

Daventry District Council

Welford Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted July 2020



Introduction

This report sets out the consultation undertaken on the Welford 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 9th January 2020 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 20th January 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.

A notice was also put in the Welford Bugle, the village newsletter.

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 2nd March 2020. A public exhibition was held at Welford Village Hall on Tuesday 11th February 2020.

Comments received.

Responses were received, some via email, some in writing 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 28th May 2020 followed by Full Council on 23rd July 2020 when the document was adopted.

**Welford 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 Welford. 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 20th January 2020 and closes at 5pm on Monday 2nd March 2020.

Comments in writing should be forwarded to Anna Wilson, Heritage Policy Assistant, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail heritage@daventrydc.gov.uk by **5pm on Monday 2nd March** at the latest.

Comments cannot be accepted after this time.

Anna Wilson

Heritage Policy Assistant

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

Written Responses

Respondent	Comments	Suggested Response	Suggested Action
Alan Mayes CPRE	Very supportive of giving conservation area status. I am a representative of CPRE and would fully support the area to be included in the conservation area particularly the area of open space with historic earthworks which all form part of the setting of the village. I was originally involved in surveying and adding to the list of historic buildings in Welford in the 1980s.	Comments welcomed.	No change.
Name not supplied	Welford is a lovely village – a conservation area would preserve some very interesting parts and make all of us more aware of how lucky we are. I hope it is successful.	Comments welcomed.	No change.
Yvonne Dean	Being part of the original steering committee for the Neighbourhood Plan, I fully support the proposed conservation area. (We proposed linear areas to take in listed buildings and the historic core of the village but these proposals are far better in protecting the medieval village and fishponds plus the ancient ridge and furrow and causeway to the east). We'll also support this as CPRE Northamptonshire. Thank you!	Comments welcomed.	No change.

<p>Bill Wright</p>	<p>Could you consider including the site of the Welford Mill (adjacent to the lock on the canal arm). Otherwise I would make no additional comments but my full support.</p>	<p>In response to this request a site visit was carried out on 2nd March 2020.</p> <p>The site of Welford Mill lies approximately 500m from the north end of the proposed conservation area boundary. It comprises an earthwork bank, approximately 180m in length running roughly parallel to the canal which represents the remains of the mill race. This would have diverted water from the natural water course to the mill. At the north end of the mill race the remains of the mill buildings survive as several low brick walls and a brick culvert.</p> <p>In order for the mill site to be included within the conservation area, the boundary would have to be extended to include the land in between the northern boundary and the mill site. This is open pasture land comprising a number of small enclosures with hedgerow boundaries. Some of the boundaries are depicted on the 1844 Welford Tithe Map, although comparison with modern mapping shows a small number have subsequently been removed. In the absence of any further features of historical and/or architectural importance within this land, it is not considered to be of sufficient special interest to merit extending the proposed conservation area.</p> <p>As the Mill has a closer relationship with the canal than the village, it could be considered for</p>	<p>No change.</p>
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		<p>inclusion in any future review of the canal conservation area.</p> <p>Any proposals to extend the Grand Union Canal Conservation Area would need to be undertaken as a joint project with Harborough District Council. Consequently, it has not been included in this appraisal, whose principal focus has been Welford Village.</p>	
Dr. Paul Brown	I fully support the planned conservation area, which will reinforce and strengthen the Neighbourhood Plan and help maintain/enhance the character of the village.	Comments welcomed.	No change.
Debbie Green	Would like more information on listed building status.	<p>As part of the conservation area appraisal of the village a number of buildings have been identified that do not meet the criteria for national listing but which are of local importance. Your building, along with other adjacent buildings, has been identified as being of local importance for their retention of original materials and features. As a group of buildings they make an important contribution to views along the High Street.</p> <p>Locally listed status does not bring with it the same controls as a building that is nationally listed, where most works require owners to submit an application for listed building consent. However, the fact that a building is</p>	No change.

	<p>Affordable housing for daughter and son –in-law who want to move within the village – are you developing in conservation area?</p>	<p>locally listed means that it has been identified as having a degree of significance and its locally listed status would be a material consideration in determining planning applications. Should this group of buildings be added to the Local List this will not bring with it any additional planning controls over and above those which come into force with conservation area status, should the conservation area be designated by the Council. Information about additional planning controls in conservation areas can be found on the Daventry District Council website at https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</p> <p>The District Council itself does not plan to undertake any house building but private developers can submit planning applications to build housing and this could fall within a conservation area. If the District Council were to receive a planning application, the guidance within the Conservation Area Appraisal and Management Plan would be considered as part of the process of determining the application, along with other guidance and policies in the Settlements and Countryside Local Plan 2011-2029 and the Welford Neighbourhood Development Plan 2017, and the need for affordable housing.</p>	<p>No change.</p>
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Duncan Hopwood and Helen Dyson	This is to confirm that we will be very pleased if Welford has a conservation area. Long overdue!	Comment welcomed.	No change.
Yvonne Dean and Alan Mayes, CPRE West Northamptonshire	<p>After visiting your exhibition and looking at the document proposing the fairly extensive conservation area, we confirm we thoroughly endorse this proposal. In addition we are impressed by the rationale for including the archaeological context of the remains of the mediaeval village and fishponds to the West and the ridge and furrow features to the West. This appreciation and preservation of context is vital to keep overall character of the village not just for historical reasons, but as an amenity for villagers and visitors.</p> <p>After speaking to the officers we queried why the small patch of land was not included on the northwest to complete the shape running down to the Avon. We were told this was because the ridge and furrow pattern was not clear and Alan Ainsworth the owner confirmed these features had been infilled when Avon fields was built as a cul de sac. However after visiting Google mapping, those patterns are apparent as field markings so it may be worth including for completeness and also as a deterrent to backland development-even though the area is on the flood plain.</p>	<p>Comment welcomed.</p> <p>Although there may be limited survival of the ridge and furrow as earthworks in this field, imagery available through Google and the Council's collection of digital aerial photographs indicate that much of the ridge and furrow pattern of earthworks is no longer discernible above ground. That which does survive is fragmented and has lost its coherence. This is supported by Mr. Ainsworth comments about the features having been infilled in the past. Due to the level of preservation of the earthworks in this particular field they are not considered to merit inclusion within the</p>	<p>No change.</p> <p>No change.</p>

