

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

**AUTHOR/S:** Conservation Manager

26<sup>th</sup> April 2006

### SWAVESEY 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 Swavesey Conservation Area Design Guidance (incorporating a Character Appraisal and Management Proposals), and to seek support to recommend the adoption of the document as Council Policy, including the proposed changes to the boundaries of the Conservation Area.

#### 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 and Management Proposals 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 a draft Character Appraisal and management Proposals was drawing up for the Swavesey Conservation Area (including some relatively modest boundary changes). This was considered by a working party of Members of the Conservation Advisory Group and officers of the Conservation Section, before being issued for public consultation.

#### Considerations

4. The draft Appraisal was issued for public consultation on Monday 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, 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, a leaflet was distributed to every household within the existing and proposed Conservation Area.

5. 3 responses were received and these are 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 uses her delegated powers to agree the revisions of the boundaries of the Swavesey Conservation Area as set out in the Design Guidance and to request that the Portfolio Holder presents a report to Cabinet seeking adoption of the Design Guidance as Council Policy (but incorporating the changes outlined in the attached appendix);
  - Or
  - b) To require officers to bring a revised draft Design Guidance to a future meeting of the Conservation Advisory Group incorporating revisions to the proposed boundary.

### **Financial Implications**

7. None specific.

### **Legal Implications**

8. 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**

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 proposed Conservation Area, local District Council Members, the Parish Council, The County Council Archaeology Dept, English Heritage, Cambridge Preservation Trust, CALC, CPRE, and Go-East.

### **Conclusions/Summary**

12. The consultations received in respect of the draft Conservation Area Design Guidance (including the revised boundary) are as set out in the attached appendix.

## **Recommendations**

13. That the Conservation Advisory Group recommend that the Conservation, Sustainability and Community Planning Portfolio Holder uses her delegated powers to confirm the revised boundaries for the Swavesey Conservation Area and presents the draft Design Guidance to Cabinet to seek its adoption as Council Policy (incorporating the changes outlined in the attached appendix).

**Background Papers:** the following background papers were used in the preparation of this report: Summary of Consultations on Conservation Area Design Guidance for Swavesey (incorporating Character Appraisal and Management Proposals).

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

<i>Consultee</i>	<b>Nature</b>	<b>Representation</b>	<b>Assessment</b>	<b>Recommendation</b>
1. Mrs M Lofts 2 Black Horse Lane	Support and comment	<i>'Read with interest...thought the article and pictures were really well done, but comment – against 2 Black Horse Lane it mentions an old barn converted to a garage. This was originally the village Slaughterhouse until approximately the late 1950's...the site was developed in 1969 and the building extended eastwards towards the gate piers, which were retained.'</i>	Noted	Para 7.67 omit last sentence and replace with: <i>Adjacent to the street is a barn-like structure of gault brick under a roof of triple roll pantiles. This is now a garage, but was once the village Slaughterhouse.</i>
2. David Whiter 35 Market Street	Comment	A significant tree is noted in the front garden at 35 Market St. This position indicated is approximately that of a sycamore, but this is not nearly as significant as two large cedar trees in the same garden.	Noted	Revise map to indicted cedar trees.
3. Caroline Wilson (by e-mail, no address given).	Comment/ Objection	<i>'I would like to formally object that you call Swavesey a Conservation Area yet hypocritically agree to a guided bus way 4 lanes (2 lanes busway, 1 access rd and 1 maintenance track) wide to run alongside this Conservation Area, by a Scheduled Monument, and through area of best Landscape and right the way through what has now been funded to be a major RSPB reserve (or national</i>	One of the reasons for undertaking the Conservation Area Appraisal is so that the impact of the proposed Guided Bus on the Conservation Area can be more fully assessed. The Conservation Manager has already made representations on the impact of the Guided Bus on the Scheduled Monument site.	No change

		<p><i>importance for birds) and funded using greenspace funding which proves that this is valuable greenspace for S Cambs – lakes and water-meadows and river (all to be RSPB Reserve) criss-crossed with footpaths and already a major leisure facility for local residents and outside.</i></p> <p><i>The corruption between the Government, S Cambs and the County Council is disgusting. And yet you spend our money on this leaflet and terrible waste of our money that is the PR machine of your regular glossy brochures.'</i></p>		