

**Brockhall Conservation Area
Appraisal and Management Plan
Supplementary Planning Document**

Statement of Consultation

Adopted 28 February 2023



**West
Northamptonshire
Council**

1. Introduction

This report sets out the consultation undertaken on the Brockhall 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 25 October 2022 West Northamptonshire Council's Planning Policy Committee resolved that consultation could take place on the document.

2. Consultation

Consultation commenced on 21 November 2022 for eight weeks. Statutory consultees, the parish council, West Northamptonshire Ward Councillors and other consultees and local residents who had asked to be so, were notified.

3. Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas and Consultation pages of the West Northamptonshire Council website.

Paper copies were available in the main libraries in Daventry, Brixworth, Long Buckby, Moulton and Woodford Halse. They were also available by post on request.

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

4. Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of eight weeks until midnight on Monday 16 January 2023. A public online meeting was arranged for 15 December 2022 and the presentation slides and accompanying notes were subsequently made available on West Northamptonshire Council's website.

5. Comments received.

One response was received via the online survey. This is set out at Appendix B.

6. Consideration of Responses

The Council considered the comments received and one change was made to the document as a result of the response. This is set out in Appendix B.

The representation was reported to the Council's Planning Policy Committee on 28 February 2023 when the document was adopted.

Appendix A – Consultation Notice

Brockhall 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

West Northamptonshire Council is consulting on a Conservation Area Appraisal and Management Plan for Brockhall. The document will, if adopted, provide advice on the special architectural and historic interest of the conservation area and will supplement the Daventry Settlements and Countryside Local Plan (Part 2) 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:
www.westnorthants.gov.uk/planning-and-building-control/conservation-areas
Paper copies can be requested by emailing heritage.ddc@westnorthants.gov.uk
The consultation commences at 10am on Monday 21 November 2022 and closes at midnight on Monday 16 January 2023.

Comments in writing should be forwarded to Anna Wilson, Heritage Policy Assistant, Planning and Climate Change Policy, West Northamptonshire Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AD or e-mail heritage.ddc@westnorthants.gov.uk by midnight on 16 January 2023 at the latest. Comments cannot be accepted after this time.

Anna Wilson
Heritage Policy Assistant

Appendix B – Consultation 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)			
Ross Collins	Disagree proposed boundary.	Comments noted.	No change.
Do you think this Appraisal captures the special interest of Brockhall? Please use the text box to highlight any specific features which you think either have or have not been captured.			
Ross Collins	<p>It does not capture the special interest of Brockhall.</p> <p>The proposed extension to the existing conservation area has no relevance to the village centre of Brockhall, and is totally divorced from providing any benefit to the village.</p>	<p>Comment noted.</p> <p>The existing conservation area covers not only the village of Brockhall but also the gardens and parkland of Brockhall Hall and open pasture to the northwest of the village. Conservation areas often include open spaces and features other than buildings that have historic interest and/or contribute to the visual amenity of the landscape. Although the proposed areas are not situated within the built extent of the village itself, they are visible either from the village or on the approaches to it and the wider conservation area and, therefore, they provide visual amenity. In addition, all four proposed extensions demonstrate historic interest, as set out in the conservation area appraisal and management plan on p.12.</p>	<p>No change.</p> <p>No change.</p>

	<p>The areas being proposed are areas of woodland which adjoins land which already forms part of a government led environment scheme known as 'Mid Tier' which encourages flora and fauna. It is likely that any extension of the Conservation Area (as being proposed) will materially impact negatively on a far larger environmental scheme.</p>	<p>As the respondent says, two of the proposed extensions BA3 and BA4 (p.13 of the draft appraisal) are areas of woodland that adjoin land within the Mid-Tier Countryside Stewardship Scheme but they do not fall within it. Although the respondent has said that the land under the scheme will be negatively impacted by being adjacent to the conservation area they have not provided evidence as to why this would be the case.</p> <p>Proposed extensions BA1 and BA2 fall within land that is covered by the scheme. Conservation area status should not impact the management of land under the Countryside Stewardship Scheme other than conferring a requirement to notify the council prior to any works to trees. In fact, parts of the existing conservation area already include land that is covered by the scheme. Therefore, this land has been managed under both the conservation area designation and the Mid-Tier Countryside Stewardship Scheme for some time already, suggesting that neither has a negative impact on the other.</p>	<p>Section 9.8, p. 64, after fourth paragraph, add the following text:</p> <p><u>“The role of countryside stewardship schemes in enhancing biodiversity within the conservation area is recognised.”</u></p>
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	The inclusion of the tree belts offers no enhancement to the existing Conservation Area.	Please see comments above about how the tree belts/woodlands contribute to both the visual amenity of the conservation area and its historic interest.	No change.
Do you agree with the candidates for the Local List? (see pages 66-67 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.			
Ross Collins	Don't know/no opinion	Comments 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.			
Ross Collins	There is not enough clear guidance.	No further information was provided by the respondent as to further guidance needed.	No change.
Do you think there are any actions missing from our Management Plan? (see pages 71-74 of the Appraisal). Please use the text box to identify specific actions, giving justification where possible.			
Ross Collins	Whilst we accept that large scale development will have a negative impact on Brockhall, and support this principle, there does need to be some consideration to established businesses (farms) which may require some development without the onerous restrictions from a Conservation Area designation.	It is recognised that Brockhall is a working, rural village and agricultural landscape and that this is integral to its character. This is acknowledged in the appraisal and management plan (p.64, Section 9.8). The purpose of the conservation area is not to prevent development from taking place but to ensure that development is undertaken in such a way that it preserves and enhances the historic character and distinctiveness of the village, park and garden and surrounding landscape. Conservation area status does not remove permitted development rights	No change.

		for agricultural buildings or practices, although even with permitted development particular conditions must be met.	
Do you think the proposed Article 4 Directions (see pages 86-87 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?			
Ross Collins	Article 4 Directions would not help to preserve special features	Comments noted. No further details were provided by the respondent.	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.			
Ross Collins	<p>As highlighted above, the proposed extension to the existing conservation area has no relevance to the village centre of Brockhall, and is totally divorced from providing any benefit to the village.</p> <p>The areas being proposed are areas of woodland which adjoins land which already forms part of a government led environment scheme known as 'Mid Tier' which encourages flora and fauna. It is likely that any extension of the Conservation Area (as being proposed) will materially impact negatively on a far larger environmental scheme.</p>	Please see the response under the second question above, in relation to the same comments made by the respondent.	No change.

	<p>The inclusion of the tree belts offers no enhancement to the existing Conservation Area.</p> <p>Established farming businesses must have the flexibility to futureproof their businesses for future generations without onerous restrictions being implemented in areas which have limited benefit from a Conservation perspective, especially when there is already extensive work being undertaken to improve on the natural habitats on farm.</p>	<p>It is acknowledged that the management of the farmland through the Countryside Stewardship Scheme is positive in improving aspects of the natural environment. However, the purpose of the conservation area designation is to conserve and enhance the historic environment. The Brockhall Conservation Area Appraisal and Management Plan (p. 13) sets out the various reasons why the proposed extensions contribute to the historic character of Brockhall. As mentioned previously, conservation area status does not remove permitted development rights for agricultural buildings or practices.</p>	<p>No change.</p>
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