

Daventry District Council

**Long Buckby 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 Long Buckby 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 15th October 2020 the Council's Strategy Group resolved that consultation could take place on the document.

Consultation

An eight week consultation period took place ending on 18th January 2021. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

A public drop-in session was held at the Long Buckby Community Centre on Thursday 10th January 2019 3:30-7:30pm. An online consultation session was held via Zoom during the consultation period on 16th December 2020, attended by members of the public.

Publicity

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

Due to the COVID-19 outbreak, hard copies were not placed in local libraries, however hard copies were available on request free of charge.

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

Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of eight weeks until 5.00pm on the Monday 18th January 2021.

Comments received

Thirteen responses were received via either email or online survey. These are set out in Appendix B.

Consideration of Responses

The Council carefully considered the comments received. 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 4th February 2021 followed by Full Council on 18th March 2021 when the document was adopted.

Appendix A- Long Buckby Consultation Notice

**Long Buckby 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 Long Buckby. 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 on the Council's website:

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

Paper copies can be requested by emailing heritage@daventrydc.gov.uk

The consultation commences at 10am on Monday 23rd November 2020 and closes at 5pm on Monday 18th January 2021.

Comments in writing should be forwarded to Rhian Morgan, Heritage Policy Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail heritage@daventrydc.gov.uk by **5pm on Monday 18th January 2021** at the latest.

Comments cannot be accepted after this time.

Rhian Morgan

Heritage Policy Officer

Appendix B - Responses

Written responses

Respondent	Comments	response	action
Jane Rintoul	<p>Having been born and raised in Daventry, lived away for 35 years and then moved to a house just outside Long Buckby seven years ago, I particularly value the unique combination of amenities (shops, restaurants and railway station primarily) and open countryside (including footpaths and bridleways) offered by Long Buckby and its immediate vicinity.</p> <p>This combination has proved even more valuable during the Coronavirus pandemic. The village has a selection of “essential” shops, whilst also offering green spaces and relatively quiet lanes for outdoor exercise.</p> <p>I would therefore like to voice my support for the inclusion of the orchard, paddocks and fields to the north of Church Farm, within the conservation area. These green spaces are very popular with local people for dog-walking and exercise more generally, and greatly enhance the rural feel of what is a growing and increasingly urbanised village.</p> <p>I would also reinforce the section in the report that contrasts the character of the northern and southern sides of the village. The southern side is now heavily developed with a peri-urban character, whereas the northern side offers a rural environment with both</p>	<p>Comments noted.</p> <p>The fields to the north of the cemetery and on Foxhill Road do make a positive contribution to the setting of the proposed conservation area, and this has been recognised in the draft Conservation Area Appraisal and Management Plan through the inclusion of key outward looking views 24 and 25, as well as the inward looking views at 26, 27 and 21. These can all be found in section 6.5 of the appraisal. Furthermore, the significant positive contribution of the fields to the north of the cemetery has been identified and described in the open space analysis at section 6.6 of the appraisal (areas OS1 and OS5). The fields on Foxhill Road are separated from the main body of the conservation area appraisal by development along The Banks, and it is not usual practice to assess areas of open space which do not</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

