



**REPORT TO:** Planning Portfolio Holder 20<sup>th</sup> March 2018  
**LEAD OFFICER:** Stephen Kelly, Joint Director Planning and Economic Development

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## **Adoption of the Foxton Conservation Area**

### **Purpose**

1. To seek agreement for the Foxton Conservation Area Appraisal, and revised Conservation Area boundary, to be formally adopted following formal public consultation.
2. This is not a key decision. This item was first published in Jan 2017 of the Forward Plan.

### **Recommendations**

3. It is recommended that the Portfolio Holder:
  - Agrees that the Foxton Conservation Area Appraisal, which contains the proposed new Conservation Area boundary is formally adopted by the Council following amendments made as part of the formal public consultation which ran from 15<sup>th</sup> December – 9<sup>th</sup> February 2018.
  - That delegated powers are given to the Joint Planning Director, in consultation with the Portfolio Holder, to make minor amendments to the attached document for example, regarding matters of presentation, prior to publication/notification.

### **Reasons for Recommendations**

4. Conservation Area Appraisals are important documents which capture what is special about that part of the village, and which are used to guide development as well as local enhancement/ management programmes.
5. Foxton's Conservation Area was designated in 1972, and as it is time to be reviewed, a welcome initiative was undertaken by Foxton Parish Council with support from the Council.

### **Background**

6. A Conservation Area is an 'area of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance' (Town and Country Planning Act 1990). The act requires Local Planning Authorities to review their Conservation Areas and their boundaries from time to time, informed by conservation area appraisals that describe the area's character, appearance and its significance. A management plan makes recommendations for conservation and/or enhancements.

7. The Council has worked in close partnership with Foxton Parish Council, as part of exploring alternative ways (working with local communities/parish councils) of delivering, updating and reviewing its conservation area/appraisals. The draft for formal public consultation was developed following various informal local exhibitions/informal meetings and internal consultations.

### **Foxton Conservation Area Appraisal**

8. Foxton Conservation Area was originally designated in 1972 and covered only a small part of the Medieval High Street. It did not, for example, include the Grade 1 Listed St Laurence Church, or the majority of the listed buildings in the village, many of which contributes to Foxtons's special architectural and historic character.
9. The research and analysis carried out as part of the Conservation Area Appraisal has identified that the village has buildings of various historic periods that together with their streets/green open spaces, views and features contribute to the areas special architectural and historic interests. They are mainly classed into 5 periods:
- Phase1: Late Saxon(9<sup>th</sup> -10<sup>th</sup> Centuries)
  - Phase 2: Medieval (11<sup>th</sup> -16<sup>th</sup> Centuries)
  - Phase 3: Tudor, Elizabethan and Jacobean (16<sup>th</sup> – 17<sup>th</sup> Centuries)
  - Phase 4: Georgian/Regency (18<sup>th</sup> -19<sup>th</sup> Centuries)
  - Phase 5: Victorian to early 20<sup>th</sup> Century (19<sup>th</sup>-20<sup>th</sup> Centuries)
10. The Conservation Area is broken down into 4 character areas that show a distinct character and identity. They are:
- High Street West – Agricultural
  - Historic Centre and Trade Area
  - High Street East: Administrative and Religious Centre
  - Eastern Entrance: Mortimer Lane
11. It is proposed that the boundary is extended to include:
- The majority of the listed buildings in the village including St Laurence's Church;
  - The former University Tutorial Press works and associated cottages on Station Road;
  - Foxton House and its historic parkland;
  - The thatched cottages and medieval moat of Mortimers Lane
  - Foxton Dovecote and Meadow

### **Formal Consultation**

12. On 11<sup>th</sup> December 2017 the Planning Portfolio Holder agreed that the draft Foxton Conservation Area Appraisal, which contains the proposed new Conservation Area boundary, be published for formal public consultation.
13. The Public Consultation ran from 15th December 2017 to 9th February 2018, a period of 8 weeks (rather than our usual 6 weeks period, given that it covered the Christmas period) and included a public meeting on the 15<sup>th</sup> January 2018
14. The formal consultation was advertised in the Laurentian (Village magazine), the Council's website and via social media. The residents (all properties) in Foxton Parish, local businesses, school, church and key stakeholders such as Historic England, Cambridge County Council, etc were notified by post/email. Copies of the Conservation Area Appraisal were available for viewing on the SCDC website with

hard copies available in Foxton Village Hall and South Cambridgeshire Hall. The Foxton Conservation Area publicity banners were also displayed at Foxton Village Hall throughout the consultation period to draw attention to the proposals and encourage comment.

