

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

**REPORT TO:** Leader and Cabinet  
**AUTHOR:** Development Services Director

8 June 2006

### BAITS BITE LOCK CONSERVATION AREA DESIGN GUIDANCE

#### Purpose

1. Following the revision of the boundaries to the Baits Bite Lock Conservation Area agreed by the Conservation, Sustainability and Community Development Portfolio Holder (using her delegated powers), it is proposed to seek Cabinet approval for the adoption of the Design Guidance contained within the Baits Bite Lock Conservation Area Appraisal as Council Policy (incorporating the amendments agreed by the Conservation Advisory Group and outlined in the attached **appendix**).

#### Effect on Corporate Objectives

2. Quality, Accessible Services	The village specific Conservation Area Design Guidance will be used as a local design guide and therefore assist in achieving the Council's aim of improved design standards and the delivery of a high quality planning service. Conservation Area Appraisals are now a Best Value Performance Indicator for all district councils.
Village Life	The Conservation Area Design Guidance will have a significant impact on the enhancement of village life by ensuring that new development in the historic environment is both appropriate to its context and of demonstrable quality.
Sustainability	The Conservation Area Design Guidance will provide a valuable resource in ensuring the delivery of new sustainable development.
Partnership	The Conservation Area Design Guidance will be a useful resource for both the District Council and the relevant Parish Councils.

#### Background

3. As part of an on-going review of all Conservation Areas designated within South Cambridgeshire, the Baits Bite Lock Conservation Area was reviewed and its boundaries revised. As part of the review process a detailed appraisal was prepared for the Conservation Area, including Design Guidance. It is now proposed that this be formally adopted as Council Policy, so that due weight may be given to it in consideration of Planning Applications within, or affecting, the Conservation Area.

#### Considerations

4. The draft Appraisal and Management Proposals was issued for public consultation on 6<sup>th</sup> February 2006 and the consultation period concluded on 27<sup>th</sup> March 2006. A copy of the draft Appraisal was published on the Council's web site, and copies were circulated to the local District and County Council Members, the Parish Council (including the adjacent Parish Councils), The County Council Archaeology Dept, English Heritage, The Conservators of the River Cam and Go-East. Copies were

also circulated to relevant officers within the Development Services Dept. In addition, a leaflet was distributed to every household within the proposed Conservation Area.

5. 2 responses were received, though one made no objections and the other was concerned with matters of detail, and no objections were made to the Design Guidance contained within the Conservation Area Appraisal. These responses were considered by the Conservation Advisory Group at its meeting on 26<sup>th</sup> April 2006 and subsequently the revised boundary modifications were recommended to the Portfolio Holder.

### **Options**

6. Cabinet are requested to either:
  - a) Approve the adoption of the Design Guidance contained within the Conservation Area Appraisal for Baits Bite Lock as Council Policy (subject to the incorporation of the changes agreed by the Conservation Advisory Group and outlined in the attached appendix);
  - Or
  - b) To require officers to bring a revised Design Guidance to a future meeting of Cabinet incorporating revisions to the policies

### **Financial Implications**

7. None specific.

### **Legal Implications**

8. The Design Guidance set out in the Baits Bite Lock Conservation Area Appraisal is to be adopted as Council Policy. Following adoption of the new LDF (due 2007) the Conservation Area Design Guidance will be reviewed and cross-referenced to the relevant policies contained within the LDF. A sustainability appraisal will be prepared and the Design Guidance (together with the sustainability appraisal) will then be issued for public consultation prior to adoption as a Supplementary Planning Document (SPD).

### **Staffing Implications**

9. None specific.

### **Risk Management Implications**

10. Adopting the Design Guidance as Council Policy (and eventually as SPD) will ensure Planning Inspectors give the Design Guidance due consideration when undertaking planning appeals for sites located within or affecting the Conservation Area.

### **Consultations**

11. Residents of the proposed Conservation Area, local District and County Council Members, the Parish Council (including adjacent Parish Councils), The County Council Archaeology Dept, English Heritage, The Conservators of the River Cam and Go-East.

### **Conclusions/Summary**

12. Adoption of the Design Guidance set out in the Baits Bite Lock Conservation Area Appraisal as Council Policy will help ensure the future wellbeing of the Conservation Area by ensuring sufficient weight is given to it when considering planning applications within, or affecting, the Conservation Area.

### **Recommendation**

13. It is recommended that Cabinet approve the adoption of the Design Guidance set out in the Baits Bite Lock Conservation Area Appraisal as Council Policy, subject to incorporation of the changes outline in the attached appendix.

**Background Papers:** the following background papers were used in the preparation of this report: Conservation Area Appraisal for Baits Bite Lock (this may be viewed on the Council's website) and the report to the Conservation Advisory Group dated 26<sup>th</sup> April 2006.

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