

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

AUTHOR/S: Conservation Manager

26th April 2006

BAITS BITE LOCK CONSERVATION AREA DESIGN GUIDANCE (INCORPORATING CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS)

Purpose

1. To advise members of the Conservation Advisory Group on the outcome of the public consultation exercise on the proposed revised Baits Bite Lock Conservation Area, together with the draft Conservation Area Design Guidance incorporating a Character Appraisal and Management Proposals, and seek support to recommend the adoption of the new boundaries in accordance the recommendations set out in the appraisal and adoption of the design guidance as Council Policy.

Effect on Corporate Objectives

2. Quality, Accessible Services	The location 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 and Management Plans 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. In 2005 the Fen Ditton Conservation Area was reviewed. As part of that review it was recommended that the section of the Fen Ditton Conservation Area north of the A14 should be separated off and merged with the existing Baits Bite Lock section of the Milton Conservation Area, to create a single Conservation Area covering both east and west banks of the River Cam. As part of that process the boundaries of the revised Baits Bite Lock Conservation Area have been reviewed and the recommendation put forward that the boundaries should be extended to the east to take in Biggin Abbey.

Considerations

4. The draft Appraisal and Management Proposals was issued for public consultation on Monday 6th February 2006 and the consultation period concluded on 27th 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 Fen Ditton, Milton and Horningsea Parish Councils, The Conservators of the River Cam, The County Council Archaeology Dept, English Heritage, Cambridge Preservation Trust, CALC, CPRE, and Go-East. Copies were also circulated to relevant officers within the Development Services Dept. In addition, copies of the documents were sent to every household within the extended Conservation Area.

Two responses were received and these are summarised in the attached Appendix.

Options

5. The Conservation Advisory Group are requested to either:
 - a) Recommend that the Conservation, Sustainability and Community Planning Portfolio Holder uses her delegate powers to agree the revised boundaries for the Baits Bite Lock Conservation Area and presents a report to Cabinet seeking approval of the draft Design Guidance as Council Policy;
 - Or
 - b) To require officers to bring a revised draft Appraisal and Management Proposals to a future meeting of the Conservation Advisory Group incorporating revisions to the proposed boundary;

Financial Implications

6. None specific.

Legal Implications

7. The Conservation Area Design Guidance is to be adopted as Council Policy. Following adoption of the new LDF (due March 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

8. None specific.

Risk Management Implications

9. Adopting the Appraisal 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

10. Residents of the proposed extended Conservation Area, local District Council Members, the Parish Councils, The County Council Archaeology Dept, English Heritage, The Conservators of the River Cam, Cambridge Preservation Trust, CALC, CPRE, and Go-East.

Conclusions/Summary

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

Recommendations

12. That the Conservation Advisory Group recommend that the Conservation, Sustainability and Community Planning Portfolio Holder uses her delegated powers to approve the revised boundaries for the Baits Bite Lock Conservation Area and presents the Design Guidance to Cabinet to seek its adoption as Council Policy.

Background Papers: the following background papers were used in the preparation of this report: Summary of Consultations on Design Guidance for Baits Bite Lock (incorporating Character Appraisal and Management Proposals, including Boundary Revisions).

Contact Officer: David Grech – Conservation Area and Design Officer
Telephone: (01954) 713177

Appendix : Baits Bite Lock, Revised Conservation Area

Summary of Consultations on Conservation Area Design Guidance (incorporating Character Appraisal and Management Proposals including Boundaries Revisions)

<i>Consultee</i>	Nature	Representation	Assessment	Recommendation
1. The Conservators of the River Cam	Comment	The revisions to the Conservation Area will not impact on the River Cam Conservators since they are primarily concerned with the western side of the river, ie the lock, lock buildings and towpath, which are already within the Conservation Area.	Noted	No change
2. Cllr Mrs H Smith	Comment	<ol style="list-style-type: none"> 1. The photograph below paragraph 7.1 (<i>View out of the Conservation Area</i>) should be replaced with a more up-to-date photo without the piles of gravel, which were a temporary feature during works to the footpath. 2. The photograph of Wildfowl Cottage should be updated on conclusion of the works to this property. 	Noted	Replace photograph to para 7.1 and update the photo of Wildfowl Cottage at an appropriate time.