

## **Appendix 2 Thornhaugh Conservation Area Appraisal and Management Plan Consultation Comments and Responses**

The following document sets out the individual comments upon the Draft Conservation Area Appraisal and Management Plan and the responses to them from the Conservation Department.

### **Parish Council Comments**

*On Page 9 there is a reference to Home Farm being a cul de sac with all 20c buildings and therefore not in the conservation area. Could this be checked please. Believe this statement is inaccurate.*

The paragraph states that Meadow Lane is a cul de sac which has views of Home Farm. The use of Home Farm is incorrect and should read Manor House. This will be amended.

*Page 9 refers to Croft Farm as a second farm within the village (although not used) but still with agricultural barns attached. This has now been changed by the recent acceptance of the planning application for the Holiday Lets - now no longer agricultural use designation.*

Although planning permission has been granted for the conversion of the barns, this has not been implemented. As such the CAA cannot make assumption that the permissions will be implemented and to what extent. This reference will therefore remain.

*Page 20 refers to Stone Cottage (Meadow Lane) as formerly the Bakery which is not correct. Also no mention of The Old Bakery as listed or "of interest".*

The Stone Cottage is the official Listing name of “The Old Bakery” which is why it has been used within a list of listed buildings within the village. It is not within the powers of PCC to amend the listing as the register is held by Historic England. To avoid confusion the bracketed comments “former bakery” will be amended to state “The Old Bakery”

*On the section relating to Plans and Recommendations you talk about requiring alterations to listed and special interest buildings being in keeping with the original construction (eg wooden replacements, presumably no double glazing, etc.). Can see the need to keep the appearance in keeping and appropriate, however there is no allowance for the need to conserve energy via reducing heat-loss with modern technology. Will this be built into the planning application review process so that a reasonable balance is maintained?*

The Conservation Area Appraisal only seeks to influence the weight that the setting of the conservation area has within planning applications. It does not and cannot make comments regarding the weight of other planning considerations within the process such as energy efficiency.

In terms the comments “*requiring alterations to listed and special interest buildings being in keeping with the original construction*” this does mean that buildings cannot evolve. The requirement is that the changes should be “sympathetic” which does not preclude the use of suitable double glazing within non-listed buildings. It should be noted that the NPPF does require the viability of heritage assets should be taken in to consideration, however this is only generally invoked when the assets would otherwise not be in a sustainable use.

In terms of listed buildings, the conservation area appraisal does not influence the planning balance of Listed Building Consent applications as the “impact upon the significance of the Listed Building” is the sole consideration.

*Stone Walling - agree this is an essential part of the look and feel of the village. However, stonewalling is extremely expensive and therefore would PCC make any financial support available to support the maintenance.*

PCC does not offer any grant funding for improvements to the appearance private dwellings within conservation areas and at this stage there are no plans to introduce such a grant scheme, largely due to lack of resources.

The Conservation Area Appraisal's main purpose is to inform the planning process in seeking to "conserve and enhance" the conservation area. Living in a conservation area is a privilege which comes with responsibilities which are reflected within the planning process and in the maintenance costs for individual buildings.

*On 20.7 the current PCC policy on street lighting already contravenes this recommendations and PCC are totally inflexible on that issue (per their refusal to consider our request about sympathetic lamp post recently installed (2018)). Would this report seek to get PCC to reconsider their policy for lighting in and around conservation areas?*

PCC policy was to offer parish councils the opportunity to pay for the additional cost of more appropriate street lighting. PCC is still hopeful that Thornhaugh Parish Council will at some stage undertake the offer as other Parish Councils have done.

The Conservation Area Appraisal as a document provides recommendations from an historic environment perspective, however, it does not affect the position of PCC as a whole as this would include financial implications.

*The change to the conservation area seems to be practical rather than a substantial impact, and the comments relating to the restricted opportunities for new builds in and adjacent to the village seems to reflect most residents' views and also seems to fit with the current designated village envelope and a recommendation that this not be extended in any way to allow additional development.*

The changes to the boundary of Thornhaugh Conservation Area were intended to be technical, with the majority of the amendments seeking to ensure that the boundary complies with the current Historic England Guidance.

