

SCRUTINY COMMISSION FOR RURAL COMMUNITIES	Agenda Item No. 7
2 NOVEMBER 2010	Public Report

Report of the Chief Executive

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Rural Planning and Housing Updates

1. PURPOSE

- 1.1 A report setting out an update on a number of rural planning and housing issues, together with a request for comments on items where they will subsequently be considered by Cabinet.

This report reviews the following matters:

1. Village Design Supplementary Planning Document – draft for consultation (RK / JD)
2. Rural Housing Delivery Partnership (MH)
3. The use of the Community Land Trust (MH)
4. Peterborough Site Allocations DPD Document (RK/GW)
5. Emerging national initiatives, such as Local Housing Trusts (MH)
6. Rural Exception Sites (MH)
7. Rural Housing Strategy 2010-2013 – 6 month progress report (MH)

2. RECOMMENDATIONS

- 2.1 Scrutiny is requested to note the various updates as presented in the report, plus offer any comments on emerging progress or proposals to date. As applicable, such comments shall be reported to Cabinet / Council in due course.

3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY

- 3.1 The items reported in this paper are directly relevant to meeting the four Priorities of the SCS, especially ‘Delivering substantial and truly sustainable growth’ and ‘Creating opportunities – tackling inequalities’.

4. BACKGROUND & KEY ISSUES

- 4.1 **Village Design Supplementary Planning Document – draft for consultation**: The SPD will set out detailed ‘development management’ design related planning policies for selected rural villages, which will be used day-to-day by planning officers when considering the detailed aspects of applicable planning permissions. It does not set major strategic targets (that is a task for the Core Strategy) and it does not include maps or new land allocations for development in villages (that is a task for the Site Allocations DPD).

The Village Design SPD is seen, rightly so, as a very important planning policy tool to control and ensure high quality development in villages. Whilst clearly ‘city’ residents will generally have very little interest in it, there will be (and already is) very high interest from parishes and

village communities.

The policies, once adopted, will become extremely important when determining planning applications. They give the Council the powers and justification to either refuse or approve something, especially on detailed design matters (which can be very sensitive in local village communities). There is no statutory obligation to prepare this document, but there is a very high demand for it. Getting it right will be very important.

This document is in its first, of two, stages of gestation. Consultation has already taken place with parish councils, and this has assisted in getting to the draft we currently have. If approved by cabinet, it will be made available for formal public comments in January and then redrafted as a final version for adoption by Cabinet.

The document is still in its preparatory stages, and we attach a very early draft of the document. We will talk you through its key features and policies at the meeting. It will be Scrutiny's opportunity to consider, in principle, whether it likes the purpose and structure of the SPD, and whether the emerging policies are heading in the right direction. Any support or concern will be considered and, as applicable, reported to Cabinet.

Estimated timetable:

- The SPD is being presented to Planning & Environmental Protection Committee in early December
- Cabinet – 13 December
- Public consultation – opportunity for formal comments on the appropriateness of the document – Early 2011
- Final version of SPD considered by Cabinet – March 2011
- Adopted as formal planning policy

Rural Housing Delivery Partnership: The Peterborough Rural Housing Delivery Partnership was established in April 2010 in order to increase the supply of affordable housing available for households residing in the 26 parishes that surround the city. Membership of the partnership presently includes two housing associations (Accent Nene and BPHA), one rural enabler (Cambridgeshire ACRE) and Peterborough City Council. The work of the partnership focuses upon the development of small affordable housing schemes in parishes where a need for such housing is proven. This approach relies upon close collaboration with parish councils to identify housing need and sites with potential for development.

Following analysis of data from the Peterborough Housing Register, six priority parishes have been identified. Representatives of the Housing Strategy team and Cambridgeshire ACRE have approached three parishes to obtain consent to proceed with a parish-wide housing needs surveys. Thus far, one parish (Thorney) has agreed for a survey to be conducted in order to ascertain the extent of local housing need. A series of surveys are presently being prepared, which will be sent to each household within the parish in the coming weeks. A further parish has declined, and discussions are ongoing with the third. The remaining three parish councils will be approached imminently.

The use of the Community Land Trust: Since the adoption of the RHS 2010-13 (see below item for a general discussion on the RHS), both the Housing Strategy and Neighbourhoods teams have worked to develop contacts with Foundation East to discuss ways to promote Community Land Trust (CLT) development in Peterborough. Foundation East is a social bank that develops and finances CLTs and other community-led organisations. Initial discussions have focused upon the potential use of Community Area Action Plans (CAAP) as a means of identifying local assets which could be secured by a CLT for local benefit.