	<p>agriculture, copses and coverts, and areas of set-aside. This strongly influenced my family's choice to live to the north.</p> <p>As a consequence, I would argue that the fields to the north of the cemetery and along Foxhill Road, should also be preserved permitting an unbroken panorama of countryside east and northwards from the Church Farm paddocks. As Foxhill Road ascends out of the dip at the bottom of The Banks in Long Buckby towards West Haddon, there is a wonderful sense of "big sky" arcing over the road and extending essentially from Murcott/Watford to the west and across towards Coton End in the East. If these fields are not preserved, the "wide vista" of View 25 (and 24, 26) would be truncated. Foxhill Road is a very popular walking and cycling route for villagers – especially since the advent of Covid-19 as it carries relatively little traffic and offers attractive scenery. I would therefore argue that aesthetics apart, the vistas northwards from the village, provide broad social, community and psychological benefits.</p> <p>I would also like the Plan to give more attention to the preservation of hedgerows and copses which not only give interest to the rural views but provide havens for wildlife. They</p>	<p>fall either within, or immediately adjacent to, the conservation area.</p> <p>Proposals for development in these areas would be judged against national and local policy as well as the contents of adopted supplementary planning documents, such as conservation area appraisals. These areas are outside the village confines as set out in the Daventry District Settlements and Countryside Part 2 Local Plan (2020) (as shown on page 17 of the Policies and Inset Maps booklet). Therefore, development within these areas is judged against the criteria of Policy RA6 Open Countryside, which seeks to limit the types of development which can be supported.</p> <p>It is agreed that hedgerows and copses play an important role in the character of the land surrounding the conservation area, in particular the views to the north of Church Farm. It is suggested that text be added to the descriptions of OS1 and OS5 to reflect the contribution of hedgerows and copses in these areas.</p>	<p>Section 6.6, page 47, para 3 "OS1 St Lawrence's Churchyard and adjacent pastureland", add text:</p> <p><u>"The pasture has a pleasant, rural character, which is contributed to by the presence of livestock and fruit trees. Hedgerows act as historic field boundaries to the north of Church Farm creating a linear effect and strengthening the visual form of the fields in views (No.24). Copses also add visual interest to these views northwards.</u></p> <p>Section 6.6, page 48, para 2 "OS5 pastureland north of West Street", add text:</p> <p><u>"There are views across the land from the public footpath which bisects it to the rears of properties on West Street including the grade II listed Old Dairy and its stone boundary walling. To the north, hedgerows delineate the historic</u></p>
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	<p>may not be architecture as such but, as the Plan recognises, landscapes, green spaces and views are intrinsic to the quality of the built environment.</p> <p>Finally, I would urge that the Conservation Plan be configured as part of a wider consideration of development and amenities in Long Buckby. Many – if not most – of the buildings worthy of conservation and protection will survive only if they are attractive to potential owners, who will see value in them and care for them. The constrained car-parking situation in the centre of the village means that some domestic properties worthy of protection (e.g. in Nuns Lane, the Assembly Rooms, and in High Street) and some community venues (e.g. the Church</p>	<p>An adopted conservation area appraisal forms a material consideration in the determination of planning decisions which affect the character and appearance of the area, alongside other relevant documents such as the Long Buckby Village Design Statement, as well as local and national policy. In coming to a balanced decision based on the merits of a proposal, all of these will be given due consideration. A conservation area appraisal cannot itself address these issues.</p>	<p><u>field boundaries as well as adding visual interest alongside small copses.”</u></p> <p>No change.</p>
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	<p>School Rooms) are at risk of becoming undesirable and unwanted. As a result, they may benefit from less investment than other less historically significant properties. It would therefore make sense to think about the wider environment in which they are situated and at parking – and public transport – in particular.</p>		
<p>Mark Thomas</p>	<p>As resident of 20 High Street I am dubious of the benefits of applying Conservation Area status to this extensive section of Long Buckby.</p> <p>Whilst this is an attractive village centre, protection is already afforded by the Listing of several buildings including our next door neighbour at 22 High Street. I am concerned that Conservation Area status is something of a blunt instrument, effectively monetising what are otherwise Permitted Development Rights available to residents, and imposing unnecessary restrictions. The practical benefits to Long Buckby would in my view be zero.</p> <p>This is a commercial village – indeed an attractive and pleasant working environment - but one where retailers and other commercial users</p>	<p>Comments noted.</p> <p>The purpose of conservation area designation is to provide protection for local heritage of various types, not just listed buildings. Long Buckby has a distinct historic character, which is created by the presence of both designated and non-designated buildings, as well as the spaces around them. It's character is greatly influenced by the presence of buildings constructed during the late 18th and 19th/20th centuries as the result of the increase in industry, particularly the boot and shoe trade. Many buildings related to these periods are not listed and the exercising of permitted development rights over time can lead to the loss of both buildings and architectural features. The aim is not to stop all development but to steer development so that it preserves local heritage in a proportionate</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

