conservation practice. It can be contacted on 01327 871100 or <a href="mailto:plancare@daventrydc.gov.uk">plancare@daventrydc.gov.uk</a></p>	<p>Please see suggested changes in response to comments by Carl Weininger above.</p> <p>No change.</p>
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	<p>the planning permission this year until we have an economically viable plan to put forward.</p> <p>So right now we have in a dilemma. We hope to remain in this property until the end of our days, but as pensioners on a very modest income our options are limited. We are beginning to experience some mobility problems, and so we are going to have to find a way to make this property suitable for our needs as we get older. Any future owner would be faced with the same challenge. So the addition of further planning restrictions which would inevitably follow from including the house within the Conservation Area are an obvious additional worry for us.</p> <p>Could we please ask, therefore, if the Council is minded to go ahead with this plan, that No 3 Hardays Lane be excluded from the proposed area on the grounds that it really isn't a building of special interest, and</p>	<p>Section 2.3 of the Draft Appraisal and Management Plan sets out the additional planning controls that conservation area status brings. Information is also available on Daventry District Council's website <a href="https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/">https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</a> Conservation area designation would not preclude development being carried out in the future, rather it may require development to be undertaken in a certain way to preserve the character or appearance of the conservation area.</p> <p>Please see the response to the second paragraph above which explains why 3 Hardays Lane has been included in the proposed conservation area.</p>	<p>No change.</p> <p>No change.</p>
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	there seems little reason to include it while excluding virtually all of the neighbouring homes in Hardays Lane and Hillside.		
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## Survey Responses

<b>Respondent</b>	<b>Comments</b>	<b>Suggested response</b>	<b>Suggested action</b>
<b>Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)</b>			
Anonymous	Yes	Comments welcomed.	No change.
John Liddle	<p>No, Market Field/Old Rec should be included.</p> <p>Personally I would include the arc from Staffords Lane end to the Charity fields on West End too – these areas are key to the impression created when approaching the village on the Jurassic Way.</p>	<p>Market field was identified during the appraisal process as an area to include in the proposed conservation area. Following additional information received during this consultation it is also proposed to include the Old Rec (OS5). Please see the response to Richard Humphrey's representation above, points 28, 30 and 31, which make the same request.</p> <p>Areas for inclusion in the conservation area are assessed on their architectural and/or historic interest. Whilst they are not considered to be of sufficient interest to be include within the conservation area it is acknowledged that they make a contribution to the setting of the conservation area and the area is covered open space analysis where OS 7 and OS16 are recorded as making a significant contribution to its setting.</p>	<p>See response to Richard Humphrey's representation above, points 28, 30 and 31.</p> <p>No change.</p>

Melanie Shakespeare	No	Comment noted.	No change.
Alan Stephens	No – the areas of OS4, OS5 and OS9 on page 41 should be included within the conservation area.	<p>Following additional information received during this consultation it is proposed to include OS4 and OS5. Please see the response to Richard Humphrey’s representation above, points 28, 30 and 31, which make the same request.</p> <p>In relation to OS9, areas for inclusion in the conservation area are assessed on their architectural and/or historic interest. Whilst OS 9 was not considered to be of sufficient interest to be included within the conservation area it is acknowledged that it makes a contribution to the setting of the conservation area and the area is covered open space analysis where it is recorded as making a moderate contribution to its character and setting.</p>	<p>Please see the response to Richard Humphrey’s representation above, points 28, 30 and 31, which make the same request regarding OS4 and OS5.</p> <p>No change in relation to OS9.</p>
Jorden Summers	No	Comment noted.	No change.
Carl Weininger	No	Comment noted	No change.
<b>Do you think this Appraisal captures the special interest of West Haddon? Please use the text box to highlight any specific features which you think either have or have not been captured.</b>			
Anonymous	More attention should be paid to existing cobbled areas which are easy to remove but practically impossible to replace. Many such	Existing cobbled surfaces are referred to in Section 7.8 – Public Realm and Other Features of Value, p. 42. Furthermore the draft	No change.

