

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Leader and Cabinet
AUTHOR/S: Development Services Director

9 March 2006

FEN DITTON CONSERVATION AREA DESIGN GUIDANCE

Purpose

1. Following the revision of the boundaries to the Fen Ditton Conservation Area 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 Fen Ditton 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 Fen Ditton 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 was issued for public consultation on Monday 7th November 2005 and the consultation period concluded on 3rd January 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, The County Council Archaeology Dept, English Heritage 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. 18 responses were received, though these were all concerning the proposed boundary changes 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 25th January 2006 and subsequently are revised boundary modification was 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 Fen Ditton 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 Fen Ditton 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, The County Council Archaeology Dept, English Heritage, and Go-East.

Conclusions/Summary

12. Adoption of the Design Guidance set out in the Fen Ditton 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.

Recommendations

13. That Cabinet approve the adoption of the Design Guidance set out in the Fen Ditton 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 Fen Ditton and the report to the Conservation Advisory Group dated 25-01-06.

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