These assets could currently be in private or public hands (examples include housing, community centres, business premises, public houses, car parks and open spaces) and would

involve a negotiated sale to the CLT. Occasionally, assets currently in public sector hands may, if the public sector owner so wishes, be transferred for free (or nominal sale) to a CLT if the asset has no real value or is, in effect, a liability to the public sector owner. This could be, for example, a grass verge or similar which requires on-going maintenance yet has no hope value of future development prospects. To be clear, therefore, there is no expectation that assets in public sector control would be sold to a CLT for below its market value.

Since our initial discussions, Foundation East have recruited Phil Rose, a CLT Development Manager who will work directly with community groups to establish trusts and take on the ownership of local assets. The Housing Strategy team and Julie Rivett (Neighbourhood Manager) are due to meet with Phil in early November to discuss how we can bring him into the CAAP process.

Peterborough Site Allocations DPD Document: The Site Allocation DPD feeds off the Peterborough Core Strategy which in turn was based on the Sustainable Communities Strategy (eg the latter two both share the same vision statement). The Site Allocation DPD translates the vision of these two 'upper tier' strategies by allocating, on a map, new sites for development.

The Site Allocations DPD is probably the second most important statutory planning document for Peterborough, after the Core Strategy. For Members and the public, it is probably **the most sensitive** planning document, for the reason that, unlike the Core Strategy, it allocates, on a map, specific sites for new development (and hence Members / public can see precisely what is proposed in their community).

In short, the Core Strategy sets the headlines and 'broad' areas for growth; the Site Allocations DPD translates the Core Strategy into actual proposed development sites.

We are reaching the final stages of preparing the Site Allocations DPD. Numerous consultations have taken place over the past 2-3 years, all of which have influenced what is to be included in what is known as the "Pre-Submission" version of the plan. If approved by the Council, it will be made available for formal public comments and then "Submitted" to the Secretary of State, together with any comments received from the public (i.e. the public comments submitted at this stage are NOT considered by the Council, but rather an Inspector appointed by the Secretary of State. Under the current regulations, the Inspector has the final say on whether to accept or reject objections, though the coalition government has indicated this may change in the future. For now, we must operate under the current regulations).

The main features of the recommended Site Allocations DPD (pre-submission version) will be discussed at the meeting, using a large scale map that shall be brought along. This will highlight locations for new **dwellings**, locations for new **employment**, confirmation of a **Regional Freight Interchange** at Stanground (Magna Park), and other 'map based' policies on issues such as green wedges and delineation of local shopping centres.

Unlike an earlier draft, it no longer includes any **Gypsy and Traveller** sites other than the proposed transit site at Norwood.

Estimated timetable:

- The Site Allocations DPD is being presented to Planning & Environmental Protection Committee on 26 October
- Cabinet – 8 November
- Council – 8 December
- Public consultation – opportunity for formal comments on the 'soundness' of the document – January/February 2011
- Submission to the Secretary of State – Spring 2011
- Public Examination (including a hearing) – Summer/Autumn 2011

- Inspector's binding report and adoption by Council – very late 2011 or early 2012

A large scale map showing the proposed sites for development, together with the emerging text of the plan, will be brought to the meeting to facilitate the discussion. However, Scrutiny Members have access to these papers via the papers published on the website for the 26 October 2010 PEP committee – see:

<http://democracy.peterborough.gov.uk/ieListDocuments.aspx?CID=117&MId=2378&Ver=4>

For the rural areas, and taking the lead from the Core Strategy, only limited new growth is planned (less than 5% of the total district wide growth) though obviously even relatively small development sites can have a big impact in rural villages.

Proposed development sites in the rural areas are focussed on Eye and Thorney in the first instance, but there are also some sites proposed in the 'limited growth villages' of Helpston, Glington, Newborough, Ailsworth, Castor and Wittering.

Emerging national initiatives, such as Local Housing Trusts: Details are still emerging from central government regarding their proposals for Local Housing Trusts and, more generally, the planning system. In short, we await the 'Localism Bill' in November 2010 before we will be aware of details of any new national initiatives. The Strategic Planning and Enabling team will explore these initiatives as and when firm details materialize. In terms of the government's promotion of 'localism', the work of the Housing Strategy team to support CLT development is pertinent to this agenda. The emerging Peterborough Housing Strategy is likely to add its support to community-led housing as a means of addressing housing need.

Rural Exception Sites: A rural exception site is most simply defined as a site that is located adjacent to a village boundary where, as a result of the existence of an evidenced housing need, development of solely affordable housing may be granted planning permission. Any development permitted on a site of this nature would be an 'exception' to local and national planning policy that constrains development in the open countryside, hence the term 'exception site'.

