

Daventry District Council

Creaton Conservation Area
Appraisal and Management Plan
Supplementary Planning Document

Statement of Consultation

Adopted March 2021



Introduction

This report sets out the consultation undertaken on the Creaton 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 5th March 2020 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

Consultation commenced on 16th March 2020 for six weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified. This period fell over the first national lockdown which took place as the result of the Covid-19 outbreak. Given this, it was considered that a second consultation should be undertaken. The second consultation commenced on 23rd November 2020 for eight weeks.

Publicity

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

Paper copies were available by post on request.

For both consultation periods the Council placed a notice on the Council's website, copies of which are included at Appendix A and B.

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for two periods; the first for 6 weeks until 5.00pm on Monday 27th April 2020; and the second for eight weeks until 5.00pm on Monday 18th January 2021. A public online meeting was held on Monday 7th December 2020 and the recording was subsequently made available for viewing on Daventry District Council's website.

Comments received.

Responses were received, some via email and some via an online questionnaire. These are set out in Appendix C.

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 C.

The representations were reported to the Council's Strategy Group on 4th March 2021 followed by Full Council on 18th March 2021 when the document was adopted.

**Creaton 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 Creaton. The document will, if adopted, provide advice on the special architectural and historic interest of the conservation area and will supplement the Settlements and Countryside Local Plan (Part 2) for Daventry District 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 16th March 2020 and closes at 5pm on Monday 27th April 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 27th April 2020** at the latest.

Comments cannot be accepted after this time.

Anna Wilson

Heritage Policy Assistant

**Creaton Conservation Area Appraisal and Management Plan
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Anna Wilson

Heritage Policy Assistant

Appendix C- Creaton Conservation Area Consultation Schedule of Responses (Written and Survey Responses)

Written Responses

Respondent	Comments	Suggested Response	Suggested Action
Creaton Parish Council	<p>In response to the Draft Creaton Conservation Area review, we as the Parish Council broadly agree with the review and appreciate the detail provided which is both informative and helpful.</p> <p>There are however a number of comments which we would ask are taken in to consideration in the final review.</p> <p>Extension to the Conservation Area</p> <p>The proposal to increase the size of the Area by including additional areas to the North of the village and 4 houses on the Cottesbrooke Road are considered reasonable and will protect significant areas of open landscape.</p> <p>The second area is on the Welford Road comprising the Bricklayers Arms and the terrace of Cottages facing the Road. We do not consider that the quality of design and lack of historical context of these buildings warrants any further protection. The buildings are of poor quality and in no way representative of the main village conservation area. To include these would impose a level of restriction and control that could prejudice the owners and add to any costs of improvement without providing any benefit to the streetscape and</p>	<p>Comment noted.</p>	<p>No change.</p>
		<p>Comment noted.</p>	<p>No change.</p>
		<p>As set out in Section 6 (Historic Development) of the appraisal, documentary evidence indicates that most of the cottages are likely to date to the 18th century. Therefore, they are of a similar age to many other historic buildings within the conservation area. Their possible origins as 'squatter cottages' is also set out in the appraisal, thus providing historical context for their development and architectural characteristics. They are of similar scale and appearance to 1 Violet Lane, nearby, which has been included in the</p>	<p>No change.</p>

