

PLANNING & ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 7
25 JULY 2017	PUBLIC REPORT

Cabinet Member(s) responsible:	Cllr Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Jim Daley Principal Built Environment Officer Sam Falco Senior Conservation Officer Simon Machen Director of Growth and Regeneration	Tel: 01733 453522 Tel: 01733 454408 Tel. 01733 453475

THE SOUTHORPE CONSERVATION AREA APPRAISAL

RECOMMENDATIONS	
FROM : Jim Daley - Planning Services	Deadline date : N.A.
That Committee:	
<ol style="list-style-type: none"> notes the outcome of the public consultation on the Southorpe Conservation Area Appraisal supports the adoption of the Southorpe Conservation Area Appraisal and Management Plan as the Council's planning guidance and strategy for the Southorpe Conservation Area 	

1 ORIGIN OF REPORT

- 1.1 A review of the Southorpe Conservation Area was carried out in 2017 as part of the Council's on-going review of all 29 of Peterborough's designated Conservation Areas. A detailed written appraisal has been prepared for the area and, following public consultation it is now proposed that the Southorpe Conservation Area Appraisal is formally adopted as the Council's planning guidance and strategy for the area.

2 PURPOSE AND REASON FOR REPORT

- 2.1 This report is submitted to the Committee for approval of the Southorpe Conservation Area Appraisal and Management Plan, as appended. The report provides an update on the outcome of the public consultation on the Draft Southorpe Conservation Area Appraisal and Management Plan.
- 2.2 This report is for the Committee to consider under its Terms of Reference No. 2.5.1.5 to be consulted by and comment on the Executive's draft plans which will form part of the Development Plan proposals at each formal stage in preparation.

3 TIMESCALE

Is this a Major Policy Item/Statutory Plan?	NO	If Yes, date for relevant Cabinet Meeting	N/A
Date for relevant Council meeting	N/A	Date for submission to Government Dept <i>(please specify which Government Dept)</i>	N/A

4 BACKGROUND

- 4.1 The draft Appraisal was subject to public consultation from 22 May to 30 June 2017. A copy of the document was published on the Council's website, and copies were provided to Southorpe Parish Council, Ward Member and English Heritage. A letter was sent to all

properties in the village and other interested parties, including planning agents and Peterborough Civic Society. The author attended Southorpe Parish Council to explain the report prior to public consultation.

- 4.2 Three representations were received and these are summarised with the Conservation Officer's response in Appendix 2. The Appraisal has been revised to correct factual and spelling errors. The approved version will be available on the Council's web site.

5 ANTICIPATED OUTCOMES

- 5.1 The Southorpe Conservation Area Appraisal fulfils the Local Planning Authorities obligations under Section 71 the Planning (Listed Buildings & Conservation Areas) Act 1990 to 'formulate and publish proposals for the preservation and enhancement of ...their conservation areas'. The Appraisal identifies the special character of the Southorpe Conservation Area and confirms that it merits designation as a conservation area. It also includes a Management Plan (as required by regulations) which identifies works and actions to secure the preservation and enhancement of the conservation area.

6. REASONS FOR RECOMMENDATIONS

Adoption of the Southorpe Conservation Area Appraisal as the Council's planning guidance and strategy for the Area will:

- fulfil the Local Planning Authorities obligations under the Planning (Listed Buildings & Conservation Areas) Act 1990 to prepare and publish proposals for the preservation and enhancement of Conservation Areas.
- provide specific Conservation Area advice which will be used as local design guidance and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service.
- have a positive impact on the enhancement of the Conservation Area by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.

7 ALTERNATIVE OPTIONS CONSIDERED

1. Do nothing – this would be contrary to Government guidance (Planning (Listed Buildings & Conservation Areas) Act 1990) and Guidance on Conservation Area Appraisals, English Heritage 2005