	<p>The other area that could be considered for inclusion is in the area past the allotments adjoining the Avon and canal; where the original mill remains can be seen and the old mill race is a clear feature. As this site borders and SSI it would make that future care of the area more complete.</p> <p>Although I was co-chair of the neighbourhood plan and did the original mapping of the historic buildings in Welford proposing linear conservation areas, your proposals are more far reaching in the recognition of the character and history of Welford which has been undervalued. It is a shame the Iron Age settlement was built over in the latest Newlands Road development but at least it was recorded. Alan Mayes visited with me (chair of the CPRE technical committee) and was responsible for the original listings in the village so it was particularly fortunate he returned to see the value of his original work recognised and we both endorse your recommendation.</p>	<p>conservation area.</p> <p>Please see the response to Bill Wright above.</p> <p>Comments welcomed.</p>	<p>No change.</p> <p>No change.</p>
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<p>Nigel C Ozier, on behalf of Aitchison Rafferty, Town Planning Consultants</p>	<p>I refer to the consultations on the Conservation Area Appraisal and Management Plan for Welford. I am writing on behalf of Mr and Mrs Curtis in respect of land east of West End, which you have included within the proposed Conservation Area 2020.</p> <p>I have considered the Consultation Draft of the Conservation Area Appraisal and Management Plan. I note that this comprises a review of the existing Conservation Area and seeks to set out the architectural and historic interest of Welford to aid the sensitive management of change, with regard to the historic environment.</p> <p>While this approach is important, I note that the Plan on which you show the proposed new boundary to the Conservation Area, which has been informed by the above document, is not up to date with regard to planning permissions. I deal with this and comment on various parts of the Appraisal report. I consider that my client's land should be omitted from the proposed new Conservation Area boundary. Given how the Appraisal deals with the remaining land east of West End, there appears to be no logic in its inclusion.</p>	<p>Comments noted.</p> <p>The draft Welford Conservation Area Appraisal and Management Plan refers to the potential designation of a new conservation area. There is no existing conservation area designation in Welford.</p> <p>In setting out the proposed conservation area boundary, buildings of architectural and/or historic interest as well as their garden plots are included for completeness, hence the inclusion of the land to the east of properties in West End. In addition, the boundaries of these garden plots are depicted on the 1885 Ordnance Survey map, therefore the layout of this area of the village has been in existence for at least 135 years, and probably longer given that 6 West End dates to the late 17th century. In fact, the long, narrow shape of these plots is indicative of medieval settlement. The retention of the historic plot layout contributes to the historic interest of this part of West End.</p> <p>We are aware of the planning history and the current application DA/2019/0948 for this area</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>My client's land is shown on the attached Proposed Conservation Area 2020 plan, edged in red. In addition, edged in blue, is the application site on which the planning officer has confirmed, following the completion of a Unilateral Undertaking, that permission for a detached dwelling will be permitted. This replaces an extant permission for a dwelling, which as I indicate above would not be shown on the base plan for the Conservation Area. Nevertheless, the approval of a dwelling and now a replacement dwelling located further back from the frontage boundary in West End, is relevant to the Appraisal and in my view, means the proposed boundary is ill-informed about the open area to the rear of my client's current house.</p> <p>Section 4 of the Appraisal summarises '<i>Special Interest</i>' which has led to the designation of the conservation area. However, in respect of my client's land, its inclusion in the proposed Conservation Area would make little contribution to these 'Special Interests'. The approved development is a modern traditional design and set on land which is not visible from West End or other parts of the village. It does not reflect the historic street pattern described for West End nor does this area of land contribute to the views along the street. There is no link between this land, and the proposed building and the traditional features of existing buildings in the</p>	<p>of land. The Site Layout Plan CUR-162-PA-001G submitted as part of the application for a dwelling on the site shows that despite proposals for the land to be developed, its linear form will still be discernible. This is an important survival of the layout of back plots associated with historic buildings, which no longer exist in other parts of the village.</p> <p>Please refer to comments in response to paragraphs 3 and 4 above and paragraph 9 below about the significance of the land and how it contributes to the historic character of Welford.</p>	<p>No change.</p>
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	<p>village. The land does not make any contribution to the character of West End, particularly as it is not visible and will in any event be altered in its character by the approved development. The land makes no contribution to important view or features identified in the Appraisal as important elements or interests.</p> <p>As shown in Section 6 of the Appraisal, the land does not hold any historical landscape features, either with reference to the 1885 Ordnance Survey Map or the modern map.</p> <p>Section 7 deals with Special Character. I acknowledge that character is not only informed by the buildings within the Conservation Area but also the spaces between these buildings and other features of interest. However, in my view, such spaces have to contribute more than just being open garden land. In the case of my client's land, there are no views of it from public realm and in view of the approved development, its 'openness' is reduced and impacted upon by the development of a new dwelling.</p>	<p>As previously stated, the historic layout of the back plots to the historic buildings in West End are reflected in the current boundaries and these are clearly shown on the 1885 Ordnance Survey map.</p> <p>Please refer to comments above made in paragraph 3 as to why the land was included with the proposed conservation area and its historic interest as well as subsequent related comments in response to paragraph 7 above. Furthermore, features of special interest do not necessarily need to be visible from the public realm in order to justify their inclusion in the proposed conservation area. Conservation area status seeks to maintain and enhance the historic character of a place, visible or not. In addition, future changes to the surrounding landscape could mean that there is more visibility of the land to the rear of historic buildings in West End, particularly from the footpath to the south of Newlands Road.</p>	<p>No change.</p> <p>No change.</p>
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	<p>Section 7.1 summarises Spatial Character. The majority of these points do not relate to West End but where reference is made to this part of the village, some of the features are relevant to my client's land. I note, in particular, references made to West End deal specifically with an 'enclosed character', 'long views', 'linear pattern' and to 'rear courtyards'. Also, reference is made to spaces behind tall boundary walls. None of these features relate to my clients' land and given its location and the proposed development, its inclusion within the Conservation Area will not make any relevant contribution to its character as described in these Sections of the Appraisal report. Also, the proximity of newer residential development immediately to the north undermines the contribution my clients' land can make to the overall character of West End.</p>	<p>Section 7.1, as noted in the response, summarises the spatial character of the proposed conservation area. It does not necessarily include all spatial characteristics in detail at the level of individual buildings or plots of land, but that does not mean that they should be disregarded. In order to clarify the contribution that the land behind nos. 6, 10 and 12 West End makes to the proposed conservation area additional text will be added to this section.</p>	<p>p. 24, Section 7.1 Spatial Character Summary, add the following bullet point after the 6th bullet point:</p> <ul style="list-style-type: none"> Historically, to the rear of many of the older buildings in the village there were enclosures or crofts. During the 20th and 21st centuries some of these areas have been developed. To the rear of buildings at the southern end of West End, however, this layout of crofts still exists on either side of the road. Examples include the narrow, linear plots to the rear of 10, 12 and The Old Barn. Similarly, on the west side of the road crofts exist behind Welford House, Westfield Farm and 5 West End. South of Welford House there are a further three crofts adjacent to the road whose boundaries are also depicted on the 1885 Ordnance Survey map. This layout of crofts is likely to be a survival from the early development of the village.
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	<p>Section 7.6 of the Appraisal report deals with views and vistas. It is relevant that none of the land south of my clients' garden is considered to be important in terms of the Conservation Area. The only views identified relate to views within the Conservation Area, views V4 and V5, and only relate to looking along West End frontages. My clients' land makes no contribution to important views, which is not surprising as it is not visible from West End or public realm. It is clear, given that houses to the south are of low density that it is not considered to contribute to the character of the Conservation Area. In my view, nor will my clients' land, particularly as it is also a site for development.</p> <p>Section 7.7 presents an analysis of open space. While my clients' land has been included within the proposed Conservation Area, it is not considered to contribute to the character and appearance of the Conservation Area. Given the assessment set out in Section 7 of the Appraisal report, there are no features which would lead to its inclusion at all.</p>	<p>It is agreed the appraisal work undertaken did not identify important views of this particular area of land from the public realm but, as already mentioned, the possibility for this to change in the future remains.</p> <p>Paragraph 4 of the Section 7.7 Open Space Analysis states that,</p> <p>'Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries).' It does not include garden land, which is how the respondent describes the land behind no. 10 and The Old Barn, West End. That is the reason it has not been considered as part of the Open Space Analysis, not because it lacks historic importance or fails to make a contribution to the character of the conservation area. Please refer to previous comments above explaining the significance of the historic plot layout of this area.</p>	<p>No change.</p> <p>No change.</p>
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	<p>In summary, I object to the proposed boundary of the conservation area 2020 in respect of my clients' land east of West End. It is considered that the land to the east of the frontage development makes no contribution to the character of the conservation area, particularly when taking into account the approved development for a new dwelling. The land, currently garden land, is not visible from any public place and shows no historic or archaeological importance. The land should be omitted from the proposed Conservation Area.</p>	<p>Previous comments explain that this land is of special interest in terms of the historic plot layout, which dates back to at least 1885 as demonstrated by the Ordnance Survey map of that date. It is an important survival of the crofts that existed behind historic buildings in other parts of the village, many of which have subsequently been developed resulting in their layout no longer being discernible. The Site Layout Plan CUR-162-PA-001G submitted as part of the application for a dwelling on the site shows that despite proposals for the land to be developed, its linear form will still be discernible. Land or features cannot be ruled out from being included within a conservation area due solely due to lack of visibility from a public place because future changes have the potential to result in increased visibility. For these reasons the land should be included within the proposed conservation area.</p>	<p>No change.</p>
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Survey Responses