	<p>could result in them being "blighted" by their inclusion.</p> <p>As these adjoin the conservation area we feel that sufficient controls already exist and this area should not be included.</p> <p>Significant Views</p> <p>The review includes statements regarding</p>	<p>conservation area since at least 1997 and there are many other buildings within the conservation area that use materials such as render and slate. In terms of a consistent approach, therefore, they should be included. In addition, both the Bricklayers Arms and the row of cottages have been identified in important views, making a contribution to the historic character as the village is approached along Welford Road.</p> <p>It is often incremental changes to buildings that can lead to the degradation of their historic character. The additional planning controls introduced by conservation area status provide the opportunity to steer changes in a way that preserves and/or enhances the appearance and character of a historic building and the wider street scene. These planning controls are more likely to achieve this rather than relying on the proximity of the buildings to the existing conservation area boundary, which in itself does not confer any additional planning controls. Further information on the planning controls can be found in Section 2.3 of the appraisal document and also on the District Council's website at https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</p> <p>When considering important views the</p>	<p>No Change.</p>
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	<p>views within the village that should be protected. These are within the conservation area and are accepted. The most significant view in need of protection is that stated by the Inspector in the Planning Appeal regarding the Court House Close application. It is the view to the East from the A5199 across what is a designated Special Landscape Area but we feel that in view of the detail provided elsewhere in the review this particular view should be included.</p>	<p>approach is to assess them in terms of their contribution to the conservation. This takes into account whether there are important views within the conservation area, towards it from outside, or outwards from it. In considering the Planning Appeal in relation to the Court House Close application, the Planning Inspector would have been looking at the village as a whole. This area of land to which the planning appeal refers is not within the current or the proposed conservation area boundary so it could not be included for any contribution to views within the conservation area. There is a view highlighted in the appraisal from the churchyard out towards the open countryside, which looks across part of this land (Section 7.6, View 14), so it is highlighted in that way. The third way it could be considered for inclusion is whether there are views across this land towards the conservation area from Courthouse Close and also the public footpath that runs northeast from the end of Courthouse Close. In response to comments received as part of the consultation a site visit has been undertaken to check views from these two locations. However, two belts of trees obscure views across the land in question and back towards the conservation area.</p> <p>The view across the land, looking eastwards from the A5199 is highlighted in the Creaton Village Design Statement (2004). Both the VDS and the Creaton Conservation Area</p>	
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		<p>Appraisal and Management Plan, should it be adopted by the Council, would afford the same weight in the determination of planning decisions as they would both have the status of supplementary planning documents (SPDs).</p> <p>The land is also within an area identified as a Special Landscape Area to which policy ENV2 of the Settlements and Countryside Local Plan applies.</p>	
Anna Hughes	<p>A planning appeal, (dated 20.12.2017) by the owners of Blackberry Hill Farm and Highgate House in Creton, was dismissed by inspector Julia Gregory. The intention was to build a development of ten houses on their land.</p> <p>The land is part of an important view for the area, stretching from the ridge (now the A1599) which runs above the valley where Creton is partly sited, this side offering far reaching views encompassing Cottesbrooke and Brixworth.</p> <p>The report concentrated on the “dominant rural character of Creton” explaining that “The development would erode the amount of central open land close to the settlement. It would also result in a reduction in openness within the area. The land forms an attractive topographical and natural feature as a backdrop to Courthouse Close and The Jetty.” .[This land is]“of particular significance to the form and character of the village.”</p>	<p>Please see the response above to the same issue raised by Creton Parish Council.</p>	<p>No change.</p>

	As such I would like to ask that this view is added as a feature of our village and should be added to the Conservation Area.		
Patience Stewart, Anglian Water	<p>Anglian Water is the water and sewerage undertaker for Creaton Parish.</p> <p>The appraisal and boundary changes do not appear to raise any issues for Anglian Water as an infrastructure provider. As such we have no comments to make in respect of Conservation Area appraisal including the proposed boundary changes.</p>	Comments noted.	No change.
Andrew and Louisa Norrie	<p>This response provides our comments on the Creaton Conservation Area Appraisal and Management Plan dated March 2020 (CCAAMP). The CCAMP makes a number of proposals which potentially impact Creaton Lodge and its surroundings:</p> <ul style="list-style-type: none"> • Expansion of the existing Conservation Area boundary to include the land to the west, north and northeast of Creaton Lodge (para 10.4) which all belongs to Creaton Lodge; • Placement of Article 4 directions with respect to: <ul style="list-style-type: none"> ○ Alteration of windows 	Comments noted.	See response to specific points below.