There are two major benefits of exception site development. Firstly, consent for exception site development is only granted where a proven local need for affordable housing exists. Secondly, any affordable housing developed via the exception site route must remain as affordable housing to meet local need in perpetuity.

The Peterborough Local Plan only permits exception site development in the larger villages across Peterborough. However, the emerging Peterborough Core Strategy permits exception site development across all rural settlements across the authority. The Peterborough Rural Housing Delivery Partnership is presently working with parish councils to conduct housing needs surveys and identify exception sites where there may be the potential to develop affordable housing.

Rural Housing Strategy 2010-2013 – 4 month progress report: The table below sets out the key progress made towards actions within the adopted Rural Housing Strategy 2010-13 Action Plan. As can be seen, significant progress has been made on a number of fronts since the adoption of the RHS in June 2010.

Key Action	Progress
To establish a Rural Housing Delivery Partnership	Rural Housing Partnership established April 2010. The partnership consists of PCC, Cambridgeshire ACRE, Accent Nene and BPHA.
To develop links between Cambridgeshire Acre and rural communities with a view to	Three parish councils have been approached. One has shown great interest,

explore exception site development opportunities	and it has been agreed that Cambridgeshire ACRE can proceed with a housing needs survey. One parish council has turned down the opportunity to work with Cambridgeshire ACRE, and we are awaiting a final decision from the third. The three remaining 'priority parishes' will be approached in due course.
To develop links between rural communities and a Community Land Trust (CLT) enabler in order to explore the methods and merits of forming CLTs for the purposes of developing affordable rural housing.	Early discussions have taken place between PCC and Foundation East, which is a social bank that supports CLT development. Our next step is to explore how their newly appointed CLT Development Manager can assist communities in securing assets identified through the Community Area Action Plans produced by our Neighbourhoods teams. Due to meet with the CLT Development Manager in early November.
Build relationships between PCC and 'rural 50' and 'rural 80' authorities in order to gather best practice with regards to delivery of affordable rural housing.	Contacts established with Northumberland County Council and the Development Trust Association to gather advice on how to promote CLT development in Peterborough. Contact established with Foundation East as a result of these discussions. Various other contacts developed as a result of attendance at the Community Trust 2010 conference in August.
Produce a toolkit/how that sets out how energy efficiency and fuel poverty programmes can be replicated across Peterborough.	Due to changes in personnel, the GPP Environment Capital Officer will no longer be leading on this. We are awaiting the outcome of the proposed City Council Neighbourhoods staff restructure before this work is delegated elsewhere.
Seek and pursue opportunities to facilitate village wide energy audits as a basis for further work on fuel poverty and energy efficiency.	Due to changes in personnel, the GPP Environment Capital Officer will no longer be leading on this. We are awaiting the outcome of the proposed City Council Neighbourhoods staff restructure before this work is delegated elsewhere.
To roll out the Community Energy Challenge into rural areas of Peterborough	£3k of funding has been secured by the Housing Strategy team to fund the purchase of 60 energy meters that will be used for the Community Energy Challenge. The challenge itself has been led by the Climate Change team, who are presently attempting to secure the assistance of parish and ward councillors in promoting the first inter-parish community challenge. Further promotion of the scheme amongst members and parishes will be required if uptake is slow.
Further promote the 'Your Footprint Counts' campaign in rural areas	The Climate Change team will be promoting energy efficiency in rural areas this autumn and winter, including the use of a thermal camera to identify and highlight energy inefficiency hotspots.
To investigate whether resources can be made available to convert existing Village	Work is underway for the production of a Village Design SPD, which will, in simple

Design Statements into Supplementary Planning Documents.	terms, reinstate the status of VDS documents produced under the previous Local Plan system. See agenda report for more details.
To inform rural communities about the services offered by Planning Aid, and enable them to better engage with the planning system.	Contacts developed with Planning Aid, who are keen to work with rural communities to assist them in developing VDS documents and help them to better engage in the planning system. The intention has been to use the GPP's Rural Working Group as a forum to promote this work, but the group has temporarily disbanded due to changes in personnel within the GPP. We plan to recommence this work once the group starts to meet again. Failing this, we will approach the Neighbourhood teams as a means of achieving this key action.

5. IMPLICATIONS

- 5.1 The items reported in this paper have wide and far reaching implications for all communities and all wards of the council.

Housing and planning for development go to the very heart of community needs, and the proposals described in this paper involve sensitive and emotive issues.

The items also have financial implications – choices made as part of these items can affect land values considerably, as well have consequential knock on financial implications for the council in terms of how it spends resources (eg on services to support growth and the new communities created). However, most of the financial implications are indirect, rather than a direct spend on the items referred (or are a consequence of the policy decisions made as part of the items in this paper).