### **Historic England Comments**

*Please note that Historic England have recently (8th February 2019) revised their Advice Note 1: Conservation Area Designation, Appraisal and Management, and the Conservation Area Appraisal should therefore refer to the second edition of this guidance.*

In terms of the updated guidance, this was released after the commencement of the consultation period. Within the guidance there are two elements which it has been decided should be addressed to ensure that the CAA is in line with best practice.

The following sections are relevant from the updated guidance

*43 Although the understanding of an area's special historic interest is an important component of an appraisal, this should not require a detailed account of the area's history. Rather the appraisal should focus on setting out what makes the area special and the impact of its history on its current character and appearance. This might be presented as a timeline with details of the character*

*features that represent key phases of development or notable historic events that contribute to the area's special interest.*

*44 Once this analysis has been completed the results can be shown on a map which illustrates key periods in the area's history and highlights the survival of those historic elements which have determined the form of the conservation area today (for instance, a medieval road pattern, former defensive lines, watercourses, canals, railways, burgage plots or other significant boundaries, estate walls, formal layouts, and the relationship of buildings to open spaces). Supporting text can summarise how the settlement has developed and a list of publications and other sources describing local history may be helpful.*

*45 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. Historic characterisation approaches such as intensive or extensive urban surveys (see Understanding Place: Historic Area Assessments) provide useful further information, usually held in the local HER. It may be helpful to include a map or deposit model showing archaeologically sensitive areas (see paragraph 18 above), or to include these on a more general townscape appraisal map in less complex areas.*

The first is the inclusion of an analysis of Thornhaugh's history and how it has impacted upon the current character and appearance. This has been addressed in various points within the CAA however this will be made more explicit and will include, as suggested, a timeline and illustrated on a map.

The second is an analysis of the archaeology of the village, with an associated management plan. Thornhaugh is a small rural village which does not have as complex an archaeological stratigraphy as urban environments. In addition due to the low level of modern development, there is very little understanding of the existing and potential surviving archaeology. The guidance suggests it may be helpful to provide a deposit model however in this instance the lack of available information would not allow a useable model to be produced.

#### **Stuart Foreman**

*1. In my opinion, adoption of the village Appraisal and Management Plan, would be an ideal moment for the City Council to be seen to take a lead in seeking the preservation and enhancement of such special features. My suggestion is that a letter should be sent notifying residents of the formal adoption but additionally to encourage them to take pride in and become better custodians of their own environments.*

*For example, such a letter could point out that there are a number of properties with stone boundary walls or hedges that are in danger of deterioration or destruction as a result of neglect, or damage by coverage with ivy. Rather than facing a liability, in the worst case, to rebuild or replant, residents should be reminded of their responsibility for the conservation and maintenance of such walls and hedges, including preventing ivy from causing damage. Perhaps it would helpful also to remind residents that removal of walls or hedges, or their replacement with fencing or materials other than the original, is not permitted in a Conservation Area.*

*Such letter could also be used to encourage residents (where possible) not to park on grass verges which are one of the special features of our village.*

There is agreement with the sentiment regarding the responsibility of local residents to ensure they contribute to the conservation and enhancement of Thornhaugh's Special Character. Living in a conservation area is a privilege which comes with responsibilities which are reflected within the planning process and in the maintenance costs for individual buildings.

We have recently consulted on the CAA, which includes our policies and recommendations regarding aspects such as boundary treatments. A letter would merely regurgitate information recently disseminated therefore we feel reminding them repeatedly on this subject would result in "consultation fatigue".

We would fully support the parish council if it decided to initiate its own campaign to improve the character of the Thornhaugh Conservation Area, seeking to address some of the issues raised such as the parking on the verges. As a parish council they are better placed to lobby and monitor the issues you have raised and encourage owners to remedy issues before they become endemic.

*2. The road through Thornhaugh - Russell Hill - links the A47 with the A1 and is frequently an escape route for congested traffic on either of these main roads. However, half the length of Russell Hill - from the east end of the village past Thornhaugh Hall to the A47 - is a single carriageway only with no passing places, causing vehicles to drive over the verges to pass. I suggest the provision of signs such as "Access to Village Only - Narrow Single Track Road" might reduce this, although creation of vehicle Passing Places should be acknowledged as a planning objective.*

The proposed creation of passing places on the approaches to the village are outside of the remit of the Conservation Area Appraisal however there is a desire to reduce congestion within Thornhaugh to ensure it retains its tranquil rural atmosphere. There would be no objection to the Parish Council liaising with the Highways department to achieve the stated outcomes.