	<ul style="list-style-type: none"> ○ Alteration of roofs ○ Painting of exterior walls (Creaton Lodge and associated outbuildings) ○ Alteration to boundary walls and gate piers <p>We address these in turn.</p> <p>Expansion of the existing Conservation Area boundary to include the land to the west, north and northeast of Creaton Lodge (BA2)</p> <p>We oppose the expansion of the Conservation Area boundary (BA2) on the following grounds:</p> <p>The open space analysis (para 7.7) has categorised the land as providing a significant contribution to the conservation area. We believe that this is not consistent with the general principles outlined to analyse open space and is not consistent with the categorisation of other parts of the analysis.</p> <p>1. The land in question is not visible from any part of the current conservation area except from the grounds of Creaton Lodge itself and even these views are obscured by trees and shrubbery. The view 'V12' is taken from outside the current conservation area and therefore cannot be said to represent a view from within the current conservation area as defined in point 3 of the open space analysis</p>	<p>1. Whilst the view V12 is from a location that is outside the current conservation area (designated 1997), the process of producing the draft Appraisal and Management Plan is such that it is written with reference to the proposed boundary, including any proposed extensions. This is because if the proposed boundary is adopted the content of the Appraisal and Management Plan will then</p>	<p>No change.</p>
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	<p>methodology:</p> <p><i>“3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)”</i></p> <p>2. The view “V12” is in fact not representative of the view from the footpath. The photograph has been taken from a vantage point some distance from the footpath as this particular view is only visible from the brow of the hill looking down the fields whilst the footpath follows a lower contour. However unwittingly, whoever took the photograph has potentially committed an act of trespass. This also applies to the photograph on page 73 (figure 68) which appears to have been taken from within the field next to the Cottesbrooke road where there is no footpath. Certainly, the thick hedge along the track from the Cottesbrooke road to the lake obscures any possible view up to the fields.</p> <p>3. The open space analysis ranks the land (OS2, OS3 and OS4) as making a significant contribution to the conservation area which places it in the same category as The Green (OS9) and the Church Yard (OS10). We are</p>	<p>reflect all those aspects that contribute to the conservation area’s special character, including those that fall within any extensions. As such, should the proposed boundary be adopted, view V12 will be from a location within the conservation area. Whether there are views from the conservation area to the wider landscape is just one of a number of aspects that are considered as part of the Open Space Analysis, the others being set out on p. 39.</p> <p>2. In the case of both of the photographs in question, they were taken from public footpaths as defined on the District Council’s GIS system, the data for which is derived from the Ordnance Survey. They were taken in February a time of year when much of the vegetation has died back. In both cases a zoom lens was used in order to capture images that illustrate clearly the ridge and furrow earthworks in this area. The use of the zoom lens and subsequent cropping of the images may make it appear that they were taken from locations away from the public footpaths but that was not the case.</p> <p>3. As mentioned previously in response to point 1 above, this area of land is proposed for inclusion within the conservation area and in conducting the review and producing the</p>	<p>No change.</p> <p>No change.</p>
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	<p>perplexed as to how this assessment has been reached (and therefore object to it) as the Green and the Church Yard are prominent aspects of the village visible and used on a regular basis by those living in the village and those passing through. The land belonging to Creaton Lodge does not have anywhere near the same prominence and is only visible from the grounds of Creaton Lodge itself (and also from the public footpath which, crucially, is not part of the current conservation area and therefore cannot be said to afford views from <u>within</u> the conservation area). Further, The Creaton Design Statement dated September 2004 (adopted by Daventry District Council as supplementary guidance) identifies the open spaces that are important to the visual quality of the village and, whilst the Green, the Churchyard are included, no mention is made of the land belonging to Creaton Lodge beyond the grounds itself as it was not considered an area of important visual quality for the village.</p>	<p>Appraisal and Management Plan it is considered as if it were part of the conservation area at this stage in the review process. The review found that the land merited inclusion within the conservation area for several reasons, views of the wider countryside to the east and northeast of the village being just one of them. The visibility of the land is not the only aspect that was taken into consideration. As set out in the Open Space Analysis in Section 7.7 the contribution that the land makes also includes a number of aspects that contribute to the historic character of the area, namely the ridge and furrow surviving as earthworks; the presence of the archaeological remains of the former brickworks site which is likely to have provided materials used for constructing buildings in Creaton; existing hedgerows that reflect the field pattern laid out at the time of the enclosure of the open fields in the late 18th century. All of these aspects contribute to an understanding of Creaton's development over hundreds of years and a tangible link to its history. Collectively, these aspects, together with views across the land to the wider countryside, make an important contribution to the setting of the built area of the village. The Creaton Village Design Statement was produced 17 years ago. Since that time new guidance has been produced by Historic England regarding the appraisal and designation of conservation areas as well as the setting of heritage assets i.e. the</p>	