There are considerable legal implications, both in terms of undertaking due consultation and preparing the documents in accordance with the regulations.

6. CONSULTATION

- 6.1 Wide and far reaching, in some case over many years.

7. NEXT STEPS

- 7.1 As described in section 4

8. BACKGROUND DOCUMENTS

- 8.1 There a wide range of background evidence documents which underpin the items described in this agenda report. However, two key ones are:
- Site Allocations DPD (Preferred Options version) – March 2010
 - Rural Housing Strategy (Adopted) – June 2010

9. APPENDICES

- 9.1 Draft, emerging Village Design SPD



Design and Development in Selected Villages

Supplementary Planning Document

Consultation Draft – [month] 2010

[Insert appropriate village development photo]

Foreword

Welcome to this important document which will help inform, improve and shape development in villages.

This is the consultation draft of the Development in Selected Villages Supplementary Planning Document (SPD), following Cabinet approval on [date].

How to Respond

Full consultation details are contained on Page 1.

Closing Date: This consultation commences on [date] and the closing date for comments is [date]. Please make sure you have emailed, posted or dropped off your comments by that date.

Who Prepared this Document?

This document has been prepared by Peterborough City Council (the local planning authority). Throughout this document, when the words 'we' or 'us' are used, we are referring to the City Council.

If you would like to contact us, please do so as follows:

- You can email us at planningpolicy@peterborough.gov.uk – please ensure you make it clear you are referring to the Village Design SPD.
- You can also write to us at: Planning Policy, Peterborough City Council, Stuart House, East Wing, St Johns Street, Peterborough, PE1 5DD
- You can call planning policy us on: **01733 863872**

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APPENDICES

1

1. Document Background

1.1 Introduction

[to be written].

1.2 Document status and procedure

Supplementary Planning Documents (SPDs) can cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to an existing Development Plan Document. SPDs may take the form of design guides, area development briefs, master plans or issue-based documents. Once adopted by the Council, they are of significant weight when the Council is determining future planning applications.

1.3 Consultation

Government regulations stipulate that there must be a minimum 4 week consultation period to take place following which the local planning authority should consider representations, prepare a statement setting out a summary of the main issues raised and how these issues are to be addressed in the document to be considered for adoption. The consultation will be undertaken in accordance with peterborough city council's statement of community involvement.

This document forms the Consultation Draft of the SPD. Consultation opens on [date] and closes at 5pm on [date]. The document is available to view via the Council's website www.peterborough.gov.uk or at the following venues in a printed format.

- Council Offices, Bayard Place
- Peterborough Central Library, Broadway
- [other venues to be added]

There is a response form which can be filled in and returned to the Council.

You can email us at planningpolicy@peterborough.gov.uk – please ensure you make it clear you are referring to the Development in Selected Villages SPD.

You can also write to us at: Planning Policy, Peterborough City Council, Stuart House, East Wing, St Johns Street, Peterborough, PE1 5DD

1.4 SPD objectives

The primary objective of the SPD is to supplement ...[add policy(s) to be supplemented].

1.5 Monitoring and review

This SPD will be monitored, reviewed and updated to ensure that it remains relevant and in accordance with Development Plan policy. It forms part of the Local Development Framework, and will be monitored via the Annual Monitoring Report which the Council prepares each year covering a wide range of planning matters.

2 VILLAGES FORMING THIS SPD

2.1 Introduction [commentary on why we are picking the villages we have].

3 WIDER POLICY FIT

3.1 National Context [to be written].

3.2 Local Context [to be written].

4 General Village Policies

The following policies are derived from the Village Design Statements and Conservation Area Appraisals for Ailsworth, Barnack, Bainton, Castor, Glington, Helpston, Pilsgate, Thorney, Ufford and Wansford.

4.1 Building Materials - The Stone Villages

The stone villages are defined as Ailsworth, Barnack, Bainton, Castor, Glington, Helpston, Pilsgate, Ufford and Wansford.

Building materials that affect the character and appearance of limestone Conservation Areas.

BM1 Planning permission for new development that may affect the character and appearance of the conservation area and its setting within the stone villages will only be granted if the proposed building materials and manner in which they are used is sympathetic to local traditional building materials and can be judged to enhance the general character and appearance of the conservation area.

The traditional materials or modern materials considered to be sympathetic to traditional materials are:

- (a) Local limestone, laid in courses of between 30mm to 150mm with quoins at corners and reveals and stone or wood lintels over openings
- (b) Replica Collyweston slate laid in diminishing courses
- (c) Clay pantiles, preferably triple roll but also single roll and preferably in buff/ yellow colouring but also orange in some locations on single storey buildings only.
- (d) Thatch on buildings reminiscent of cottage proportions, and of one, one and a half and two storeys in height only.
- (e) Welsh slates only in specific areas where Welsh slates are the predominant material, for example close, to 19th century railway buildings.