	<p>areas have already been replaced by other forms of modern surfacing such as concrete, tarmac and block paving – much of which does not appear to be permeable.</p>	<p>Conservation Area Appraisal and Management Plan proposes Article 4(1) Directions be placed on cobbled areas (Section 10.2, p. 60).</p>	
John Liddle	<p>Importance of 2 Guilsborough Road/Old Wesleyan Chapel which I believe includes cob walling is understated.</p> <p>The second photograph on p. 68 is repeated at the 2<sup>nd</sup> photo on p. 74 with a different caption – the captions may refer to different buildings in the photo.</p> <p>Views. Glimpses of the West End properties also available from the position indicated as V9 so V9 actually has an arc of view from W to S.</p>	<p>As 2 Guilsborough Road incorporates cob walling this will be highlighted in the text of the Appraisal document. The Wesleyan Chapel was a separate building situated to the rear of 2 Guilsborough Road, and was demolished at some point in the second half of the 20<sup>th</sup> century.</p> <p>That is correct – the captions refer to different buildings within the terrace.</p> <p>It is agreed that there are views from the position identified as V9 in the draft Appraisal to the south as well as the west. The text will be amended to make this clear.</p>	<p>Section 8, p. 45, para 3, change text to the following:</p> <p>“There is one example of exposed timber-frame construction at no. 5 Guilsborough Road and <del>three</del> <u>five</u> buildings are built of rendered cob; <u>10 Staffords Lane, 36 Station Road, 2 Guilsborough Road, 17 and 19 High Street</u>, which are Grade II listed.”</p> <p>No change.</p> <p>Section 7.6, p. 28, change text to the following:</p> <p>“V9: Glimpsed views of buildings <u>to the west and south at West End</u>, <del>and the</del></p>

			Alms houses on Crick Road and the open countryside beyond from Footpath 3.”
Melanie Shakespeare	No response.	No response.	No change.
Alan Stephens	I think it's included most.	Comment welcome.	No change.
Jorden Summers	I can understand why the map shows the areas it does – however, I think it has captured too many new houses. Also, the houses that are of any special interest have listed status already, so I think the entire exercise is pointless.	Where recent properties are included it is because they are within an area that has a high proportion of historic buildings. Including them within the conservation area helps to ensure that development of these properties is carried out in such a way that it does not detract from the character of nearby historic buildings and the street scene and that changes are sympathetic to the character of the conservation area.  West Haddon currently has 32 Listed Buildings but there is also a high proportion of non-designated buildings and other features that make an important contribution to the historic character of the village that merit protection through conservation area status.	No change.
Carl Weininger	No	Comment noted.	No change.
<b>Do you agree with the candidates for the Local List (see pages 52-56 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</b>			

<b>List, giving an address where possible.</b>			
Anonymous	No response	No response.	No change.
John Liddle	Possibly 2 Guilsborough Road, but I don't have detailed knowledge of the property.	Following this suggestion, an assessment has been carried out for 2 Guilsborough Road. The results of the assessment gave the building a score above the threshold required for inclusion on the Local List. 2 Guilsborough Road will therefore be proposed for inclusion.	Section 10.1, p. 53, Guilsborough Road section, add the following text: <ul style="list-style-type: none"> <li>• <u>“2 Guilsborough Road is a rendered cob cottage with casement windows and a slate roof, possibly of late 17<sup>th</sup> century date. Historic mapping suggests it may originally have been two separate dwellings. The building contributes to the historic character of Guilsborough Road and views along the street. It is part of an important group of historic buildings in this area which also includes the adjacent 19<sup>th</sup> century Baptist chapel and 5 Guilsborough Road opposite, which is Grade II listed.”</u></li> </ul>
	Although 2 of the three trees at Well Close are subject to TPOs,	Conferring group TPO status on the three trees would not give any	Section 10.1, p. 55, insert photograph with caption:

	<p>the third has not been considered worthy in its own right. However, the group of three offer protection to one another, and the removal of one would negatively affect the other two. I suggest a Group TPO in addition to the 2 separate TPOs.</p> <p>I would also add the Townley water tanks as an archaeological feature (albeit an industrial archaeological one) when including the Old Rec in the Conservation Area.</p>	<p>greater protection to them than that which is given by conservation area status. The difference is in the process that the property owner would have to follow in order to be able to carry out works to the trees in question. For a tree without a TPO in a conservation area 6-weeks' notice must be given to Daventry District Council of the intention to carry out works. For a tree with a TPO an application must be made to the Council for consent to carry out the works. In either scenario, the Council would be made aware of the proposed works and would be able to advise accordingly. TPO status is usually only conferred to a tree that is considered to be at risk of damage or loss.</p> <p>Following this suggestion, an assessment has been carried out for the Townley Water Tanks, the Old Rec. The results of the assessment gave the site a score below the threshold required for inclusion on the Local List. The Townley water tanks will therefore not be proposed for inclusion.</p>	<p><u>“Figure 26: 2 Guilsborough Road”</u></p> <p>Amend Figure 29 to show the building on the map.</p> <p>No change.</p>
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		They will be added to Section 7.8 Public Realm and Other Features of Value. Their inclusion in the Appraisal and Management Plan will mean that they will be a material consideration in the determination of planning applications that affect them.	Section 7.8, p. 42, add a bullet point and the following text: <u>“The two late 19<sup>th</sup> century water tanks on the Old Recreation Land that are connected to the Townley Hydraulic Ram industry in the village.”</u>
Melanie Shakespeare	No response	No response.	No change.
Alan Stephens	Agreed	Comment welcome.	No change
Jorden Summers	Yes I agree. However, I think number 2 West End should be added as it was mentioned in Pevsner’s Guide.	Local List candidates are buildings that are considered to be of local importance but do not meet the criteria for statutory listing, which considers buildings to be of national importance. 2 West End (Brownstones) is on the statutory List at Grade II and is identified as such in Appendix A of the draft Appraisal.	No change.
Carl Weininger	No	Comment noted.	No change.
<b>Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent? Please use the text box to identify specific areas where guidance is either satisfactory or lacking.</b>			
Anonymous	No – much greater attention should be paid to the rigid control of infill development or the conversion of existing or new buildings for residential use. The	The purpose of the proposed conservation area is not to stop development from taking place but to manage change in such a way that it is sympathetic to the	No change.