	<p>really need support and practical assistance in these very challenging times – not more red tape and form filling.</p> <p>I hope DDC will reconsider this unnecessary and bureaucratic initiative.</p>	<p>manner.</p> <p>Whilst the proposed conservation area does include commercial areas on High Street, King Street and Market Place it is also focussed on a number of residential streets. Both of these types of building contribute positively to the appearance of the area, creating Long Buckby's individual character. The presence of a conservation area aims to maintain and encourage good design, and there are a number of historic shopfronts within the village which merit protection and act as positive examples.</p> <p>Comments noted.</p>	<p>No change.</p>
Derek White (1)	<p>I do not support the introduction of a Conservation Areas for Long Buckby and I am particularly concerned about the lack of appropriate consultation with residents and home owners and would urge you to postpone this till after the lock-down when appropriate consultation can be had with a meaningful level of participation.</p> <p>Concerns over Consultation Process</p> <p>I would commend the efforts to engage residents at this time using new communication methods particularly your Zoom call and posting of this on YouTube.</p>	<p>The District Council undertook its usual consultation process in line with the agreed Statement of Community Involvement as far as possible under the current circumstances surrounding the Covid-19 pandemic. Agreed alterations to the normal process were made by holding a virtual public meeting session to replace the usual physical consultation exhibition.</p> <p>As noted above, the usual process was adhered to, with the exception of providing an online public meeting. Unfortunately, there were a few people who were not able to</p>	<p>No change.</p> <p>No change.</p>

	<p>I was glad to see that Chris Myers attended most of the Zoom meeting as well as the 2 conservation officers who were presenting and I think there was only 1 other participant. I believe in part that this lack of attendance was due to the lack of suitable engagement with the public. I saw this within an article in the middle pages of Buckby Bugle news-sheet which is not a Daventry District Council publication and I do not think it is politically independent. I believe reference to this was also made within the Daventry Express newspaper but I have not seen this. As of the time of writing only 9 people have viewed the YouTube posting (see attached image).</p> <p>One neighbour commented to me that with no proper public consultation she felt this would not be introduced, but I am not so sure as obviously council members represent the people of Long Buckby.</p> <p>Q1: Please can you provide actual numbers of people who have attended a consultation or responded?</p>	<p>attend the virtual session at short notice.</p> <p>It is not part of the agreed consultation process to write to each individual property in the proposed conservation area, as this could disadvantage those who do not live within the proposed conservation area but wish to make comments. Other methods are therefore employed to publicise the consultation locally. It is understood that the Buckby Bugle is delivered to every resident (as far as possible) and therefore the advert in this newsletter would hopefully be seen by most residents. Furthermore, posters were put out throughout the village, as well as adverts on the local social media pages and Parish Council website. It was also advertised on the District Council website, both the home page and conservation areas page, and a press release was provided and an advert was placed in the Daventry Express.</p> <p>The Daventry District magazine Daventry Calling is produced quarterly, and unfortunately publication dates did not align with the consultation.</p> <p>The decision whether to adopt the conservation area and appraisal is made by the full Council.</p> <p>Q1: The number of people who attended the first exhibition which</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>I do not wish to see representation by percentages as these can be heavily skewed where low numbers are involved. For example it would be true to have a headline that read: At least 50 Percent of Long Buckby residents attending the Zoom consultation did not support the proposal for the Conservation Area (excluding people attending in an official capacity).</p> <p>If you wanted to be even more sensational a headline could be There was No support for the Conservation Area (excluding people attending in an official capacity).</p> <p>Q2: What evidence do you have that there was sufficient consultation with Local Residents and Home Owners to avoid High Court Judicial Review?</p> <p>Adoption statements issued by Daventry District Council typically say "Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court for permission to apply for judicial review of that decision."</p> <p>I consider that where the removal of permitted development rights and the increase in restrictions on home owners should have proper written notification from Daventry District Council to home owners.</p>	<p>was held in the Long Buckby Community Centre was not recorded.</p> <p>Eight people registered to attend the virtual session, but as stated above, a number of these sent apologies and did not attend on the night. Thirteen people have responded to the consultation.</p> <p>Q2: There is no legal requirement to notify residents in conservation areas (or proposed conservation areas) of consultations. The Council has ensured that the consultation was publicised through a number of channels both locally and through District Council publications and other local news sources as stated above.</p> <p>This process has been through its own consultation as part of the adopted Statement of Community Involvement (2017) and was agreed by Council.</p> <p>Any member of the public can apply to the High Court for a judicial review.</p> <p>Q3: As noted above, the Council uses other methods of publication,</p>	<p>No change.</p> <p>No change.</p>
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	<p>Q3: What written notification has been provided from Daventry District Council to Long Buckby Residents? I have spoken to about 10 neighbours (as I have encountered them outside in daily life within Covid19 restrictions) and no one has received an official Daventry District Council notification through the post. I therefore conclude that there was no postal notification to residents and home owners of Long Buckby. Please correct me if I have missed it?</p> <p>Q3: Have you received my survey response? I am concerned that the Survey ends strangely with a score screen that I could not do anything with, so is this working as intended?</p>	<p>such as the Buckby Bugle to publicise the review rather than writing separately.</p> <p>Q3: I can confirm that the survey response has been received. A response has been provided at Appendix B of the report.</p>	
Derek White (2)	The consultation survey did not adequately allow the desire to be expressed that the Conservation Plan is not needed. It continually assumed additional areas needed to be covered rather than that it might not be needed. Why was this not included as a question?	The comment survey contains the question "Do you agree with the proposed conservation area boundary?" which was included in order to allow respondents to articulate their opinions on whether a conservation area should or should not be designated. It is considered that this question allows people to respond with the relevant information and evidence, should they consider a conservation area unnecessary. Including an extra	No change.