Building Materials for development outside limestone Conservation Areas but for development that affects the character and appearance of the historic village in its landscape setting.

BM2 Planning permission for new development that may affect the general character and appearance of historic stone villages and their settings in the landscape will only be granted if the proposed building materials and the manner in which they are used is sympathetic to the local building tradition and can be judged to form satisfactory visual relationships with the settlement, its traditional architecture and landscape setting.

The traditional materials, or modern materials considered to be sympathetic to traditional materials are:

- (a) Local limestone laid in 30mm – 150mm courses with appropriate detailing
- (b) Artificial stone, manufactured to replicate local limestone and that can be laid in strict courses of 30mm – 150mm with appropriate detailing.
- (c) Buff or red/brown stock bricks of similar colour and patina to local stock bricks but applicable to no more than 1 in 10 of new buildings.
- (d) Replica Collyweston slates, laid in diminishing courses
- (e) Small plain tiles in buff colour
- (f) Yellow/buff or red pantiles only single storey buildings only.
- (g) Thatch

4.2 Building Materials - General

Building Materials on areas of predominantly 20th century development within Villages

BM3 Where development is proposed in areas within villages that are clearly 20th century in character and materials and have no visual relationship with the historic village or surrounding landscape, the building materials selected would normally be expected to match those within that area.

4.3 Stone Walls, Brick Walls and Railings

Retention of Existing Historic Walls

WA1 Planning or conservation area consent will not normally be granted for development that may result in a loss or part loss, for example to install vehicular or pedestrian access, of any traditional stone or brick wall or railings that are judged to be a historic boundary feature or add to the character and appearance of a village.

WA2 Planning or conservation area consent will not normally be granted for the erection of fences or other structures that replace or supplement existing walls in either sound condition or in need of repair.

WA3 Where the site of a proposed development includes traditional stone or brick boundary walls, it will normally be expected that the walls will be repaired and/or reinstated using traditional methods and materials as part of the development proposals.

New Walls in New Developments

WA4 Proposals for new developments in villages will be expected to include stone or brick walls constructed with traditional methods and materials, on boundaries that are open to public view.

4.4 Hedges, Grass Verges and Other Frontage Features

Retention of Existing Hedges and Grass Verges

HG1 Planning permission will not normally be granted for development that may result in the loss, or sub-division of hedges, grass verges or other frontage features such as a bank or ditch, for example to install vehicular accesses, where this will have an adverse effect on the character and appearance of the street scene.

5. Villages - Barnack and Pilsgate

5.1 Introduction

The strata of limestone has been quarried since at least Roman times and the form of the current village of Barnack can be traced back to the pre-Conquest period evidenced by the Saxon tower to St John's church.

The Medieval period marked a massive expansion in quarrying and Barnack was a place of some importance, reflected in surviving buildings such as Kingsley House, The Alms Houses (formerly Feoffee cottages) and 7 Station Road.

The purchase of the village as part of the Burghley estate in the latter part of the 16th century and the later formation of the Walcott estate considerably influenced the form of the village, with buildings continuing the stone and Collyweston slate tradition. These estates also influenced the character of the surrounding landscape. The enclosures of the open fields and heaths from 1809 resulted a patchwork of smaller fields, and the boundaries to many of these were marked by stone walls rather than the more normal quickthorn hedges.

The first half of the 20th century saw the abandoning of the stone tradition with the Uffington Road housing. The second half of the 20th century saw Bishops Walk, the first "estate" development, the end of working village farms and the closure of the railway. Since the 1970's, there have been no further housing estates but new development has continued by extending ribbon development along frontages and continual infilling. Since the 1980's, there has been more conscious efforts to make new development more sympathetic to the longstanding stone tradition.

It is likely that the infilling will continue and further opportunities for development sought in remaining open areas. It is therefore important that the experience gained in implementing the Village Design Statement is used to ensure new development reinforces and enhances the special character of Barnack and Pilsgate.

5.2 Recent Studies and Policy Documents

Barnack and Pilsgate Village Design Statement 2001: This document, prepared by local people through the Village Design Statement Committee, examines the village setting, its historic forms of development and associated architectural detailing, and the nature of new development from the second half of the 20th century. It then considers potential impacts of new development and provides guidelines to help future buildings integrate into the historic village environment.