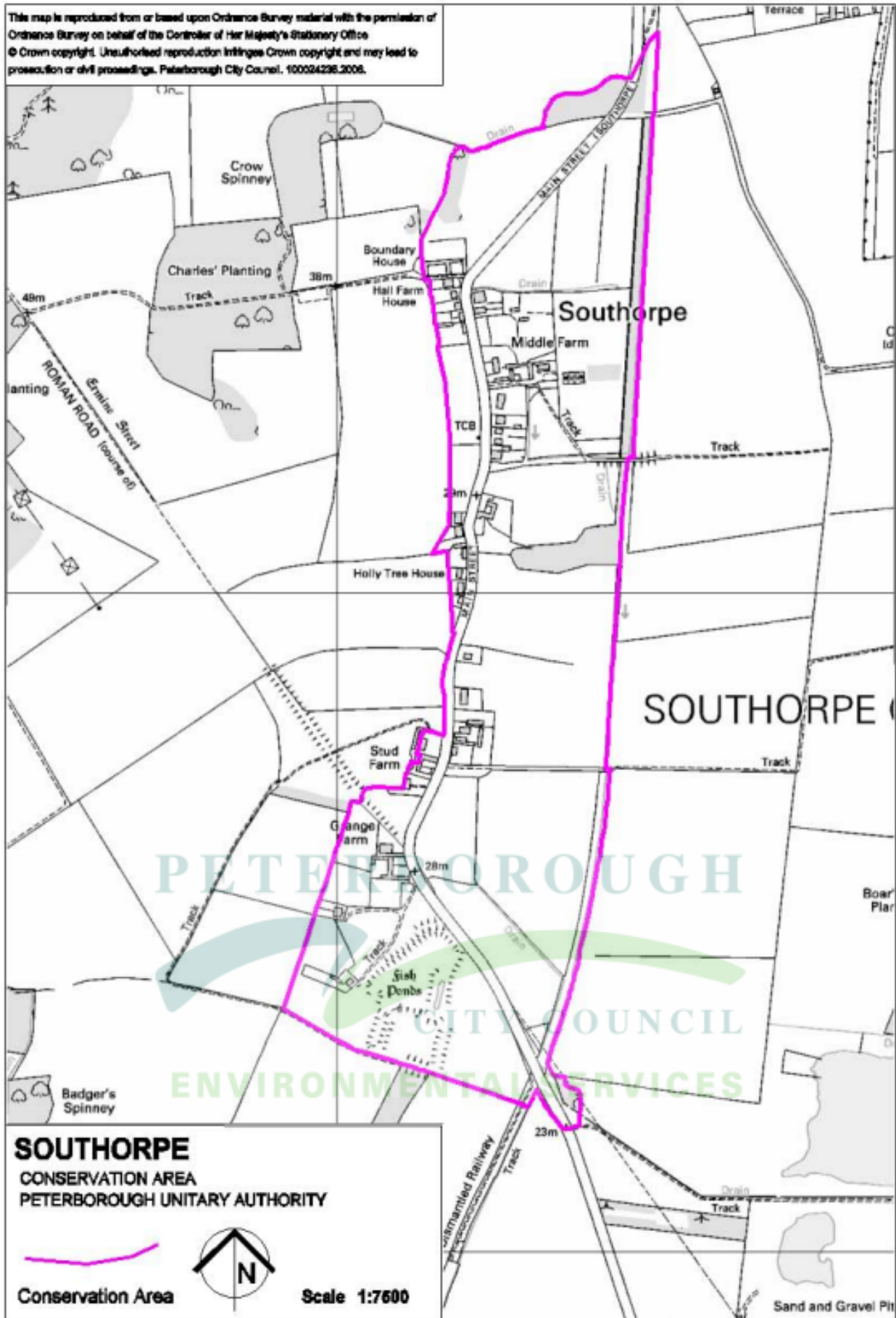
8 IMPLICATIONS

- 8.1 There are no specific financial implications for the City Council identified in this report.
- 8.2 The Appraisal and Management Plan identify works to conserve and enhance the Southorpe Conservation Area. The implementation of some of these works will however require the involvement of the City Council, specifically in relation to future works to the public realm. This may have cost implications but these cannot be quantified at this time. Works will also involve co-ordination across Service Departments of the Council
- 8.3 Potential public sector funding partners may emerge for some works, depending on the grant regimes and other opportunities that may exist in the future. Other works, such as the replacement of non-original features, may be carried out entirely by private owners without public funding.
- 8.4 The City Council will seek to attract additional resources in partnership with other interested parties and funding bodies to help implement works identified in the Conservation Area Appraisal and Management Plan.

9 BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)
Conservation Area Designation, Appraisal and Management, Historic England (2016)

APPENDIX 1 Southorpe Conservation Area boundary (no alteration proposed)



APPENDIX 2

Summary of comments received at the consultation stage of the Southorpe Conservation Area Appraisal, together with the Council's response.

- **Southorpe Parish Council**

Southorpe Parish Council are supportive of the Conservation Area Appraisal, in particular the Councillors welcome the retention of the current Conservation Area boundary. They also support the emphasis on the rural nature of the village and the importance of the linear structure broken by open areas and rural views which have helped to maintain its distinct history. The statement that there are no further development plots available in the Conservation Area, other than by replacement dwellings, is also supported.

Response

Comments noted

- **Historic England**

Historic England welcomes the production of this appraisal and management plan, and a review of its content indicates that it appears to be a thorough and well presented document that should be useful in the on-going management of this conservation area.

Response

No comments to make

- **Resident**

Support the Southorpe Conservation Area Appraisal, especially the need to protect the avenue (of trees) on the approach from the north. Also, an advised correction.

Response

Comments noted and correction made to the text.

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