

## **SUMMARY OF COMMENTS ON ORTON WATERVILLE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (November – January 2007)**

- Resident

1. Questions the original conservation area boundary layout at Oundle Road junction.
2. Reference to Cherry Orton Road being known as such in the early 1970's rather than 'Town Street' as stated in Appraisal.
3. Reference to possible inclusion of Village Hall, all properties in Glebe Road and the Stackyard in extended conservation area.
4. Request for inclusion of old allotments and play area to east of existing conservation area in extended area to afford protection from development.

### Response

1. Comments noted. The original boundary does include all properties to Cherry Orton Road to Oundle Road junction.
2. Comments noted although the Appraisal has not been amended. Adjoining areas have been studied for historic and architectural significance. The western part of Glebe Avenue and The Stackyard are considered not to fulfil the criteria for conservation area designation. To include areas without any 'special character' runs the risk of devaluing the strength of the overall conservation area. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. The properties illustrate the development of the village but do not offer special historic or architectural quality to justify inclusion.
3. Comments noted although the Appraisal has not been amended. These areas do not offer special historic or architectural quality to justify inclusion. Conservation area designation should not be used as a means to restrict or control development.

- Resident

1. Support for Management Plan proposals.
2. Highway issues caused by large vehicles delivering to Cherry Orton Road. Suggests highway improvements to improve visual appearance and reduce traffic movements.

### Response

Comments noted.

- Resident

No evidence in Appraisal of location of remnants of medieval moat across property. Concerns expressed over impact of conservation area designation and controls affecting an owner.

### Response

Comments noted. Many conservation area boundaries were drawn too tightly on designation in the 1970 / 80's. The original boundaries generally concentrated on the built form, the historic buildings and settlement pattern found in the core of a village. More recently has been the awareness of the contribution of historic field enclosures, paths, historic features i.e. historic landscape – to the character of a settlement. Often the boundaries do not reflect the physical historical development of the village or relate to archaeological features such as the remnants of the medieval moat which is illustrated on the 1886-1892 OS map. It is possible that remains of the medieval and post medieval village still exist beneath the ground. The Management Plan does not actively seek any change to the appearance of the properties to Martins Way and The Conifers - these have their own character. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. In practice this is expected to be limited. As now, extensions to property would be expected to be in scale and proportion, and in matching materials. Maintenance of property does not require planning permission. Hedges are exempt from conservation area control, and no consent is required to carry out work, including their removal. Ornamental and non-native trees to rear gardens will not be subject to Tree Preservation Orders.

- Resident

1. Supports Management objectives.
2. Raised issues regarding heavy goods vehicles accessing commercial site at 55 Cherry Orton Road.

### Response

1. Comments noted.
2. Transportation issues are not tackled directly through the Character Appraisal. The comments made have been passed on to and will be discussed further with the Highways Authority. The appraisal has

been amended to recognise the negative impact of heavy good vehicles using Cherry Orton Road on the character of the conservation area. The Management Plan 10.7 recognised the impact of large vehicles accessing Cherry Orton Road off Oundle Road and possibility of alternative routing of large vehicles via Lady Lodge Drive. The issue of large commercial vehicles accessing Cherry Orton Road (south) is acknowledged as a negative factor in the conservation area. The impacts of heavy goods vehicles accessing existing commercial activity are noted – comments have been passed to Highways for consideration under existing traffic controls.

- Resident

1. Explanation given for large size of rear gardens to Martins Way properties adjacent to The Conifers. Proposed extension should include the rear gardens of nos. 1, 2 and 3 Martins Way.
2. Management measures should include traffic regulation measures to control unrestricted use by heavy good vehicle which damage grass banks / verges, damages to highway surface, buildings and stone walls. The appearance is also harmed by use of double yellow lines. Wish to see specific mention in Management plan of these issues and proposed solution, than general statements.

#### Response

1. Comments noted although the Appraisal has not been amended. The proposed extension in this area is made to reflect the physical historical development of the village or relate to archaeological features such as the remnants of the medieval moat which is illustrated on the 1886-1892 OS map. The land to the rear of nos. 1, 3 and 5 Martins Way does not have any association with the site of the former moat. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain.
2. Comments noted... The appraisal has been amended to recognise the negative impact of heavy good vehicles using Cherry Orton Road on the character of the conservation area. The Management Plan at 10.7 will examine the possible use of a weight limit to Cherry Orton Road and re-routing heavy traffic via Lady Lodge Drive and aim to relocate signage outside the conservation area; if possible remove the double yellow lines.

- Resident

1. Supports Appraisal and Management Plan.
2. Needs to conserve grass verges which are significant features in the street scene.
3. Support proposals for strategic tree planting. Questions appropriateness of creating a village pond.
4. Action is necessary to restrict the size and weight of vehicles using Cherry Orton Road – damage to grass verge, vibration on buildings and vehicles backing up on Cherry Orton Road (south) with noise from coolers and pollution from engines.