	rules should be applied irrespective of insider knowledge or influence – should there be any.	character of individual buildings or the wider conservation area. Conservation area designation works in conjunction with existing legislation and policy to steer development so that it is sustainable and sensitive to its environment.	
John Liddle	Yes. The report is very well constructed, well written, and the text and examples give good guidance.	Comments welcomed.	No change.
Melanie Shakespeare	No response.	No response.	No change.
Alan Stephens	I would suggest contacting (if not done already) all residents affected by the proposed conservation area.	Should the conservation area boundary and the Appraisal and Management Plan be adopted by the Council, all residents and property owners within the boundary will be contacted by letter.	No change.
Jorden Summers	The first I'd heard about any of this was via the village Facebook page. I think the village should have made more of an effort to make people aware.	Comments noted. The parish council was contacted and asked to publicise the consultation through its website, the village Facebook page and the village newsletter. Posters were put up on every noticeboard in the village. It was also publicised on Daventry District Council's website, social media and a press release issued.	No change.
Carl Weininger	No, I do not think that many	Comments noted.	No change.

	<p>people even know about the proposals or realise their possible/probable consequences/downsides and they will moan big time afterwards.</p> <p>Plus a lot of what is written within the Draft is not comprehensible to the 'Man on the Clapham Omnibus'! It is ridiculous, and unfair, to expect many people to understand much of the text let alone the implications as well as to consider they have the time to read it.</p>	<p>Contact details for Daventry District Council are included in the draft Appraisal and Management Plan and residents are welcome to contact us if they require clarification or further explanation of particular points.</p>	<p>No change.</p>
<p><b>Do you think there are any actions missing from our Management Plan? (See pages 62-65 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.</b></p>			
Anonymous	No response	No response.	No change.
John Liddle	<p>More should be included on streetscape. The current road alignment (e.g. outside Londis), street furniture, kerb heights, footways, galvanised railings all reflect the pre-bypass traffic flows, with hundreds of HGVs.</p> <p>Every opportunity should be taken to remove those features which are no longer necessary with current traffic type and levels to create a streetscape more compatible with the buildings and</p>	<p>Street furniture is considered in Section 9.10 of the draft Appraisal. Street furniture is generally minimal within the conservation area but suggested improvements at specific locations in the village are made in Section 10.3.</p> <p>This section of the draft Appraisal also addresses the issue of Public Realm Enhancements and includes suggestions about improvements to the galvanised railings. It is agreed that if it was considered safe to do so</p>	<p>No change.</p> <p>Section 10.3, bullet point 3, change text to the following: 'Replacing the barriers with more a more suitable design, or removing them</p>

	<p>the nature of this rural village.</p> <p>Accessibility of local footpaths could be significantly improved. I have noted in the Lake District that many key footpaths are now wheelchair and buggy friendly. Whereas around W Haddon virtually no kissing gates would permit a buggy or wheelchair to pass, and there are still quite a few styles, especially on the W side of the village FP4, 5, 6 &amp; 7 which deter anyone unable to climb (quite a lot of the elderly population, plus anyone with a buggy).</p>	<p>it would be preferable to remove railings as this would enhance the street scene.</p> <p>See response to Richard Humphrey's comment in point 51c of in relation to suggested changes to resurfacing of the roads and road markings.</p> <p>Whilst we agree that footpaths should be as accessible as possible, this is a matter for Northamptonshire County Council and/or the landowner and is outside the scope of the conservation area appraisal, which focuses on the architectural and historic interest of the village.</p>	<p><u>where it is safe to do so,</u> would enhance the street scene and the setting of the historic buildings, several of which are Grade II listed.</p> <p>No change.</p>
Melanie Shakespeare	No response.	No response.	No change.
Alan Stephens	No response	No response.	No change.
Jorden Summers	West Haddon has a large amount of street lights compared to other neighbouring villages – I	The provision of street lighting is usually the responsibility of the Parish Council but the Design Guidance in	Section 9.10, p. 52, para 2, change text to the following:

	think an effort should be made to reduce the number of these.	the draft Appraisal will be amended to include reference to keeping street lighting to a minimum.	Signage, <u>street lighting</u> and street furniture should not detract from the visual amenity of the street scape; their design should be sympathetic and number kept to a minimum in order to avoid clutter whilst properly taking account of public safety.
<b>Carl Weininger</b>	What on Earth does the following mean, and how do you expect a 'layman' to understand what it means! "Development proposals should avoid creating gaps in the continuous building line by setting new development back from the street frontage. This is particularly the case in the High Street, the south end of West End, Station Road and Staffords Lane".	<p>This text refers to the fact that in the stated locations buildings are often built next to the pavement rather than being separated from the pavement by front gardens/driveways and that any new buildings should be positioned next to the pavement so that gaps are not created.</p> <p>No other queries have been received in relation to the meaning of this text therefore the wording will remain the same but members of the public are welcome to contact Daventry District Council at <a href="mailto:heritage@daventrydc.gov.uk">heritage@daventrydc.gov.uk</a> or 01327 871100 to clarify any points.</p>	No change.
<b>Do you think the proposed Article 4(1) Directions (see page 57-60 of the Appraisal) would help to preserve special features of the conservation area? Please use the text box to identify specific locations or features at risk or permitted development rights which you feel should be removed.</b>			

Anonymous	No response	No response.	No change.
John Liddle	OK	Comment noted.	No change.
Melanie Shakespeare	No there is absolutely no need for this at all, conservation areas put people off moving to the village not encourage them.	Research by Historic England published in 2017 states that “conservation areas are a popular planning tool. Three quarters of all adults (74%) in England believe Local Authorities should have the powers to restrict changes to buildings and streets in order to protect the character and appearance of a conservation area. Interestingly, conservation areas are even more popular among residents of these areas, with 83% agreeing with the additional Local Authority controls, which demonstrates their support for shared responsibility for these special places”. Heritage Counts 2017, Historic England (2017).	No change.
Alan Stephens	Yes	Comment noted.	No change.
Jorden Summers	Yes	Comment noted.	No change.
Carl Weininger	I feel this is an unfair incumbrance on the owners of these properties, and that it goes no way towards reducing climate change, it can only increase CO2 emissions and energy waste by preserving old eco unfriendly and energy inefficient buildings, full stop.	Historic England guidance states that “It is a widely held view that older buildings are not energy-efficient, and must be radically upgraded in order to improve their performance. In reality, the situation is more complicated and assumptions about poor performance are not always justified. Even so, the energy and carbon performance of most historic buildings can be	No change.

		improved, which will help them remain viable and useful, now and in the future” <a href="https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/">https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/</a> Also see response to previous comments about energy efficiency above.	
<b>Are there any other matters within the Appraisal and Management Plan that you would like to comment on? Please reference any comments to the specific part of the Appraisal where possible (using paragraph or section numbers) and, if seeking a change be clear what change is sought and provide justification where possible.</b>			
Anonymous	No response.	No response	No change.
John Liddle	No response.	No response.	No change.
Melanie Shakespeare	No	Comment noted.	No change.
Alan Stephens	No response	No response.	No change.
Jorden Summers	Like I said previously, the number of street lights should be reduced as it impacts the look of local buildings and a time when we are becoming more conscious of the environment, it should definitely be reviewed.	Please see previous comments above.	No change.
Carl Weininger	It refers to old areas of the village but the proposed area is much greater than these old historic areas, why?	The conservation area boundary proposed in the draft Appraisal and Management Plan has been produced as a result of a detailed review of the village. Those areas included within the boundary are considered to be of special architectural and/or historic interest.	No change.

	<p>And where does the authority to propose/impose these proposals come from and why!</p> <p>These proposals fly in the face of recent Government proposals to reduce man made climate change and CO2 Emmissions and I consider them to be unfair, intrusive, retrograde, and outdated. Move on.</p>	<p>The District Council, as the local planning authority, has a statutory duty to review and designate conservation areas where they are considered to be of special architectural or historic interest. Paragraph 69 of the <i>The Planning (Listed Buildings and Conservation Areas) Act 1990</i> states:</p> <p>“Designation of conservation areas.  (1)Every local planning authority—  (a)shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and  (b) shall designate those areas as conservation areas.”</p> <p>Please see previous comments above regarding energy efficiency and reducing carbon emissions in historic buildings in accordance with best conservation practice.</p>	<p>No change.</p> <p>No change.</p>
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