Barnack and Pilsgate Parish Plan 2005: The village plan was preceded by a village SWOT analysis which canvassed the opinions of local people. The Plan considers the village's historic built and natural environment, communications and traffic, the rural economy and leisure, amenity and educational issues and opportunities. It then considers future development and identifies three sites, the Airey House Site, The Rectory Garden and Limes Farmyard and the possibilities of public transport and quiet recreational routes for hikers, horse riders and cyclists.

Barnack Conservation Area and Village Appraisal 2007: This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of the today's village and it's setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village. These include increasing the size of the conservation area to include the historic landscape immediately around the settlement.

5.3 Specific Barnack and Pilsgate Policy

Having reviewed the recent studies and policies documents for Barnack and Pilsgate, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Barnack and Pilsgate will be tested against General Village Policies BM1, BM2, BM3, WA1, WA2, WA3, WA4, and HG1, the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

Policy Village Design SPD 1 – Barnack and Pilsgate

Development proposals in Barnack and Pilsgate will be determined against the following criteria:

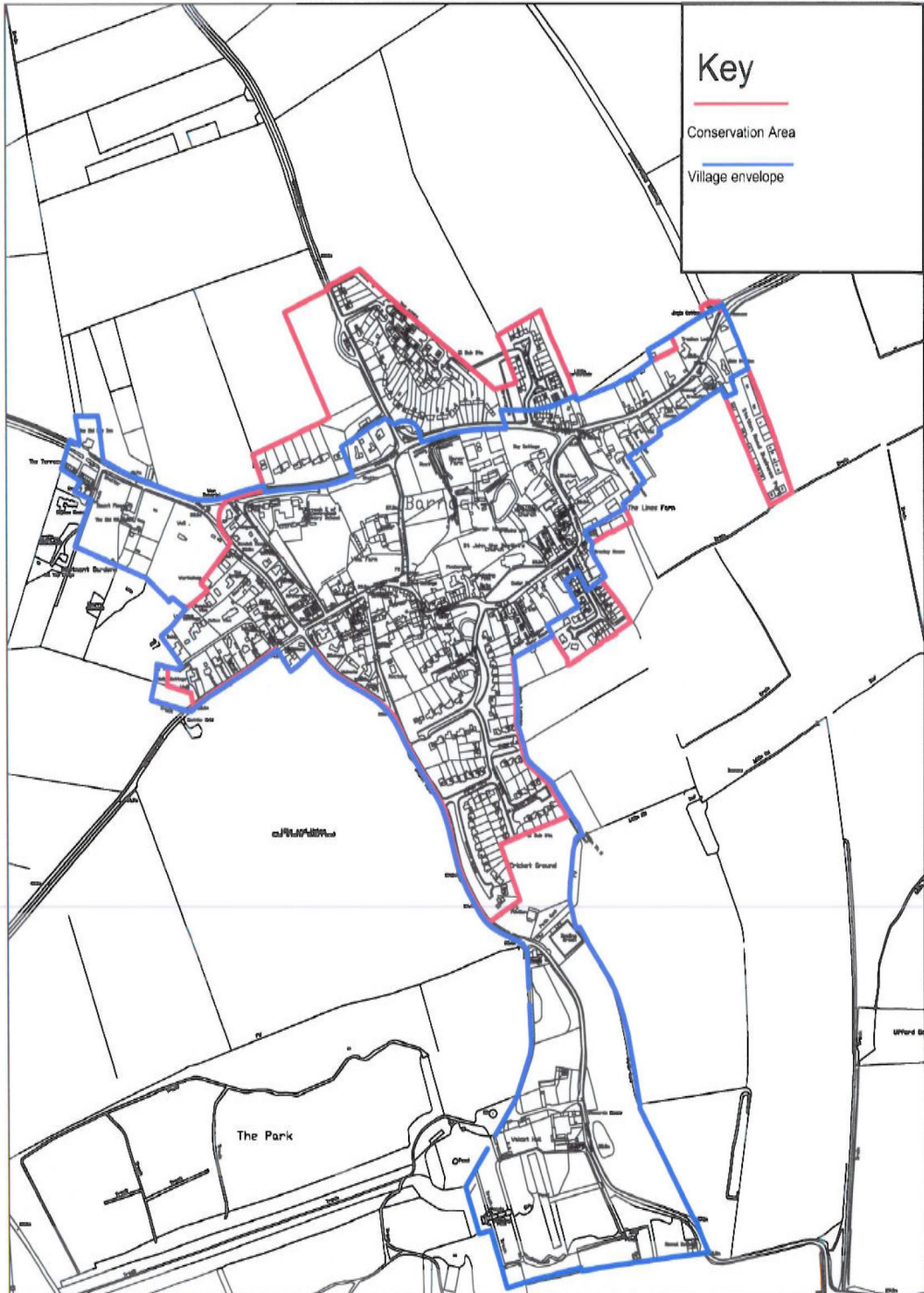
- VDS1 Individual or small groups of houses (are suitable) for the village environment. Larger housing estates are ...inappropriate.
- VDS2 Damage to significant archaeological or historic remains should be avoided but where this is not feasible, adequate provision must be made for appropriate recording.
- VDS3 Careful attention should be paid to the layout of new developments to reflect the character of the village.
- VDS4 It is important that spacing and density of new (development)...does not appear out of place in relation to be appropriate to historic form existing development nearby.
- VDS5 New (development) should not overlook or dominate existing dwellings (or infringe) their...amenity or abut older properties, thus diminishing the visual impact of...ancient properties.
- VDS6 ...roof slopes, gable ends and house frontages should...match or blend with surrounding properties.
- VDS7 Existing buildings must always be retained and converted where possible
- VDS8 Building materials should blend with surrounding properties; masonry paint should not be used in the conservation area and...(materials for conversions or extensions to existing buildings should match the original).
- VDS9 Windows and doors should match the scale and designs of (traditional) windows in the area and be in timber construction...;rooflights should not be installed...on road frontage roof slopes...and where they are (used, should be of a size, shape and design to minimise visual impact).
- VDS10 (Appropriate roof materials are considered to be natural Collyweston slate, or replica Collyweston slate, blue Welsh slates, or pantiles)...to match existing or surrounding roof styles. Flat roofs...are inappropriate...
- VDS11 Chimneys should be retained and repaired in their original form (and should not be) shortened or removed. ...New houses should include chimneys...(to designs to match those on traditional properties nearby).
- VDS12 Stone walls are an inherent part of the village. Boundary (treatments for new development) should be carefully considered and should be designed to match those of surrounding properties. Old stone walls should be (not be demolished but) preserved and repaired. Old railings should also be preserved. Modern style panel or close boarded wooden fencing is not appropriate on road frontages.
- VDS13 ...The design and operational intensity of (proposed businesses and commercial properties)...should be suitable for a village setting and the design of (commercial premises) (including vehicular access and parking) should...complement and reflect the area. Signage should be carefully considered, be uncluttered and suitable for the (village) environment.
- VDS14 The village envelope...and open frontages within the settlement (and specified or marked in the Peterborough Local Plan) should be respected.