	<p>In Paragraph 2.1 - you talk about uniqueness, but every location is geographically unique. The areas that are of special architectural or historical interest are already covered by listing and this proposal falls short of demonstrating the value to be added. As an example while I love the Chip Shop, your image describes it as an historic building Figure 51. It is certainly historic in the sense that all buildings have age and therefore a place in history, however I do not think this was the intention of Conservation Area designation. Why do you think the Chip Shop is Historic? Similarly Fig</p>	<p>question asking “Do you think the conservation area is necessary?” is not required. It should be noted that this has previously not caused any confusion.</p> <p>The conservation area appraisal demonstrates that there are many buildings and spaces within the village of Long Buckby which have architectural and historic interest which merit further consideration in planning decisions. Listed buildings play an important part in contributing to the area’s character, and these are indeed provided protection through the listed building consent system. Permitted development rights allow many changes to be made to individual buildings which over time can have a great impact on historic character, and conservation area’s allow this established and identified historic character to be managed through planning applications on a case by case basis.</p> <p>Image 51 is included to indicate an example of unsympathetic advertisement. The figure is clearly labelled as such.</p> <p>Image 29 shows a more general view of Brington Road looking in the direction of High Street. The cottages stand in the foreground of this view, and maintain the strong terraced character of the historic brick cottages which stretch further up Brington Road.</p>	<p>No change.</p> <p>No change.</p> <p>No change</p> <p>Section 2, page 6, para 5, amend text: “Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project. See page 77?? for more information.”</p> <p>No change.</p>
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	<p>29 identifies terraced cottages which are less than 10 years old. They replaced a dilapidated pink brick barn therefore why are these historically relevant?</p> <p>In Paragraph 2.2 the following reference is incomplete 'See page ?? for more information.'</p>	<p>Thank you for bringing that to our attention. It will be corrected in the final draft.</p> <p>Aside from those views which show open countryside, twenty of the twenty seven views show buildings of either brick or ironstone construction. Some of these properties are painted or rendered, and this is a recognised part of the village's character. Three of the remaining views show ironstone walling. Cob walling is an inherently vernacular form of construction, usually being made from local clay and mud. Whilst examples in the village are not numerous, they are an important part of the vernacular and are at risk of being completely lost.</p> <p>This sentence, in context, refers to the contrast between the busy semi-urban character of Station Road as compared to the more quiet character of roads in the north, particularly Church Street, West Street and Harbidges Lane. It does not refer to the variety of buildings. The variety of buildings in Long Buckby is a recognised aspect of its character, which has developed in a</p>	<p>No change.</p> <p>No change.</p>
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	<p>In Paragraph 3 the claim that special interest derives from 'vernacular ironstone and red brick are the predominant building materials, along with the use of cob walling' is difficult to see. Out of your 27 Views there are 11 Views show buildings which are not ironstone and red brick and if you exclude Views of Countryside and Church this is half of the Views. There are a many Cob walls in Devon and a very few in Long Buckby.</p> <p>I think the wide variety and diversity of buildings within Long Buckby is as much a part of its character. The comment that 'The contrast of the character to the south of the village, particularly along Station Road, which is active and semi-urban, and retains numerous historic</p>	<p>complex manner over several hundred years. The contribution of this variety serves to show how this development has occurred through those buildings which have been retained and maintained, as well as the street pattern and historic spaces such as the market place and castle areas.</p> <p>The identification of areas of archaeological importance is encouraged in best practice guidance, particularly Historic England's <i>Conservation Area Appraisal, Designation and Management Advice Note 1 (2019)</i>. Page 19 paragraph 45 states "Heritage assets with archaeological interest, whether above ground structures, earthworks, or buried deposits, often contribute directly to sense of place, thus enhancing the character of an area, provide a source of further understanding of the special historic or archaeological interest, and a resource for research, interpretation and education of the area. Mention in the appraisal and management plan will inform developers and decision-makers of the need for their conservation and protection." The areas identified in Long Buckby are all of potential local significance, aside from the Long Buckby Ringwork Castle, which is designated a scheduled monument</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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	<p>properties;' could be equally applied to most of the village because of this diversity.</p> <p>In Paragraph 6.2 I do not think the Areas are needed within peoples gardens. What evidence is there to support that this is any more likely than other parts. The plan has drawn attention to the Ridge and Furrow view from Brington Road looking towards the Pond, yet this is not included and would have equal validity. What evidence of nationally significant events would mean that these area are needed and why have they not been previously protected if this is the case?</p>	<p>and is of national importance. These assets have been identified through the process of GIS analysis of historic mapping and LiDAR mapping which shows impressions and earthworks from above. The County Archaeology officers are consulted as part of this work. Having reviewed the map and image of View 1, it is not considered that the view is incorrectly shown. These comments, along with the survey response have been received within the consultation period.</p> <p>The Council has undertaken the consultation in line with its adopted Statement of Community Involvement (2017). It publicised the review through its usual channels, including its own website, a press release in the Daventry Express, notification on the Parish Council website, posters in the village, a piece in the Buckby Bugle and local social media notifications. If the conservation area is adopted, all residents and businesses within the area will be notified with details of the planning controls. An introductory exhibition was held, as well as an online virtual consultation session.</p>	
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	<p>Figure 38 View Maps has the direction of V1 incorrectly shown.</p> <p>I have run out of time to meet your deadline, I hope the comments in the survey come through otherwise there are several other points that I have not been able to express.</p> <p>I do not think you have consulted and notified appropriately for a change of this magnitude to the planning process.</p>		
Anglian Water	<p>Anglian Water is the water and sewerage undertaker for Long Buckby Parish.</p> <p>We note that it proposed to designate a new conservation area focused on the centre of the village.</p> <p>The proposed conservation area and associated appraisal 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 Conservation Area boundary.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Survey responses