Respondent	Comments	Suggested response	Suggested action
Do you agree with the proposed boundary for the conservation area? (map available for viewing through link on Conservation Areas webpage)			
Anthony Forder	Yes	Comment noted.	No change.
Bill Wright	I agree with the proposed boundary, but would like to suggest an addition. To the south of the area occupied by the lock on Welford canal arm is the remains of Welford Mill that became disused and derelict in the mid-19 th Century. Much of the ground works for the ponds and water course still exist and brick footings of the mill buildings remains.	See response to the same comment above in Appendix A.	No further change.
Dave Ireland	Yes	Comments noted.	No change.
Ian Brewin	No	Specific reasons as to why the respondent does not agree with the proposed boundary were not provided in his response.	No change.
Paul Treadaway	Yes	Comments noted.	No change.
Anthony	Yes	Comments noted.	No change.
Anonymous	Yes	Comments noted.	No change.
Ian Kelly (Clerk to the Parish Council)	As the Clerk to the Parish Council, I have been asked to reflect that the extension of the CA into neighbouring fields both east and west of the village has very laudable aims but there are other mechanisms for providing protection which should also be	It is agreed that there are other mechanisms for providing greater protection to open areas in the case of archaeological sites. This would involve a separate process of designation for Scheduled Monument status for which the Secretary of State for Digital, Culture, Media and Sport would make the decision. The proposed conservation area designation does not preclude that these areas	No change.