5.4 Evidence Base

The documents [Barnack and Pilsgate Village Design Statement 2001](#); [Barnack and Pilsgate Parish Plan 2005](#); [Barnack Conservation Area and Village Appraisal 2007](#) have been used as the evidence base to form Policy SPD1. The full documents can be viewed by clicking on the web links. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

5.5 Map of Barnack and Pilsgate

The following maps identify the settlement boundary and conservation area for Barnack and Pilsgate at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.



Barnack Village



Scale: NTS Drg.no. DS/TPO
Date: 18.10.10 Name: DS Department: Planning Services PCCGIS

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6. Villages – Ginton

6.1 Introduction

The current site of Ginton lies some 10m above the Welland flood plain and may be of Saxon origin. Certainly, from late Roman times, the climate became cooler and wetter and people moved off the flood plain to higher ground. There is also a possible association with St Pega, who founded the monastery in nearby Peakirk.

By Norman times, Ginton is recorded as a significant settlement and the feudal system would readily have been imposed on the flat landscape. However, the only surviving medieval building is the 12th century Church of St Benedict, although the current 17th century manor house is reputedly on the site of a much earlier structure. A glimpse of medieval Ginton can be gained by reference to the 1819 Enclosure Map which shows the great open fields giving way to a typical patchwork of small square enclosed fields. The form of the current village can probably be attributed to medieval times. From the 17th and 18th centuries, wealth generated from agriculture and loosening of the church's control of stone led to the building of a many of the substantial stone houses, cottages, barns and other farm buildings that form today's village. Many of these were set in grounds and closes enclosed by stone walls and it is the combination of 17th and 18th century stone buildings and stone walls grouped beside the twisting roads which meeting at the church green and give Ginton its special character and appearance.

From the 19th century the frontage of Lincoln Road was developed to take advantage of passing traffic and a new road constructed eastwards to Helpston and Stamford. The nearby railways brought Welsh slates and bricks and allowed agricultural produce to be exported. Many of the topiary hedges and tree planting in and around this period also took place at this time. At the turn of the century, photography became more widespread and the character of the village at 1900 can readily be judged from surviving prints. It can be seen that the majority of buildings at this time were still from the 17th and 18th centuries and the village streets were far more informal in alignment and had wide grass verges with smaller thatched houses and cottages set on the highway edge, many gable end on. Set back from the frontage were more important houses such as The Manor House and Scotts Farm, but these were in grounds with stone walls to the road frontage and along the alleys that ran from the road.