Respondent	Comments	response	action
Do you agree with the proposed boundary for the conservation area?			
Chris Myers	Yes	Comments welcomed.	No change.
Mark Thomas	No, I am dubious of the benefit of the Conservation Area status at all for Long Buckby. This is a commercial village, attractive but with a need for practical policies which will support trade particularly in these very difficult times.	Whilst the proposed conservation area does include commercial areas on High Street, King Street and Market Place it is also focussed on a number of residential streets. Both of these types of building contribute positively to the appearance of the area, creating Long Buckby's individual character. The presence of a conservation area aims to maintain and encourage good design, and there are a number of historic shopfronts within the village which merit protection and act as positive examples.	No change.
Derek White	No	Comments noted	No change
Anonymous	No	Comments noted	No change
Anonymous	No	Comments noted	No change
Do you think this Appraisal captures the special interest of Long Buckby? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Chris Myers	I endorse all the proposals to conserve buildings, their architectural features and the streetscape. I would like landscape preservation to feature as a significant factor in conservation, e.g. ancient hedges and waterways.	Comments welcomed. Regarding hedgerows, see the above response to Jane Rintoul. Regarding waterways, the Grand Union Canal runs to the south west of the proposed conservation area but is separated by some distance. It is referred to in the appraisal for its historic relationship to the village,	No change. No change.

Respondent	Comments	response	action
		and the canal is designated as a conservation area. The Canal has an existing conservation area and character appraisal.	
Mark Thomas	As previous comment. Such a status fetters the commercial efficacy of Long Buckby and provides no discernible benefit.	The aim of conservation area designation is not to stop development, but to steer design in order to preserve or enhance the character and appearance of the area. There are a number of attractive historic shopfronts in Long Buckby which contribute positively to the area's character. There is no evidence that a conservation area makes businesses less viable. Conservation areas have been designated in other traditional commercial centres, such as town centres, city centres and other villages. The proposals encourage good design, and as such this should encourage the retention and maintenance of attractive shopfronts.	No change.
Derek White	No. Long Buckby has an eclectic mix of development that does not follow one style. The most consistent aspect of Long Buckby is a lack of context between adjacent buildings which leads to virtual every common building style found elsewhere in Britain being evident somewhere in Long Buckby.	The variety of buildings in Long Buckby is part of its established historic character. It is also created by the retention of its significant historic settlement and street pattern, the consistent use of vernacular materials, and the legibility of its development shown through the buildings and spaces.	No change.
Anonymous	No there is no need for a Conservation Area	Comments noted	No change.
Do you agree with the candidates for the Local List? (see page 66 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.			