	investigated because possibly greater levels of protection can be achieved.	could also be given that additional protection in the future if an application for Scheduled Monument status was successful.	
Martin John Gorrod	Yes	Comment noted.	See also the response to the next question below.
J Concar	Yes	Comment noted.	No change.
Sarah Gorrod	Yes.	Comment noted.	No change.
Yvonne Dean	Yes	Comment noted.	No change.
Helen Dyson	Yes	Comment noted.	No change.
Hilary Hunt	I totally support the proposed boundary around the village, although I would want it to be more rather than less. I do have concern about the boundaries within the village. I understand that post-war developments can be considered worthy of exclusion, but from a holistic point of view that is surely detrimental to the whole village, to have quite substantial pockets of residential area outside the conservation area. People live here because it is as it is, and the character of the village INCLUDES all the "Closes" of whatever nature. By excluding these chunks, there is much weaker protection for the next door areas within the conservation area designation. The house we live in is a case in point. It is excluded from the conservation area either side. Our house and the one next door were architect	General support for the proposals is welcomed. When deciding the proposed boundary of a conservation area the Council has to pay attention to existing national legislation. With regards to including post-war housing estates within the conservation area, paragraph 186 of the National Planning Policy Framework, which sets out the Government's planning policies for England, states that, 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' The larger developments of post-war housing that exist within Welford are similar to those that exist in other settlements across the country. As such they do not display that special architectural interest that is required for inclusion within the conservation area, nor do they reflect the distinctive historic character of the village through	No change.

	designated in the 1980s and each is unique. I'm not claiming any special historical or RIBA-prize-worthy architecture, but in future decades they might well be valued as interesting examples of that period. I would like to see a bit more courage and lateral thinking in what is included and not excluded in the conservation area.	<p>their layout, design or use of materials. Consequently, it is difficult to justify their inclusion in the conservation area at this time in terms of special architectural or historic interest.</p> <p>Where post-war properties are included within the boundary it is usually because they are situated between historic properties and changes made to them could have an impact on individual historic buildings or the street scene.</p>	
Do you think this Appraisal captures the special interest of Welford? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Anthony Forder	I do not think everything has been captured.	Details about specific features were not provided in the response to this particular question but see the response below regarding candidates for the Local List.	No change.
Bill Wright	<p>Yes, the unique nature of Welford's coaching history has been captured and the recognition of the important medieval village site.</p> <p>I have commented above about the possible inclusion of the former site of Welford Mill to the south of Welford canal lock which I would like to you to consider as an inclusion.</p>	<p>Comment noted.</p> <p>See response to the same comment above.</p>	<p>No change.</p> <p>No further change.</p>
David Ireland	<p>Yes, the appraisal successfully captures what is special about Welford.</p> <p>The historic buildings in the centre of the village, the important views</p>	<p>Comment noted.</p> <p>Agreed. The importance of these features is covered in detail in the Conservation Area Appraisal</p>	<p>No change.</p> <p>No change.</p>

	of the village especially from the west, and the fields that come right into the centre of the village. The field behind the school is particularly important with field patterns that show where the village once extended to, along with the carp pond they provide a wonderful amenity for the village and define its character.	and Management Plan.	
Ian Brewin	No, not seen any.	Details of specific features were not provided in the response to this question so it is difficult to suggest any resulting changes to the Appraisal and Management Plan.	No change.
Paul Treadaway	The Appraisal does a very good job. Is the Welford Reservoir going to be included as a place of interest and to observe wildlife? Or is the reservoir just outside of the Parish. There are also the old pumping and filtration building and water tanks. Lots of dates to be found of 1935 etc. along reservoir brickworks.	Comment welcomed. Welford Reservoir falls partly within Harborough District and is part of the infrastructure relating to the Welford Canal Arm of the Grand Union Canal. Any proposals to extend the Grand Union Canal Conservation Area to include the reservoir would need to be undertaken as a joint project with Harborough District Council. Consequently, it has not been included in this appraisal, whose principal focus has been Welford village.	No change. No change.
Anthony	Yes	Comment noted.	No change.
Anonymous	Yes I do. The beautiful historic landscape surrounding the village and the heart of the village with its wealth of unique old houses, church and buildings have been captured.	Comments noted.	No change.
Ian Kelly (Clerk to	Yes.	Comment noted.	No change.

the Parish Council)			
Martin John Gorrod	Ridge and furrow land is shown on the LiDAR map as extending into the fields around Doctors Barn which is marked as outside the conservation area as is Doctors Barn itself. For consistency this land should be included in the conservation zone.	It is agreed that the LiDAR data shows ridge and furrow earthworks extending into the field to the east of Doctors Barn and that this area should be included in the proposed conservation area (see map in Appendix C).	Amend the following maps to include this area within the conservation area: p.11 Figure 1 p. 22 Figure 11 p. 23 Figure 12 p. 27 Figure 13 p. 14 Figure 14 p. 39 Figure 16 p. 45 Figure 17 p. 52 Figure 24 p. 67 Figure 40
J Concar	Yes to the question, additionally I believe existing street furniture should be in keeping with the ethos of a conservation area. Particularly thinking of utilitarian railings on High Street outside numbers 26/28.	It is agreed that these railings detract from the historic character of the High Street. The text putting forward suggested enhancements to the public realm in Section 10.3 will be amended to include these particular railings.	Section 10.3, p. 72, first bullet point, add the following text: The unattractive galvanised steel barriers at either end of Butchers Lane, at the entrance to the churchyard from the High Street, and outside the historic primary school buildings, <u>and in front of nos. 26 and 28 High Street</u> are not in keeping with the historic character of the village...’.
Sarah Gorrod	It is proper that the features of ridge and furrow land and the medieval fish ponds and evidence of former dwellings are included in	Agreed. The views across the medieval earthworks up the slope towards the village are included in the appraisal as View 15, pages 33, 36 and 39.	No change.