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	<p>4. The open space analysis in part bases the categorisation of 'significant' on the views from the footpath over the land belonging to Creaton Lodge, however, there are equally fine views to the left of the footpath (over OS1) looking towards the Cottesbrook Estate, where there are also signs of ridge and furrow earthworks (albeit not as prominent as the ridge and furrow on OS2 and OS30). Therefore, there does not appear to be a consistency in approach in the analysis of land surrounding the current conservation area.</p> <p>5. The inclusion of the land belonging to Creaton Lodge represents a substantial (near doubling) of the size of the conservation area which seems excessive and unwarranted: a) The land was not included in the original assessment of the conservation area boundary of 1973 nor during its review of 1997 and there have been no significant changes to the land during this time. This also applies to the archaeological aspect of the old brickworks (now a lake/pond so wildly overgrown it is no</p>	<p>surroundings of a conservation area and how they are experienced (see 'Conservation Area Appraisal, Designation and Management', Historic England 2019 and 'The Setting of Heritage Assets', Historic England 2017). This best practice guidance has been followed in reviewing the Creaton Conservation Area.</p> <p>It is the contribution that aspects such as important views, the visible ridge and furrow earthworks, the brickworks site, historic hedgerows and the historic footpath (FP3) make collectively which have led to the areas of OS2, OS3 and OS4 being categorised as making a 'significant' contribution. Although there are important views across OS1, as you rightly point out, the ridge and furrow earthworks are less prominent visually. In this area there are fewer historic landscape features or other aspects that contribute to the conservation area's setting, hence it has been categorised as making a 'moderate' contribution.</p> <p>In the past, particularly at the time the conservation area was first designated in 1973 and reviewed in 1997, conservation areas generally focused on the built environment. Since then, greater appreciation has developed within the heritage profession regarding how open spaces, archaeological sites and historic landscape features contribute to the significance of an area. So whilst there may not have been changes to</p>	<p>No change.</p> <p>No change.</p>
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	<p>longer visible) and the old hedgerows depicted on an 1885 Ordnance Survey map which would have been fully understood at the time of both reviews.</p> <p>b) We understand that adjustments to the conservation area boundary may be warranted where there have been changes to the conservation area (e.g. BA3), where there was ambiguity in the original boundary designation (e.g. BA4 and BA5) or where there has been new development in the village potentially worthy of inclusion (e.g. BA6), however, none of this applies to the land belonging to Creaton Lodge.</p> <p>In conclusion, whilst the land belonging to Creaton Lodge provides significant value to us as the current owners of Creaton Lodge in terms of the views it affords from the grounds beneath the Lodge, we do not feel it should be included within the boundary of the Creaton Conservation Area for the reasons set out above.</p> <p>Proposed Article 4 directions applying to Creaton Lodge</p> <p>We oppose the proposed Article 4 directions applying to Creaton Lodge as, apart from the entrance gate and pillars, the screening by trees and shrubs surrounding Creaton Lodge ensures it is not visible from any part of the</p>	<p>the features in this area since the review in 1997 the current approach, based on best practice set out in the documents mentioned above, is to consider the contribution made by open spaces, historic footpaths and other types of heritage asset other, as well as buildings.</p> <p>A number of archaeological and historic landscape features have been identified in this area which relate to the historic development of Creaton. Together with the views across the land and out to the wider countryside beyond the village and the fact that these views and features can be accessed via the public footpath, it has been concluded that an extension to include this land within the conservation area is justified.</p> <p>The text referring to Creaton Lodge in Section 8.2 of the Appraisal and Management Plan reads ‘...Creaton House and Creaton Lodge are set back from the building line behind</p>	<p>No change.</p> <p>No change.</p>
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Green or any other part of the village. This is recognised in the CCAMP (para 8.2) which states that “whilst Creaton Lodge is a building of ‘higher status’, it is (like Creaton House) well screened”. Unlike Creaton House (of which there is a photograph in the CCAMP), Creaton Lodge is entirely screened and there is no photograph because it is extremely hard to see from most points on the Green. I include photographs of the entrance to Creaton Lodge from various angles on the Green to illustrate this point:



trees and are, therefore, less conspicuous.’ It is acknowledged that the photographs submitted in this consultation response illustrate Creaton Lodge cannot be seen from these particular locations on The Green due to the tree cover. However, in the winter months when the trees are not in leaf it is likely that the building, or parts of it, will be more visible. Furthermore, the photograph below shows a clear view of the building down the driveway. This photograph was taken outside the main gated entrance from the public highway.







As you will be aware, the National Planning Policy Framework provides the following guidance:

“The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.”

National Planning Policy Framework, February 2019, Ministry of Housing, Communities and Local Government

Our view is that Creaton Lodge (and its associated outbuildings) is so well screened

	<p>that there is no clear justification to remove permitted development rights. There is no local amenity or well-being of the area that requires protection. However, to remain consistent with our opposition to the proposal for Article 4 direction on various elements of Creaton Lodge, we accept that the boundary walls and gate piers may be subject to Article 4 direction as these are visible from the Green (albeit that even these are so discreet that few delivery van drivers seem able to find us).</p>	<p>Article 4(1) Directions are commonly used in conservation areas by local planning authorities in order to discharge their duty to preserve and enhance a conservation area's special interest. An Article 4(1) Direction helps to ensure that features that contribute to its historic character are not lost or harmed through permitted development. Whilst incremental changes can appear to be minor, their cumulative effect can lead to the gradual erosion of the historic character of a conservation area. Section 8.4 of the Appraisal and Management Plan identifies features that have been lost from buildings within Creaton Conservation Area. Given these losses, the use of an Article 4(1) Direction is justified in order to bring certain types of development back under the control of the local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications. This does not mean that development cannot take place but rather that it can be steered to be sympathetic to the historic character of the individual building in question and the wider conservation area.</p>	<p>No change.</p>
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	<p>The second area is on the Welford Road comprising the Bricklayers Arms and the terrace of Cottages facing the Road. We do not consider that the quality of design and lack of historical context of these buildings warrants any further protection. The buildings are of poor quality and in no way representative of the main village conservation area. To include these would impose a level of restriction and control that could prejudice the owners and add to any costs of improvement without providing any benefit to the streetscape and could result in them being "blighted" by their inclusion.</p> <p>As these adjoin the conservation area we feel that sufficient controls already exist and this area should not be included.</p>	<p>As set out in Section 6 (Historic Development) of the appraisal, documentary evidence indicates that most of the cottages are likely to date to the 18th century. Therefore, they are of a similar age to many other historic buildings within the conservation area. Their possible origins as 'squatter cottages' is also set out in the appraisal, thus providing historical context for their development and architectural characteristics. They are of similar scale and appearance to 1 Violet Lane, nearby, which has been included in the conservation area since at least 1997 and there are many other buildings within the conservation area that use materials such as render and slate. In terms of a consistent approach, therefore, they should be included. In addition, both the Bricklayers Arms and the row of cottages have been identified in important views, making a contribution to the historic character as the village is approached along Welford Road.</p> <p>It is often incremental changes to buildings that can lead to the degradation of their historic character. The additional planning controls introduced by conservation area status provide the opportunity to steer changes in a way that preserves and/or enhances the appearance and character of a historic building and the wider street scene. These planning controls are more likely to achieve this rather than relying on the proximity of the buildings to the existing conservation area boundary, which in itself does not confer any additional planning controls. Further information on the planning</p>	<p>No change.</p> <p>No change.</p>