15. The Council received a total of 51 representations online via email and by post. 46 responses were from residents, 1 was from a local business, 2 were from key stakeholders and 2 were from private sector consultancies. 92% of the response was positive to the proposals put forward, some suggesting improvements to the document. The following are the main changes proposed to the document following comments received:

A: Boundary Changes:

- Exclude rear part of the Burlington press industrial estate.
- Exclude modern barn south of Herods Cottage and adjacent school playing fields/archaeological site south of Jenkins meadow.

B: Views to be updated and clarified:

- Views to be shown on single map.
- Additional views:
  - Towards high ground at Barrington from Mortimers Lane
  - Towards 'pinch point' at eastern entrance to conservation area
  - Towards listed group No.29, 18, 35 High Street

C: Management Strategy:

- Highlight specific negative features within the management strategy to highlight opportunities for positive change.

D: Buildings of Merit:

- Clarification and separation of individual buildings of merit (Appendix B), and buildings which more generally contribute positively to the character and appearance of the area (identified on mapping within the document).
- Remove from BoM: 1 Fowlmere Road, 12-16a Station Road, 19 High Street.
- Addition to BoM: Windmill north of Foxton House.

16. The Council considers that the proposed boundary is appropriate, well evidenced, and has the clear support of residents and Historic England.
17. Please refer to Appendix A for our analysis and the amendments proposed based on the representations received. The proposed Conservation Area Appraisal will be circulated in advance of the portfolio holder meeting.

## Considerations

18. The proposed changes are relatively modest but are important to make the document robust and fit for purpose.
19. The extent of the Conservation Area is substantially increased. This is justified by the inclusion of a number of listed buildings and buildings of local historic and architectural interest in accordance with the guidance set out paragraph 127 of the National Planning Policy Framework (NPPF) and Historic England Guidance.
20. The Conservation Area Appraisal would be a useful baseline document to inform the preparation of a Neighbourhood Plan, which is being progressed by Foxton Parish Council.

21. It should be noted that the designation of a conservation area does not stop development, but increases the extent of planning control in order to help guide high quality proposals which preserves or enhances the areas distinctive character. Conservation area status and conservation appraisal are material considerations in determining planning applications.
22. Following the decision to adopt of the Conservation Area, under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in addition to notifying the Secretary of State and Historic England, a local planning authority is required to publicise the intention to designate a conservation area by a notice placed in the London Gazette and a local newspaper.
23. The Council will also update its internal systems, inform properties impacted, internal and external stakeholders.

### **Options**

- There are a number of possible options available: to leave the Conservation Area Boundary where it is, as well as other variations based on the consultations received.
- It is recommended that the revised Conservation boundaries and Character Appraisal document that follows officers advice (outlined in paragraph 15 and 16) which has been developed in agreement with Foxton Parish Council is taken forward.

### **Implications**

In the writing of this report, the following takes account of the implications of financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues.

#### ***Financial***

- The work to date has been carried out by Foxton Parish Council in collaboration with the Consultancy Team, using existing resources and within existing budgets.

#### ***Legal***

- None

#### ***Staffing***

- The Consultancy Team, Planning and Graphic Team officers have been involved and will continue to support to the consultation process through to final adoption.

#### ***Risk Management***

- No significant risk. The consultation responses will highlight any issues for further consideration by the Council.

#### ***Equality and Diversity***

- None

#### ***Climate Change***

- The draft appraisal supports sustainable development and retention and use of existing buildings

### **Consultation responses**

- See paragraphs 12-17 above.

### **Effect on Strategic Aims**

**Aim 1 - We will listen to and engage with residents, parishes and businesses to ensure we deliver first class services and value for money.**

- The Foxton Conservation Area Review and Appraisal has been initiated by Foxton Parish Council. It has been developed through close collaboration with the Parish. There have been two rounds of informal public consultation, one formal consultation for 8 weeks and a public meeting all of which have informed the final draft document.

**Aim 2 - We will make sure that South Cambridgeshire continues to offer an outstanding quality of life for our residents**

- The Foxton conservation area appraisal outlines what is distinctive about the conservation area and puts forward a management plan to enhance its surroundings.

**Aim 3: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.**

- The Foxton Conservation Area would raise the quality of development and would create opportunities for skills in construction and conservation.

### **Background Papers**

Appendix A: Analysis and the Amendments proposed based on representations received.  
Conservation Area Appraisal March 2018 to follow

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