	the conservation area as well as extant buildings, as the village character is derived from its setting as well as the built environment. In particular the views back towards the village from Hall Lane over the pastureland OS4 are particularly well preserved and significant.		
Yvonne Dean	Yes especially the farming land with the medieval village to the West and the ridge and furrow features to the East. Great to have the context of the village recognised and protected.	Comment noted.	No change.
Helen Dyson	Yes, especially pleased that the medieval fishponds are being included.	Comment noted.	No change.
Hilary Hunt	Yes it does. However, I question excluding modern buildings, as they all add to the special interest of Welford as they are part of the whole. It is the whole village which is of interest. Our house and our neighbour's house were built in the 1980s, each one an architect-designed unique house. In decades to come they might well be considered good examples of the period – who – knows – but if they are not in the conservation area, they could have been altered unsympathetically. I am not suggesting these two houses are	Please refer to the response to the first question above. Conservation area designations, including their boundaries, are reviewed periodically. In future if there is a change in how the architectural and historical significance of post-war buildings, particularly housing, is viewed there may be scope for inclusion in a conservation area. At the present time, however, inclusion of all Welford's buildings within the conservation area would devalue its special interest.	No change.

	worthy of a RIBA prize but in the context of the development of the village, built on top of the foundations of a Victorian terrace in people's living memory, they are part of the village scene. Willy-nilly alteration of a non-conservation area building or space in a conservation area undermines the coherence and value of the conservation area and is contrary to the express intention to preserve and enhance a conservation area.		
Do you agree with the candidates for the Local List? (see pages 62-67 of the Appraisal). Are there any more potential candidates which you would like to suggest? Please use the text box to identify candidates for the Local List, giving an address where possible.			
Anthony Forder	Engine House 6, 8, 10 West Street	Engine House is already designated as a statutory Grade II Listed Building (see the entry on the National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1229128). Statutory listing affords greater protection to a building than locally listed status so for this particular building we would not consider it necessary to include it on the Local List. Following this suggestion, an assessment has been carried out for nos. 6, 8 and 10 West Street. The results of the assessment gave the buildings a score above the threshold required for inclusion on the Local List. Nos. 6, 8 and 10 West Street will therefore be proposed for inclusion.	No change. P. 63, Section 10.1, add the following text under the heading 'West Street': • <u>Nos. 6, 8 and 10 West Street is a range of three buildings, no. 6 being of three storeys and 8 and 10</u>

	<p>A few more West Street properties.</p>	<p>Having reviewed the properties in West Street it was concluded that, although the street includes a proportion of buildings that make a positive contribution to the historic street scene, there has been some loss of elements of their historic character, such as original fenestration, doors and/or roofing materials, and although they are worthy of inclusion within the conservation area they do not meet the criteria for statutory or local listing.</p>	<p><u>being of two storeys. They are built in reddish/orange brick but the front elevation of no. 10 also uses burned brick to create a chequered pattern. At the centre of the range there is a wide arched opening that leads through to a courtyard area behind; a feature that is characteristic of other buildings in Welford, especially along High Street. Within the courtyard there are cattle ties which may be related to the former use of no. 8 as a butcher's shop. Anomalies in the brick work on the front elevation of no. 10 suggests that it may have been altered to create a shallower roof line and that it once had a steeper pitch. This in turn suggests that the building may have previously been thatched. The side elevation of the building may be built from rendered cob and the front elevation may, in fact, be a</u></p>
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			<p><u>later re-facing of the earlier building. The buildings have decorative flat-headed brick arched lintels above the windows and doors. No. 8 has a larger window with a wooden lintel on the ground floor that may have been a shop window when the building was a butcher's. The varying heights of the buildings' and their rooflines creates variety in the streetscape and together with Engine House (Grade II Listed) they form an important group.</u></p> <p>p. 66, Section 10.1, insert photograph of 6, 8 and 10 West Street and the text:</p> <p><i><u>Figure 39: 6,8 and 10 West Street</u></i></p> <p>p. 67, Figure 40, amend map to include 6, 8 and 10 West Street.</p>
Bill Wright	I agree with the candidates for the local list.	Comment welcomed.	No change.
David Ireland	Yes	Comment welcomed	No change.

Ian Brewin	Not seen any candidates.	The candidates are set out in the Welford Conservation Area Appraisal and Management Plan on pages 62-67 as mentioned in the survey question above.	No change.
Paul Treadaway	Yes, agreed.	Comment welcomed	No change.
Anthony	The School House	The School House is already designated as a statutory Grade II Listed Building (see the entry on the National Heritage List for England https://historicengland.org.uk/listing/the-list/list-entry/1229245). Statutory listing affords greater protection to a building than locally listed status so for this particular building we would not consider it necessary to include it on the Local List.	No change.
Ian Kelly (Clerk to the Parish Council)	Yes	Comment welcomed.	No change.
Martin John Gorrod	Yes. 1 High Street should be added as this is an imposing house which dominates the street scene.	Following this suggestion, an assessment has been carried out for Atterbury House, 1 High Street. The results of the assessment gave the building a score above the threshold required for inclusion on the Local List. Atterbury House will therefore be proposed for inclusion.	<p>p. 62 Section 10.1, under the heading 'High Street', add the following text:</p> <ul style="list-style-type: none"> • <u>Atterbury House, 1 High Street is a large Edwardian house of reddish/orange brick with detailing in pale stone. Set back from the road frontage its large scale means that, along with the adjacent 1 Northampton Road (Grade II Listed), the buildings create an impressive entrance into the village and an architectural contrast to the smaller</u>