Respondent	Comments	response	action
Chris Myers	The Local List is fine!	Comments welcomed.	No change.
Derek White	No I do not think it is necessary or useful to have a local list. As a member of the Baptist Church I am concerned that the lack of suitable consultation has meant that this has not been able to be considered by the whole church at a meeting.	Local lists play an important role in identifying and celebrating heritage which is locally special. They are an established part of best practice in protecting the historic environment and provide recognition through national and local policy for buildings which may not be likely to benefit from being statutorily listed or scheduled. The Council's process has been undertaken in line with guidance produced by Historic England (<i>Local Heritage Listing Advice Note 7, 2017</i>) which can be viewed online at www.historicengland.org.uk .	No change
Anonymous	No I think the Historic England National List of buildings are all that are needed and that the local list is not needed	Local lists play an important role in identifying and celebrating heritage which is locally special. They are an established part of best practice in protecting the historic environment and provide recognition through national and local policy for buildings which may not be likely to benefit from being statutorily listed or scheduled. The Council's process has been undertaken in line with guidance produced by Historic England (<i>Local Heritage Listing Advice Note 7, 2017</i>) which can be viewed online at www.historicengland.org.uk .	No change
Anonymous	No there is no need for the Local List	Local lists play an important role in identifying and celebrating heritage which is locally special. They are an established part of best practice in	No change

Respondent	Comments	response	action
		<p>protecting the historic environment and provide recognition through national and local policy for buildings which may not be likely to benefit from being statutorily listed or scheduled. The Council's process has been undertaken in line with guidance produced by Historic England (<i>Local Heritage Listing Advice Note 7, 2017</i>) which can be viewed online at www.historicengland.org.uk.</p>	
<p>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.</p>			
Chris Myers	<p>Yes but how will guidance effectively be brought to the attention of those submitting or commenting on a planning application?</p>	<p>If adopted as a supplementary planning document, the appraisal will be published on the Council website for the public to view. The Council will be able to advise those submitting or commenting on applications of the relevant policy and guidance documents which should be consulted.</p>	<p>No change.</p>
Derek White	<p>No. This question is a little misleading as listed building consent will not change with this plan. On page 6 section 2. it says 'See page ?? for more information'</p>	<p>Applications for listed building consent may be required to address any impact on the character of a designated conservation area. They may also be aligned with applications for planning permission which would also be required to address impacts on the conservation area. Thank you for bringing that to our attention. It will be corrected in the final draft.</p>	<p>No change. Section 2, page 6, para 5, amend text: "Daventry District Council is exploring the possible use of Article 4 Directions as part of this conservation area appraisals project.</p>

Respondent	Comments	response	action
			See page 77?? for more information.”
Anonymous	<p>I do not think the residence of Long Buckby were appropriately notified or consulted. Nothing was sent formally from Daventry District Council through the post.</p> <p>I think the information is misleading and leads to the impression that the Conservation Area is protecting currently listed buildings rather than impacting all the other buildings.</p>	<p>It is not part of the agreed consultation process to write to each individual property in the proposed conservation area, as this could disadvantage those who do not live within the proposed conservation area but wish to make comments. Other methods are therefore employed to publicise the consultation locally. It is understood that the Buckby Bugle is delivered to every resident (as far as possible) and therefore the advert in this newsletter would hopefully be seen by most residents. Furthermore, posters were put out throughout the village, as well as adverts on the local social media pages and Parish Council website. It was also advertised on the District Council website, both the home page and conservation areas page, and a press release was provided, which was advertised in the Daventry Express.</p>	No change
Anonymous	<p>No there was no notification from Daventry District Council to home owners</p>	<p>It is not part of the agreed consultation process to write to each individual property in the proposed conservation area, as this could disadvantage those who do not live within the proposed conservation area but wish to make comments. Other methods are therefore employed to publicise the consultation locally. It is understood that the Buckby Bugle is delivered to</p>	No change