In the 20th century, the tradition of stone buildings was abandoned, firstly with the immediately post war housing along existing road frontages, and subsequently with estate developments, for example off Welmore Road. The second half of the 20th century also intensified infill development and new housing occupied almost all the small fields (closes) that previously existed between cottages. By the end of the century almost every space within the village had been built up, so 21st century development has had to extend the traditional built up area of the village.

It is likely that opportunities for infill development will continue to be sought and potential for further expansion of the village considered.

It is therefore important that the research and analysis of the Conservation Area Appraisal and the experience gained in implementing the Village Design Statement is now brought to bear to ensure new development reinforces and enhances the special character of Ginton.

6.2 Recent Studies and Policy Documents

Ginton Conservation Area Appraisal. February 2009

This presents a detailed analysis of the historical factors that have combined to produce the present appearance and character of today's village and its setting. The Appraisal makes specific recommendations to help conserve and enhance the historic fabric, character and appearance of the village.

Ginton Village Design Statement 2007

The village design describes the distinct visual character of the village and surrounding countryside and sets out guidance to indicate how local character, distinctiveness and historic features can be protected and enhanced with future development.

6.3 Specific Ginton Policy

Having reviewed the recent studies and policies documents for Ginton, the following policy captures those elements where the planning system can make a positive contribution to meeting the aims and goals of those documents. As such, all planning applications for development in Ginton will be tested against General Village Policies BM1, BM2, BM3, WA1, WA2, WA3, WA4, and HG1, the following policy, as well as wider Peterborough-wide planning policies, in order to determine whether such development proposals should be granted permission.

6.4 Evidence Base

The documents [Ginton Village Design Statement 2007](#) and [Ginton Conservation Area Appraisal 2009](#) have been used as the evidence base to form Policy SPD1. The full documents can be viewed by clicking on the web links. The SPD will be refreshed approximately every 2-5 years to pick up on necessary changes and cross referencing.

6.5 Map of Ginton

The following map identifies the settlement boundary and conservation area for Ginton at the time of going to press. Please note that, from time to time, village boundaries do change so always check the latest version of the Proposals Map if in doubt.

To be inserted

Contacts & Further Information

If you have a query regarding any aspect of the **Local Development Framework** please email: planningpolicy@peterborough.gov.uk or telephone: **01733 863872**.

Policy Village Design SPD 1 – Glington

Development proposals in Glington will be determined against the following criteria:

Design Guidelines Within The Conservation Area

- VDS1 The design of any new building, extension or alteration should be sympathetic to its neighbours and in keeping with the village character.
- VDS2 Traditional building materials appropriate to the surrounding buildings must be used on all buildings within the conservation area.
- VDS3 Architectural and historic style must be maintained on extensions to protect the particular character of individual buildings
- VDS4 Local limestone should be used for all new buildings unless it can be demonstrated to be inappropriate in the site context.
- VDS5 Except on listed buildings, where natural Collyweston slate should be retained, manufactured replica (Collyweston) slate may be considered.
- VDS6 Where existing windows are beyond repair, the replacement windows should match the period style of the original windows. The use of traditional materials is preferred.
- VDS7 Wooden windows should always be used in preference to uPVC (particularly white), which is rarely acceptable
- VDS8 Wherever possible, new rooflights in listed buildings should be avoided where they are detrimental to the visual character of the building and locality.
- VDS9 Cast iron or cast aluminium rainwater goods should always be used in the repair of listed buildings. On other buildings, good quality matching materials should be used in keeping with adjoining buildings (rainwater goods).
- VDS10 Replacement external doors should be of timber construction and match the original period style.
- VDS11 Chimneys should be retained and repaired. Chimneys should be a feature of any new houses in the conservation area and aim to match the overall area style.
- VDS12 (The) design of extensions and outbuildings should take into account not only views... from the road but also other public view points such as footpaths or open space.
- VDS13 The siting of new conservatories and the materials used should be particularly carefully considered.
- VDS14 Old walls, railings and hedges should be preserved and maintained where practicable.
- VDS15 Street furniture should be unobtrusive and road signs kept to a minimum in accordance with legal traffic regulations.

Design Guidelines Outside The Conservation Area

- VDS16 (For extensions to existing buildings), brickwork and stonework should match the existing materials of the main building style. Replacement windows and doors should match those of the existing building or be in a style sympathetic to the building.
- VDS17 New buildings in Glington will generally be sited on infill plots or small developments. The design of new buildings should be sympathetic to neighbouring buildings, and in keeping with the village environment.

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