			<p><u>buildings built in vernacular style. The architectural detailing in stone and terracotta, such as the swan's neck pediment above the door, stone lintels and string courses, and terracotta ridge tiles, create visual interest and the impression of a high status building. The building makes an important contribution to views of the village from public footpaths to the east.</u></p> <p>p. 64, Section 10.1, insert photograph of Atterbury House and the text:</p> <p><i><u>Figure 31: Atterbury House, 1 High Street</u></i></p> <p>p. 67, Figure 40, amend map to include Atterbury House.</p>
J Concar	Agree.	Comment noted.	No change.
Sarah Gorrod	I agree with all the candidates for the local list. 1 High Street could be a potential candidate, as it occupies a prominent place within the village and the plot and house have a significant impact on that part of	See response above to Martin John Gorrod who also suggested 1 High Street be added to the Local List.	No further change.

	the High Street.		
Yvonne Dean	Is this question relevant for conservation areas?	As part of the conservation area review process, including undertaking historical research and site visits, candidates for the Local List are being identified. The process DDC follows to add candidates to the Local List is bound up with that of the adoption of conservation area appraisals and boundary changes, hence the reason for consulting on the Local List candidates within the same consultation about the proposed conservation area.	No change.
Hilary Hunt	I support this Local Listing in principle as a valuable step, without being able to comment on specific buildings.	Comment noted.	No change.
Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent? Please use the text box to identify specific areas where guidance is either satisfactory or lacking.			
Anthony Forder	It does not outline when this is likely to start?	This information is not included in the Appraisal because timescales can be subject to change. For example, a second round of consultation could be necessary depending on comments received in the first consultation. The process will require the Appraisal and Management Plan and conservation area boundary to be considered at a meeting of the full Council. Therefore, the earliest date at which the conservation area could be adopted would be May 20 th 2020. Everyone who has responded to the public consultation will be kept informed of progress during the coming months.	No change.
Bill Wright	I agree the guidance is clear.	Comment noted.	No change.
David Ireland	Yes.	Comment noted.	No change.
Ian Brewin	No.	No specific areas where guidance is lacking were provided in the response.	No change.

<p>Paul Treadaway</p>	<p>On the listing of local listed buildings, I think page 70 with regards roof alterations, nos. 7, 9 and 11 West Street have been omitted. It should surely have numbers 7-17 I feel. However, few of these Polychromatic Brickworked 'Workers' cottages retain their original slate roofs.</p> <p>It lists a number 16 included here but this property (if there is a number 16) is not part of the Terrace.</p> <p>May I add that on number 11, there is an unused satellite dish that spoils the view in my opinion and is greatly out of character and not in line with the new regulations from my understanding of reading the</p>	<p>The properties shown in the table on p. 70 of the draft appraisal are those which have been identified as retaining their slate roofs, a feature that contributes to the historic character of the conservation area. The purpose of identifying these particular buildings in this section of the appraisal is to propose them for an Article 4 Direction, not local listing, which is covered in Section 10. An Article 4 Direction would remove particular permitted development rights, meaning that property owners would need to submit a planning application in order to make changes. Buildings that no longer retain original features, such as roofing materials, are therefore not included in the proposal for an Article 4 Direction. This includes nos. 7 and 9 West Street whose slate roofs have been replaced in the past with concrete pan tiles. On a second inspection it is evident that 11 West Street does have a slate roof and should be included in the proposal for an Article 4 Direction.</p> <p>The properties included in the table have been entered in house number order. No. 16 West Street lies opposite the entrance to Westfield Crescent.</p> <p>It is agreed that modern additions to buildings such as satellite dishes can damage views of historic streets and detract from the historic character of individual buildings. The additional planning controls that conservation area status confers cannot, however, be applied retrospectively but the</p>	<p>Section 10.2 Article 4 Directions, p. 70. Add <u>11 West Street</u> into the table of addresses for a proposed Article 4 Direction under 'Alteration of roofing materials'.</p> <p>No change.</p> <p>Section 10.3, p. 72, insert a fourth bullet point and the following text:</p> <ul style="list-style-type: none"> • <u>Some properties have satellite dishes attached</u>
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	<p>conservation draft.</p> <p>The flower trough is also questionable and should be looked at as I see it as a risk to people using the pavement should it fall from its fixings when full of water. Recently I drilled a drain hole for the neighbouring tenant but there is no guarantee that it will not fill again with rainwater. Should it not also be a consideration and subject of permissions to affix plant troughs, large sizable ones to Polychromatic Brickwork buildings just the same as satellite dishes.</p>	<p>Conservation Area Appraisal and Management Plan does include a section on suggested public realm enhancements where such features can be highlighted. If the conservation area is designated the additional planning controls, which include the installation of satellite dishes and antennae in locations fronting a highway, will come into force requiring property owners to apply for permission to do so.</p> <p>Permitted development rights should not be withdrawn without clear justification. As this is not a widespread issue across the conservation area it is felt that to introduce restrictions on the use of window boxes would not be a proportionate response and would not be justifiable.</p>	<p><u>to their front elevations which detract from the historic character of the individual buildings and the street scene. Existing satellite dishes should be placed in a location that is not visible from the street frontage or removed if they are not in use. Should the owner or occupier of a property wish to install a new satellite dish or antennae this will require permission.</u></p> <p>No change.</p>
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Anthony	Yes	Comment noted.	No change.
Ian Kelly (Clerk to the Parish Council)	Yes	Comment welcomed.	No change.
Martin John Gorrod	Yes – there is enough clear guidance.	Comment welcomed.	No change.
J Concar	Fine	Comment noted.	No change.
Sarah Gorrod	Yes. The guidance seems clear and sufficient.	Commend noted.	No change.
Yvonne Dean	Yes the website and government portals are clear.	Comment noted.	No change.
Helen Dyson	Yes.	Comment noted.	No change.
Hilary Hunt	<p>Making guidelines available only online is woefully insufficient; it is purely passive; it discriminates against all those who do not have computers and/or are not IT confident enough to use them; it excludes the public from information. Councils have a duty to make information actively available. It is essential in my view to distribute a brief leaflet to all households in the village outlining the final decision, its overall purpose, and how it directly impacts residents. If I do not have such a document to keep in my house and refer to as necessary, I will not consider I have been properly informed about a significant change affecting what I can and can't do with my own property.</p>	<p>Comments noted. Should the proposed Welford Conservation Area boundary be adopted, all properties within it will receive a letter to inform them that they fall within the conservation area. This will include details of how to access further information and the relevant documents on the DDC website.</p> <p>Following this suggestion, the notification letter will be accompanied by information sheets covering the additional planning controls conservation area status confers, listed and locally listed buildings, FAQs and how to contact DDC.</p> <p>Hard copies of conservation area appraisals and management plans can be supplied by DDC on request.</p>	<p>No change to the Welford Conservation Area Appraisal and Management Plan.</p> <p>Produce an information sheet to accompany notification letter should the Welford Conservation Area boundary and Appraisal and Management Plan be adopted.</p>

