

SUMMARY OF CONSULTATION COMMENTS ON CASTOR CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (November / December 2007)

- Resident

1. Questions determination to preserve Castor's character when planning approved the school extension (scale, style and materials) and planned residential development (off Clay Lane). Approving so many houses then (Castor) is no longer a village.
2. Suggest extending boundary to River Nene and original Roman settlement. No interpretive material here to explain the history of the area.
3. Is Ailsworth conserved separately, are there any differences in conservation between the two which need to be addressed
4. Does not agree with removal of trees to boundary of former Pearl Sports Ground

- Response

1. These comments are noted. Development Control guidelines allied to this Appraisal will strengthen the control of development throughout the conservation area. The Appraisal will help achieve development sympathetic to the character of the area
2. Case for extending the conservation area boundary is acknowledged in the Appraisal
3. Ailsworth Conservation Area Appraisal under preparation and will be subject to consultation during 2008.
4. Comments noted, though the Appraisal has not been amended.

- Resident

Raises a planning application that is not in keeping with the Appraisal

- Response

Comments on individual proposals and applications are not appropriate in a Character Appraisal.

- Resident

1. Gardens in conservation areas should be altered little from original layout with 1m high gates of a style to match the property to allow attractive views of the property and garden.
2. Do not permit large 'enclosing' entrance gates to block out views of properties and gardens.
3. Do not permit previously grassed and tree areas of properties to be paved over with minimal replacement planting
4. Do not allow extensions that completely change the nature of the property – scale
5. Ensure planning staff are familiar with the Castor and Ailsworth Village Design Statement

- Response

- 1-3. Comments noted, although the appraisal has not been altered to accommodate the above comments. Although it is agreed that such alterations do interrupt the visual appearance of the conservation area there are no powers that the Council can enforce to achieve the visual impact. Permitted development rights allow such alterations without need for planning permission. Planning permission is required for boundaries over 1m high adjacent to a highway.
4. Comments noted, although the appraisal has not been altered. The Appraisal will help achieve this.
5. Comment noted. The VDS is adopted planning guidance of Peterborough City Council.

- Landowner

Broad support for Appraisal and Management Plan. Raises concern with reconciling limitations of modern building regulations and demands of highway standards in achieving 'good practice' design.

- Response

Comments noted.

- Resident

Raises a planning application that is not in keeping with the Appraisal

- Response

Comments on individual proposals and applications are not appropriate in a Character Appraisal.

- Resident

1. Concern expressed over proposed development at Cay Lane.
2. Need to consider establishing appropriate conservation area boundary designation to protect historic landscapes and archaeological resources.
3. Concern at proposed removal of the poplar trees to former Pearl site boundary. This provides a natural barrier to the Woodlands complex and an alternative tree planting scheme would take many years to achieve.

- Response

1. Comments on individual proposals and applications are not appropriate in a Character Appraisal. Development of this allocated site in the Peterborough Local Plan will take account of the conservation area and village setting. See VDS
2. Boundary of the conservation area acknowledged. Case for extending the conservation area boundary is acknowledged in the Appraisal
3. Comments noted, though the Appraisal has not been amended.

- Resident

Recommends extending the conservation area to include archaeological sites around Castor to preserve many medieval footpaths and byways. Historical commentary / evidence provided.

- Response

Case for extending the conservation area boundary is acknowledged in the Appraisal

- Resident

1. Supports extending the conservation area to include valuable archaeological areas surrounding the village.
2. References to contextual and grammar error.

- Response

1. Case for extending the conservation area boundary is acknowledged in the Appraisal.
2. Comment noted and the appraisal has been amended.

- Resident

1. Welcome Conservation area boundary extension.
2. Comment on reference to Article 4 Directions in section on Implications of Conservation Area status.
3. References to contextual and grammar error.

- Response

1. Comments noted
2. Comments noted and text amended / clarified.
3. Comments noted and text amended.