

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Conservation Advisory Group
Conservation, Sustainability &
Community Planning Portfolio Holder

AUTHOR/S: Conservation Manager

25th January 2006

HORNINGSEA CONSERVATION AREA APPRAISAL

Purpose

1. To advise members of the Conservation Advisory Group on the outcome of the public consultation exercise on the Horningsea Conservation Area Appraisal and seek support to recommend the adoption of the document as Council Policy.

Effect on Corporate Objectives

2. Quality, Accessible Services	The Conservation Area Appraisal 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 Appraisal 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 Appraisal will provide a valuable resource in ensuring the delivery of new sustainable development.
Partnership	The Conservation Area Appraisal will be a useful resource for both the District Council and the relevant Parish Councils.

Background

3. In 2005 a draft Conservation Area Appraisals was prepared for Horningsea. No boundary changes are proposed as a result of the preparation of this Appraisal.

Considerations

4. The draft Appraisal was issued for public consultation on 7th November 2005 and the consultation period concluded on 3rd January 2006. Copies of the draft Appraisals were published on the Council's web site, and copies were circulated to the local District and County Council Members, the Parish Council, The County Council Highways and Archaeology Depts, English Heritage, the Wildlife Trust, The Green Belt Project, Cambridge Preservation Trust, CALC, CPRE, and Go-East. Copies were also circulated to relevant officers within the Development Services Dept. In addition, a leaflet was distributed to every household or business within the existing and proposed Conservation Area.
5. Only one response (from Horningsea Parish Council) was received as a result of the consultation process. This is summarised in the attached appendix.

Options

6. The Conservation Advisory Group are requested to either:
 - a) Recommend that the Conservation, Sustainability and Community Planning Portfolio holder presents a report on this matter to Cabinet seeking approval of the draft appraisal and its adoption as Council Policy, subject to the inclusion of the revision outlined in the attached appendix;
 - or
 - b) To require officers to bring a revised draft appraisal to a future meeting of the Conservation Advisory Group incorporating revisions to the current boundaries of the Conservation Area.

Financial Implications

7. None specific.

Legal Implications

8. The Conservation Area Appraisal is to be adopted as Council Policy. Following adoption of the new LDF (due March 2007) the Conservation Area Appraisal may be reviewed for adoption as a Supplementary Planning Document. This would require it to be cross-referenced to the relevant policies contained within the LDF and for a sustainability appraisal to be prepared. The revised appraisal (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 Appraisal as SPD will ensure Planning Inspectors give the Appraisal due consideration when undertaking planning appeals for sites located within or affecting the Conservation Area.

Consultations

11. Residents of the existing and proposed Conservation Area, local District Council Member, the Parish Council, The County Council Highways and Archaeology Depts, English Heritage, the Wildlife Trust, The Green Belt Project, Cambridge Preservation Trust, CALC, CPRE, and Go-East.

Conclusions/Summary

12. The consultations received in respect of the draft Conservation Area Appraisal (including the proposed boundary changes) are as set out in the attached appendix.

Recommendations

13. That the Conservation Advisory Group recommends that the Conservation Sustainability and Community Planning Portfolio holder presents the draft

Horningsea Conservation Area Appraisals to Cabinet, to seek its approval and adoption as Council Policy.

Background Papers: the following background papers were used in the preparation of this report: Summary of Consultations Received on Draft Horningsea Conservation Area Appraisal.

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Appendix : Horningsea Conservation Area

Summary of Consultations on Conservation Area Appraisal

<i>Consultee</i>	Nature	Representation	Assessment	Recommendation
1. Horningsea Parish Council	Support and comment	<ol style="list-style-type: none"> 1. Parish Council expressed its support for the Appraisal. 2. The Parish Council made the observation that the historic view of the church from the river is important to the village and it is essential that any new structure located between the church and river is not overly high so as to break this visual link. 	<p>The historic visual link between the river and church is noted and the appraisal should be revised to include a comment on this. Section 11 (Policies to Preserve the Character of the Area) already includes a comment on scale for new developments, with the recommendation that buildings should not exceed two storeys in height. This will also ensure that buildings are not overly high so as to disrupt the visual link between the river and the church tower.</p>	<p>Section 8 Key Characteristics: add additional paragraph '8.13 <i>The view of the church tower from the river is significant in the locality.</i>'</p>