Do you think there are any actions missing from our Management Plan? (see pages 73-77 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.			
Anthony Forder	Partial agree to most items, but traffic is harmful to the area – so would like to hope further review can be considered.	Whilst it is agreed that excessive traffic can have a detrimental effect on the historic character and fabric of a conservation area, issues relating to traffic are outside the remit of Daventry District Council. Northamptonshire County Council is the authority currently responsible for the majority of highways matters.	No change.
Bill Wright	I see no actions missing from the Management Plan.	Comment noted.	No change.
David Ireland	No	Comment noted.	No change.
Ian Brewin	Yes	No specific areas where actions are missing from the Management Plan were provided in the response.	No change.
Paul Treadaway	As mentioned previously, the subject of regulations of affixing items such as flower troughs or overhang features above doors on Polychromatic brickworked terraced cottages and the likes of. I have noted the issue of satellite dishes and I should like to question the difference between satellite dishes and such aerials with other objects as such mentioned affecting the views of the locally listed buildings.	Please see response to the same comment made above.	No further change.
Anthony	No.	Comment noted.	No change.
Ian Kelly (Clerk to the Parish Council)	The “public meeting” as mentioned as an obligation at para 4.3 of the	At the beginning of the review process, a ‘walk around’ of the village was organised with members	No change.

	DC committee report dated 09.01.20 has not taken place.	<p>of the local history society, the biodiversity audit project, the Parish Council and at least one member of the Neighbourhood Plan Committee also attended.</p> <p>At the very beginning of the review process the Parish Council was contacted on two occasions to see if it would like an officer from DDC to attend a parish council meeting to explain more about the review and answer questions but no response was received.</p> <p>Two public exhibitions/drop-in sessions have been held in the village hall, each 3.5 hours in length (one prior to the consultation on 2nd September 2019 and one during the consultation period on 11th February 2020). These constitute the public meetings that have been held as part of the conservation area review and consultation process. This approach is in line with other conservation area reviews that have been undertaken elsewhere in the district. Two officers from Daventry District Council attended the sessions in Welford in order to answer questions and both sessions were very well attended by parishioners.</p>	
Martin John Gorrod	Emphasis should be added on key views from public rights of way both to the east and west of the village.	Important views within, towards and from the conservation area are identified in 'Section 7.6 Views and Vistas' on p. 31-39 of the Appraisal and Management Plan with corresponding explanations as to why they are important. In particular, views identified as V1, V2, V22, V23 and V24 highlight views from public footpaths on the east side of the	No change.

		village. Views identified as V10, V15, V16, V19, V20 and V21 highlight views from the public footpaths to the west of the village. These are commensurate with views identified on Map 3 (p. 42) of the Welford Neighbourhood Development Plan (made September 2017).	
J Concar	No	Comment noted.	No change.
Yvonne Dean	No.	Comment noted.	No change.
Do you think the proposed Article 4 Directions (see pages 68-71 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 that you feel should be removed?			
Anthony Forder	Courtyard of 6, 8 10 West Street host old cattle tie and should be included.	The Council's approach to Article 4 Directions in conservation areas is to focus on those elements that make a contribution to the street scene and are therefore associated with the principal elevations of buildings or those visible from public highways, bridleways, footways and waterways. Nos. 6, 8 and 10 West Street have been proposed as a Local List candidate with the cattle tie mentioned in the description of the building, highlighting its importance.	No change.
Bill Wright	Yes, they would help to preserve the special features.	Comment noted.	No change.
David Ireland	Yes, happy with it as proposed.	Comment noted	No change.
Ian Brewin	Not sure.	No additional details included in response.	No change.
Paul Treadaway	Yes I feel it is a good proposal. I only feel that some buildings where stated cannot change roofings, should be allowed to change roofing materials back to original slate tiles if desired.	Article 4 Directions remove particular permitted development rights in order to ensure that features of historic importance, which contribute to the character of a conservation area, are retained. They do not necessarily prevent change but a planning application must be submitted and approved prior to changes being made. The appraisal identifies	No change.

		properties within the proposed conservation area that retain features which contribute to the historic character of the conservation area. Should property owners wish to change roofing materials back to the original or those closely resembling the original this would be welcomed.	
Anthony	Yes.	Comment noted.	No change.
Ian Kelly (on behalf of Welford Parish Council).	Yes.	Comment noted.	No change.
Martin John Gorrod	Yes-it is important to control changes on key features which impact the street scene.	Comment noted.	No change.
J Concar	I am unhappy with the comment 'large developments' as I believe Welford has attained over its quota for new development.	Comment noted – please see response below to Ian Kelly (on behalf of the Parish Council).	No further change.
Yvonne Dean	Yes.	Comment noted.	No change.
Hilary Hunt	I support all Article 4 Directions. I again say that I feel that all buildings in Welford should be part of the conservation area, and preferably all subject to Article 4 Direction, so that we all equally have to abide by the same regulations. Your proposal will risk disharmony between people who live here. On blanket rule for everyone is the only way to protect and conserve the character of the whole of Welford village as a whole and not give cause to social conflict here.	Article 4 Directions can be put in place on buildings or parts of buildings to add further controls for features which are particularly important to the historic and architectural interest of the area. Permitted development rights should not be withdrawn without clear justification such as where there is a real possibility that development could damage features identified as being important to the character of the conservation area. Applying Article 4 Directions across the whole of Welford, as you suggest, would result in removing permitted development rights for buildings where no particularly important features have been identified and would, therefore, not be justified.	No change.

