

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Portfolio Holder

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AUTHOR/S: Executive Director (Operational Services) /
Corporate Manager (Planning and New Communities)

CONSULTATION ON PAPWORTH EVERARD CONSERVATION AREA APPRAISAL AND PROPOSED BOUNDARY

Purpose

1. The purpose of this report is to seek agreement for the draft Papworth Everard Conservation Area Appraisal and revised conservation area boundary to be published for consultation.
2. This is not a key decision because the Conservation Appraisal and revised boundary will only affect the community living or working in one ward. Approval is sought to undertake a consultation exercise. It was first published in the May 2010 Forward Plan.

Recommendations and Reasons

3. That the Portfolio Holder:
 - (a) Agrees that the draft Papworth Everard Conservation Area Appraisal (Appendix 1) which contains the proposed new conservation area boundary be issued for consultation.
 - (b) That authority be given to the Corporate Manager (Planning and New Communities) to make minor amendments to the above document and modify its presentation.

Background

4. Conservation Areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Government expects local authorities to regularly review conservation areas and their boundaries, and produce conservation appraisals that describe the areas' character, appearance and significance and give recommendations for their conservation and enhancement.
5. The Development Control Policies DPD Policy CH/5 Conservation Areas and its supporting text cover Conservation Areas. The supporting text includes:

The District Council will prepare detailed appraisals of its Conservation Areas. Such appraisals will review the appropriateness of the Conservation Area boundary, define their special character and evolve guidelines for development and enhancement schemes.

The Policy says that:

Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy ... together with the local policies set out in Supplementary Planning Documents and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.

6. There are a number of relevant Supplementary Planning Documents including the Development Affecting Conservation Areas SPD.
7. South Cambridgeshire District Council has a programme for producing Conservation Area appraisals which include a boundary review. Appraisals for those Conservation Areas most affected by planned housing growth, at Cambridge East and Northstowe, have been completed. Appraisals are now being carried out for other villages where development will be focused. Papworth Everard – which is categorised as a Minor Rural Centre in the Core Strategy Development Planning Document (DPD) - is one of these.
8. The existing Papworth Everard Conservation Area was designated in 1993 and had received input from the Parish Council. In 1996 the Parish Council asked SCDC to include the grounds of Papworth Hall in the Conservation Area. It was agreed that the boundary of the Conservation Area would be reviewed when an appraisal was produced.
9. The draft Papworth Everard Conservation Area Appraisal has been prepared by a consultant and the Council's Conservation & Design Section, in consultation with officers from other services.

The Conservation Area Appraisal

10. The research and analysis carried out for the appraisal has identified three periods that give the proposed Conservation Area its special architectural and historic interest:
 - (a) Medieval to 1800;
 - (b) The Hall, Estate and other buildings of the 19th and early 20th centuries;
 - (c) The Village Settlement, 1918 to 1945
11. Buildings from these periods are distributed across the Conservation Area.

The existing Conservation Area is centred on St. Peter's Church and reflects the western focus of the settlement during the medieval period and following centuries. The area also contains later historic buildings. It is proposed that the area is extended to cover additional historic landscape that relates to the medieval and later settlement and provides part of the setting of the Church and other historic buildings.
12. A separate addition to the conservation area is proposed that would be defined by buildings and parkland from the three periods.

This would include:

 - (a) The eastern end of Church Lane;

- (b) The western side of Ermine Street north up to the end of the estate houses built around 1900;
 - (c) The western side of Ermine Street south up to the end of a run of sponsored houses built by the Village Settlement
 - (d) The Hall and its historic parkland including the Papworth Hospital and Village Settlement buildings, but excluding the modern housing estates which have eaten into the northern and southern sections of the original parkland
13. An appraisal map for the Conservation Area identifies the six listed buildings it contains, buildings of local architectural and historic interest, and other features that contribute to its character and appearance. The draft Appraisal deals with the conservation of the historic environment and identifies a number of negative impacts and opportunities for enhancement.

Considerations

14. The extent of the Conservation Area has been substantially increased. This has been justified by the inclusion of buildings of local architectural or historic interest from three key periods in the village's history. The wider geographical scope of the Conservation Area reflects the distribution of buildings related to Papworth Hall and estate, and the special assembly of Village Settlement buildings that encompasses hospital, community, dwellings, nurses' accommodation, employment and other uses.
15. Conservation Area status should increase awareness and appreciation of the nature and value of the village's heritage and encourage positive action. It could also increase the opportunities for attracting grant aid. Conservation Area status increases the extent of planning control and is a planning consideration in determining applications. However, many changes to houses such as alterations to windows and doors will still not require consent. It would be possible for Members to remove selected permitted development rights in the future in order to protect features which contribute to the character and interest of the area.
16. The Conservation Area Appraisal will inform the Papworth Everard West Central SPD. It will also inform the preparation of a SPD for the Papworth Hospital site and redevelopment of the site following any relocation of the hospital.

Consultation

17. Local authorities should consult on the designation of Conservation Areas and Conservation Area appraisals. If agreed by the Portfolio Holder, the draft Appraisal and proposed changes to the Conservation Area boundary it contains will be published for six weeks of public consultation. It is currently intended that the consultation will start in September 2010.
18. The Council will consider the representations on the draft Appraisal and proposed boundary and make any relevant changes as a result of comments received. A report will then be made to the Portfolio Holder on the representations submitted and changes made, and the Portfolio Holder will make the decision whether to adopt the document and proposed boundary.

Implications

Financial	Within existing budgets
Legal	None
Staffing	Staffing will be required to manage the consultation process, although this can be accommodated within existing resources.
Risk Management	No significant risks. The Consultation responses will highlight any issues for further consideration by the Council.
Equal Opportunities	The Appraisal deals with the conservation and enhancement of the Conservation Area and is not concerned with land use issues which will impact on Equal Opportunities.
Climate Change	The draft Appraisal supports sustainable development and the retention and use of existing buildings.

Consultations

19. The Council's Conservation & Design Section, Planning Policy Team, Development Control West Team Leader and Urban Design Team. A local stakeholder group has been consulted informally on an earlier draft of part of the Appraisal.

Effect on Strategic Aims

20. **Commitment to being a listening council, providing first class services accessible to all.** The consultation on the draft Appraisal and proposed boundary will enable the Council to receive comments from local residents, land owners, developers, house builders, the parish council, local organisations and businesses, the general public and other interested parties.
21. **Commitment to ensuring that South Cambridgeshire continues to be a safe and healthy place for all.** The consultation on the draft Appraisal and proposed boundary will lead to the conservation and enhancement of the Conservation Area.
22. **Commitment to making South Cambridgeshire a place in which residents can feel proud to live.** The draft Appraisal and proposed boundary will support the retention of historic buildings, a valuable resource.
23. **Commitment to assisting provision for local jobs for all.** The draft Appraisal and proposed boundary should lead to the employment of craftsmen and others engaged in conservation and enhancement.
24. **Commitment to providing a voice for rural life.** The consultation on the draft Appraisal and revised boundary will lead to the protection of existing communities, villages and the countryside. The consultation will involve close working with the parish council and local groups.

Conclusions

25. The report requests approval to undertake a public consultation on the draft Appraisal and proposed Conservation Area boundary.

Background Papers: the following background papers were used in the preparation of this report:

- Development Control Policies DPD
- Planning (Listed Buildings and Conservation Areas) Act 1990
- PPS5: Planning for the Historic Environment
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

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