Respondent	Comments	response	action
		every resident (as far as possible) and therefore the advert in this newsletter would hopefully be seen by most residents. Furthermore, posters were put out throughout the village, as well as adverts on the local social media pages and Parish Council website. It was also advertised on the District Council website, both the home page and conservation areas page, and a press release was provided and an advert was placed in the Daventry Express.	
Do you think there are any actions missing from our Management Plan? (see page 78 of the Appraisal) Please use the text box to identify specific actions, giving justification where possible.			
Chris Myers	No thoughts on this	Comments noted.	No change.
Derek White	<p>Yes - Firstly I do not think the plan is needed.</p> <p>On Page 80 the reference to Woodford-cum-Membris is clearly an error.</p> <p>Having mentioned the Ridge and Furrow earlier in the document as a view from Brington Road it seems strange that the fields by the pond are not included but residential gardens are.</p>	<p>Comments noted. Thank you for bringing this to our attention, it will be corrected in the final document.</p> <p>Many plots of historic properties can be traced on historic mapping and are evidence of historic settlement layout and development. Furthermore, effective management both by home owners and decisions makers is made more difficult by the bisection of gardens by the conservation area boundary.</p> <p>This may refer to the inclusion of areas of archaeological potential, the</p>	<p>No change. Section 10.1, page 83, para 6, amend text: "Several sites of archaeological importance spanning several thousand years have been identified in <u>Long Buckby Woodford-cum-Membris</u> parish"</p> <p>No change</p> <p>No change.</p>

Respondent	Comments	response	action
	<p>I do not support the inclusion of Areas Of Architectural Potential.</p> <p>I do not think there is anything that is not currently listed that needs further conservation. The village has embraced change and I hope it will continue to. I am concerned that the plans desire to 'read the historic growth of shopping in the village' will stop its ongoing growth and change. The shop frontage of the village is extremely varied and reflects fashions both good and bad of the time it was done. Long Buckby looks better for having shops and employment than for the occasions when they were empty.</p> <p>I am grateful for modern surfacing on the roads rather than mud which would be the most traditional material.</p>	<p>identification of which helps to recognise sensitive areas and therefore steer development decisions accordingly. This does not mean that development cannot take place.</p> <p>Conservation areas do not aim to stop change from happening, as all areas must adapt to changing circumstances. There are many aspects of Long Buckby's character which make a positive contribution to its appearance and its attractiveness both to those living and those working in the area. These aspects may be sensitive to change and the designation of a conservation area allows decisions to be given consideration with the character of the area taken into account appropriately.</p> <p>Conservation area designation does not aim to return all "traditional" materials, such as surfacing. It aims to preserve or enhance those features which are architecturally or historically significant and make a positive contribution to the conservation area's character, such as historic shopfronts.</p>	<p>No change.</p> <p>No change.</p>
Anonymous	I do not support the Management Plan. I think this is not needed for Long Buckby	Comments noted.	No change.
Anonymous	I do not wish to see a Conservation Area for Long Buckby	Comments noted.	No change.

Respondent	Comments	response	action
Do you think the proposed Article 4 Directions (see page 74 of the Appraisal) would help to preserve special features of the conservation area? Please use the text box to identify specific locations or features at risk or permitted development rights which you feel should be removed.			
Chris Myers	The Parish Hall in Church Street	On balance, it is not considered that the Parish Hall would justify the application of an Article 4 direction.	No change.
Derek White	No I do not think the proposed Article 4 Directions would help to preserve special features of the conservation area. I do not support the use of Article 4 Directions as I do not see the distinctive special character that is seen on the properties listed which include properties of less than 10 years age 6a, 6b, 6c Brington Road.	The aim of an Article 4 Direction is to preserve features which make a positive contribution to the character of a conservation area, such as fenestration, through the planning system which could otherwise be lost through the exercising of permitted development rights. Whilst nos. 6a-c Brington Road are modern properties, they have been constructed so as to preserve the historic character of the street and as such make a positive contribution to the area. Hence, it has been proposed that the Article 4 Direction be extended to these properties in order to retain this positive character. Should Article 4 Directions be explored further, there would be a separate consultation process at which time the owners and occupiers of the affected properties are contacted. This would take place after conservation area designation.	No change.
Anonymous	I do not think the proposal would help. I do not think the permitted development rights should be removed.	Comments noted.	No change
Anonymous	No it would not help I do not think the Conservation Area is needed	Comments noted.	No change