<p>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.</p>			
Anthony Forder	N/A	Comment noted.	No change.
Bill Wright	No.	Comment noted.	No change.
David Ireland	No.	Comment noted	No change.
Paul Treadaway	Not at this time. Nothing to add to my previous comments where could have come under this section.	Comment noted.	No change.
Anthony	No	Comment noted.	No change.
Ian Kelly (on behalf of Welford Parish Council)	Paragraph 9.11 (page 60) speaks of “large scale development” either in the village core or on the approaches to the village. This is a reckless statement and defines the lack of cross reference to our Neighbourhood Plan which does not anticipate any such large scale developments. The NP draws a very tight confines limit to the village which should be included somewhere in this document. Para 9.11 should be deleted.	If adopted, the conservation area appraisal and management plan will be a supplementary planning document (SPD), which has a lessor status than development plan documents such as the Neighbourhood Development Plan. Throughout the drafting of the conservation area appraisal the NDP has been referred to. Its purpose is to provide detailed guidance to support relevant policies in the NDP, in particular Policy W1 – Local Character and Distinctiveness. It is not the purpose of Paragraph 9.11 of the draft conservation area appraisal to advocate larger scale development in Welford. However, even though the village confines aim to prevent this on the edge of the village, it does not prevent a developer submitting an application. In the event of an applicant being successful the guidance within the draft appraisal could be used to steer a development in terms of how it complements the village’s historic character. With the NDP valid until 2029 it is possible that the conservation area appraisal, if adopted, would still be active after this date so to delete the whole of	<p>Section 9.11, p. 60: Delete the section heading ‘Larger Scale Development’ and replace with ‘<u>Future Development</u>’.</p> <p>Section 9.11, para 1, p. 60: Delete ‘Larger scale development, either within the village core or on the approaches to the village...’ and insert the following text: ‘<u>Future development should aim...</u>’.</p> <p>Section 9.11, para 2, p.60: Replace the text, ‘Larger scale developments...’ with, ‘<u>Future development...</u>’</p> <p>Section 9.11, para 3, p. 60: Replace the text, ‘Individual</p>

		paragraph 9.11 would be to lose, potentially, the ability to use the guidance to steer development.	buildings in larger developments should be designed...' with, ' <u>Individual buildings should be designed...</u> '.
Martin John Gorrod	Section 9.11 should apply to ALL development and not just Large Scale Development. The use of words Large Scale in the title implies this would not apply to smaller scale development, the definition of large is also unclear and it predisposes that large scale development would occur, contrary to the wishes expressed by villagers in the Neighbourhood Plan.	Comments noted – please see response above to Ian Kelly on behalf of Welford Parish Council.	No further change.
J Concar	P 24, 29, 72 Butchers Close is referred to as Butchers Lane, this needs correcting.	Comments noted. Corrections will be made to the text.	P.24 Section 7.1, 9 th bullet point, change text to the following: 'There are two pedestrian routes that link West Street with High Street which date back to at least 1886 but are likely to be of a much earlier origin; Butchers Lane <u>Close</u> ...'. P.29 Section 7.4, 6 th bullet point, change the text to the following: 'The footpath that connects

	<p>P 93 The majority of the cob barn described as behind numbers 20-26 High Street actually belongs to number 28 High Street with the remainder belonging to numbers 26, 24 and 22.</p>	<p>This information is has been taken from the National Heritage List for England which is administered by Historic England. Consequently, the information in the draft Appraisal must be the same as that which currently appears on the statutory list. The reference to the barns in relation to nos. 20 – 26 High Street is describing their location rather than their ownership. You may wish to contact Historic England to request that they change the name of the listed building description by emailing minoramendmentstotheheritagelist@HistoricEngland.org.uk Quoting Ref: 1279246</p>	<p>West Street to High Street known as Butchers Lane <u>Close</u> (FP6).’</p> <p>P.72, Section 10.3, 1st bullet point, change the text to the following:</p> <p>‘The unattractive galvanised steel barriers at either end of Butchers Lane <u>Close</u>...’</p> <p>No change.</p>
	<p>P 41 South Kilworth Road is referred to as Kilsworth Road.</p>	<p>Comment noted. This will be corrected in the text.</p>	<p>P. 41, Section 7.7, 4th para</p> <p>Change heading text to the following:</p> <p>OS1: Land north of the South</p>

			Kilworth Kilworth Road and west of West End
Sarah Gorrod	Reference to “Larger Scale Development” section 9.11 may be improved by being specified as “Any Development”. “Larger Scale” is a very non-specific definition and in a village the size of Welford any development has the potential of making a big impact on the village and its environs. I feel it would be best to make clear that any development at all should be considered extremely carefully.	Comments noted – please see response above to Ian Kelly on behalf of Welford Parish Council.	No further change.
Yvonne Dean	The area by the canal which would include the old mill race and mill remains could have been considered to be part of the conservation area.	Please see the response above to Bill Wright in Appendix A above.	No further change.