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	<p>The review includes statements regarding views within the village that should be protected. These are within the conservation area and are accepted. The most significant view in need of protection is that stated by the Inspector in the Planning Appeal regarding the Court House Close application. It is the view to the East from the A5199 across what is a designated Special Landscape Area but we feel that in view of the detail provided elsewhere in the review this particular view should be included.</p>	<p>controls can be found in Section 2.3 of the appraisal document and also on the District Council's website at https://www.daventrydc.gov.uk/living/planning-policy/conservation-areas/</p> <p>When considering important views the approach is to assess them in terms of their contribution to the conservation. This takes into account whether there are important views within the conservation area, towards it from outside, or outwards from it. In considering the Planning Appeal in relation to the Court House Close application, the Planning Inspector would have been looking at the village as a whole. This area of land to which the planning appeal refers is not within the current or the proposed conservation area boundary so it could not be included for any contribution to views within the conservation area. There is a view highlighted in the appraisal from the churchyard out towards the open countryside, which looks across part of this land (Section 7.6, View 14), so it is highlighted in that way. The third way it could be considered for inclusion is whether there are views across this land towards the conservation area from Courthouse Close and also the public footpath that runs northeast from the end of Courthouse Close. In response to comments received as part of the consultation a site visit has been undertaken to check views from these two locations. However, two belts of trees obscure views across the land in question and back towards the conservation area.</p>	<p>No change.</p>
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		<p>The view across the land, looking eastwards from the A5199 is highlighted in the Creaton Village Design Statement (2004). Both the VDS and the Creaton Conservation Area Appraisal and Management Plan, should it be adopted by the Council, would afford the same weight in the determination of planning decisions as they would both have the status of supplementary planning documents (SPDs).</p> <p>The land is also within an area identified as a Special Landscape Area to which policy ENV2 of the Settlements and Countryside Local Plan applies.</p>	No change.
Richard Hollingham	Yes, I will be interested to see if the power lines can ever be put under ground.	Comment noted. This suggestion is included in Section 10.3-Public Realm Enhancements in order to reduce street clutter.	No change.
Do you agree with the candidates for the Local List? (see pages 59-67 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.			
Geoff White on behalf of Creaton Parish Council	Yes	Comment noted.	No change.
Richard Hollingham	Yes though it might be useful to consider if there are candidates that are younger than the general list members.	Candidates for inclusion on the Local List are assessed against a list of criteria which has been adopted by the Council. The age of a building is an important consideration because the older it is the more likely it is to have rarity value. However, its age is not the only consideration and buildings are also assessed against their architectural merit, completeness and use of characteristic materials; their scenic and group value; and whether they have any associations with historical events or historically important individuals. Consequently, these	No change.

		criteria allow for more recent buildings, where appropriate, to be proposed for inclusion on the Local List. In Creaton, nos. 7-11 The Green, a row of almshouses dating to 1897, is a group of younger buildings that are among those which have been proposed.	
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.			
Richard Hollingham	Yes	Comment noted.	No change.
Do you think there are any actions missing from our Management Plan? (see pages 76-79 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.			
Richard Hollingham	No	Comment noted.	No change.
Do you think the proposed Article 4 Directions (see pages 68-70 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?			
Richard Hollingham	They appear to be appropriate.	Comment noted.	No change.
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.			
Richard Hollingham	No.	Comment noted.	No change.