Respondent	Comments	response	action
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.			
Chris Myers	No	Comments noted.	No change.
Derek White	<p>I do not support this proposal.</p> <p>The evidence presented is not compelling. Section 3 says 'vernacular ironstone and red brick are the predominant building materials, along with the use of cob walling' however even from the 27 views in this document 11 views include buildings that are not red brick or stone.</p> <p>This is over 50 percent of your views of Residential properties. Cob walling is common in Devon but Rare in Long Buckby.</p> <p>The document goes on to say 'The contrast of the character to the south of the village, particularly along Station Road, which is active and semi-urban, and retains numerous historic properties;' however this could be evidenced throughout the village as every area of the village is active and seeing development of estates which is my take on your semi-urban meaning.</p>	<p>Comments noted.</p> <p>Aside from those views which show open countryside, twenty of the twenty seven views show buildings of either brick or ironstone construction. Some of these properties are painted or rendered, and this is a recognised part of the village's character. Three of the remaining views show ironstone walling. Cob walling is an inherently vernacular form of construction, usually being made from local clay and mud. Whilst examples in the village are not numerous, they are an important part of the vernacular and are at risk of being completely lost.</p> <p>This sentence, in context, refers to the contrast between the busy semi-urban character of Station Road as compared to the more quiet character of roads in the north, particularly Church Street, West Street and Harbidges Lane. It does not refer to the variety of buildings. The variety of buildings in Long Buckby is a recognised aspect of its character, which has developed in a complex manner over several hundred years. The contribution of this variety serves to show how this development has occurred through those buildings which have been</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p> <p>No change.</p>

Respondent	Comments	response	action
	<p>I am impressed by the detailed investigation and also that you have taken the time to consider the contribution of Long Buckby but hope that this plan will not be taken forward.</p> <p>Whilst I appreciate the difficulty in communicating at this time and was impressed to see you use Zoom and YouTube, I am particularly concerned at the lack of engagement in this consultation, excluding both Conservation Officers, Zoom had 3 people and YouTube has 9 views currently. I therefore do not believe that this is the time to take this Appraisal and Management Plan forward. At the very least I think a direct mail to residents in the proposed areas from the Council is vital.</p>	<p>retained and maintained, as well as the street pattern and historic spaces such as the market place and castle areas.</p> <p>Comments noted.</p> <p>The Council has undertaken the consultation in line with its adopted Statement of Community Involvement (2017). An introductory exhibition was held, as well as an online virtual consultation session. It publicised the review through its usual channels, including its own website, a press release in the Daventry Express, notification on the Parish Council website, posters in the village, a piece in the Buckby Bugle and local social media notifications.</p> <p>If the conservation area is adopted, all residents and businesses within the area will be notified with details of the planning controls.</p>	
Anonymous	There has not been adequate consultation or notification. I hope the lack of communication to residents of Long Buckby will be drawn to the attention of the Daventry District Councillors.	The Council has undertaken the consultation in line with its adopted Statement of Community Involvement (2017). An introductory exhibition was held, as well as an online virtual consultation session. It publicised the review through its usual channels, including its own website, a press release in the	No change.

Respondent	Comments	response	action
		<p>Daventry Express, notification on the Parish Council website, posters in the village, a piece in the Buckby Bugle and local social media notifications.</p> <p>If the conservation area is adopted, all residents and businesses within the area will be notified with details of the planning controls.</p>	
Anonymous	<p>The addition of a Conservation Area in Long Buckby is not needed.</p> <p>The Plan is misleading in that it has many images of listed buildings and the implication that these are going to be protected but they are already protected.</p>	<p>Comments noted.</p> <p>The aim of conservation area designation is to preserve or enhance the character and appearance of the area. Listed buildings play an important role in creating character and contributing to appearance, and so do non-designated buildings, the spaces between them, and other factors such as public realm treatments. Listed building consent forms an important part of the management of the historic environment, and so do the planning controls within conservation areas. It is not correct to say that images of listed buildings within the conservation area appraisal are misleading, as these are often shown adjacent to other non-designated buildings, providing the context of streetscapes or small collections of buildings within the wider area.</p>	<p>No change.</p> <p>No change.</p>