#### Response

1. Comments noted.
2. Comments noted. (Management Plan 10.8 recognises issue of erosion of grass verges.
3. Comments noted.
4. The appraisal has been amended to recognise the negative impact of heavy good vehicles using Cherry Orton Road on the character of the conservation area. See above comments

- Resident

1. Survival of grass verges is important as these are a feature of the village.
2. Overhead wires (B.T.) are an eyesore and should be undergrounded.

#### Response

1. Comments noted. (Management Plan 10.8 recognises this issue and seeks to protect the grass verges.
2. Comments noted. The appraisal has been amended to include additional 10.9 - *Wirescape: There are locations within the conservation area that would benefit from having overhead wires under grounded. The cost of such work is likely to be prohibitive. Nevertheless, discussion should be held with the relevant utility companies and others to examine the feasibility and opportunities.*
  - A long-term objective should be the under grounding of overhead wires and cables

- Resident

1. Appraisal is well researched, interesting and informative.
2. Further extension of conservation area to include nos. 1, 3, and 5 rear gardens to Martins Way and all existing shelter belt to Oundle Road.
3. Suggests re-routing vehicles above certain weight via Lady Lodge Drive, and removal of double yellow lines from Oundle Road gateway entrance.
4. Weight limit vehicles entering Cherry Orton Road off Oundle Road.
5. Comments on Appendix 2.1 and 2.3 relating to property.

### Response

1. Comments noted.
2. Comments noted although the Appraisal has not been amended. The proposed extension in this area is made to reflect the physical historical development of the village or relate to archaeological features such as the remnants of the medieval moat which is illustrated on the 1886-1892 OS map. The land to the rear of nos. 1, 3 and 5 Martins Way does not have any association with the site of the former moat. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain.
- 3/4. The appraisal has been amended to recognise the negative impact of heavy good vehicles using Cherry Orton Road on the character of the conservation area. See comments above re: traffic
5. Comments noted and the Appraisal has been amended accordingly

- Resident

1. Supports Appraisal and proposed measures.
2. Raised issues regarding heavy goods vehicles accessing commercial site at 55 Cherry Orton Road.

### Response

1. Comments noted.
2. Transportation issues are not tackled directly through the Character Appraisal. The comments made have been passed on to and will be discussed further with the Highways Authority. See comments above re- traffic

- Resident

1. Reference to Cherry Orton Road being known as such in the early 1970's rather than 'Town Street' as stated in Appraisal.
2. What evidence is there that Cherry Orton Road was a link to the great North Road – rather than Norman Cross. Most likely the New Road was a drove / track.
3. Explanation offered for size of rear gardens to nos. 1, 3, 5, 7 and 9 Matins Way
4. Part of the moated site may already be built on by the partly straightened Oundle Road.

### Response

Comments noted. The Appraisal has been amended accordingly.

- Resident

Objection to inclusion of further curtilage in proposed conservation area extension. Land and structures part of former farm complex. Designation may preclude future development of the site.

### Response

Comments noted, although the Appraisal has not been amended. See comments above regarding conservation area boundary. The additional controls on householders as a result of conservation designation are recognised and this must be balanced against the wider public gain. The site adjoins the existing conservation area and Policy CBE3 of the Local Plan applies. Any proposal for development – if in the future within the proposed extended conservation area – would, as now, be assessed on the same policy - impact on the character and appearance of the conservation area. I.e. does the proposal preserve or enhance the existing character? Is it sympathetic and compatible with its surroundings - the character of the area - being compatible in terms of design, density, layout, massing, and height and building materials? Does the proposal create or reinforce a sense of place? A conservation area does not seek to restrict development, but manage change to 'preserve' and/or 'enhance' the 'character' or an area in terms of its appearance and usage.

- Resident

1. Welcomes the Management Plan.
2. Supports creation of village green at Cherry Orton Road / New Road fork – but be aware of impact on reversing heavy goods vehicles using Cherry Orton Road (south) and damage to any new area formed.
3. No. 53 Cherry Orton Road (south) is repeatedly damaged by vehicles accession the commercial site at 55 Cherry Orton Road. The council has a responsibility to take necessary steps to prevent damage in the first place.

### Response

- 1/2. Comments noted.
3. Comment noted. Damage to property is a civil matter. The powers open to the Council prevent such damage occurring are limited, given the lawful nature of the commercial activity. The impacts of heavy goods

vehicles accessing existing commercial activity are noted – comments have been passed to Highways for consideration under existing traffic controls

- Resident

1. Comment regarding condition of two properties inc. no. 40a Cherry Orton Road – remnant historic building.
2. Vandalism to church wall by village shop.

Response

1. The Appraisal and Management Plan sets out guidance to encourage repair and enhancement of historic properties.
2. Comment forwarded to PCC Environment Section to examine if graffiti removal is required. Comments will be forwarded to Church to bring to attention.
3. This request will be discussed further with Highways Section and Orton Waterville Parish Council

- Resident

Supports Appraisal and Management Plan. Concerned at lack of co-ordination between Highways, Landscape and Planning departments. Need better overall co-ordination to prevent the public realm being eroded by actions of different departments.

Response

Comments noted. The Appraisal will assist achieve greater co-ordination between PCC departments and other agencies with involvement and activity within the public realm.