



Wootton Conservation Area

Appraisal & Management Plan

Summary of Consultation
Nov 2009 – Jan 2010

Annotated



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Responses received through the public consultation on the Draft Wootton Conservation Area Appraisal and Management Plan

November 2009 to January 2010.

The consultation ran from 23 November 2009 to 18 January 2010. The period was extended to allow for the Christmas holiday period. A mail drop was sent out to 111 households, consisting of a leaflet highlighting the consultation and how to engage with it and a questionnaire. Consultation documents were also placed locally in the Parish Council Office, on the Council website, in the Central Library and in the One Stop Shop. Consultation documents were also sent out to key partners and stakeholders:

- local residents associations and amenity groups
- partner organisations (WNDC, English Heritage)
- Ward Members
- Portfolio Holder
- Historic Environment Champion

Consultation took the form of a leaflet to highlight the consultation and provide an overview of the changes. A short questionnaire was also produced (see appendix 2). The draft Conservation Area Appraisal and Management Plan document provided the detail.

In total 20 questionnaires and 2 letters were received to the consultation. As there were no significant changes proposed and only 2 houses and 2 public buildings directly affected the approach is considered satisfactory.

Responses from organisations are indicated with the organisations name [square brackets] indicate where necessary clarification has been added by the questionnaire analyser.

Questionnaires received – 20

Q.1 Do you live and/or work within the current conservation area? (total responses to question = 20)

Live	17
Work	1
Neither	2

Q.2 Do you support the eastward extension of the conservation area? (total responses to question = 17)

From the 17 responses received 13 supported it or had no particular opinion on the proposed eastward extension. 4 responses did not support the proposal, 3 responses did not comment.

Strongly support	6
Support	5
No particular opinion	2
Do not support	1
Strongly do not support	3
No response	3

Q.3 Do you support the north-eastern extension of the Conservation Area? (total responses to question = 18)

From the 18 responses received 14 supported it or had no particular opinion on the proposed north eastern extension. 4 responses did not support the proposal, 2 responses did not comment.

Strongly	7
Support	6
No particular opinion	1
Do not support	2
Strongly do not	2
No response	2

Q.4 Do you have any comments on the proposed boundary changes?

Consultee	Response	Officer Response
Wootton Parish Council	See the attached map – areas still need to be included	In assessing areas to be included within the Conservation Area it is important to note that any inclusions must be of equal or greater value than the existing buildings and spaces. Any detractor from this has a great effect on the overall integrity of the conservation area. Any buildings or spaces contained between fine examples of historic architecture and the boundary the Conservation Area challenge the individual nature of the historic core and ultimately lower the historic value that Conservation Area status seeks to preserve. Conservation areas are designated by local authorities to protect and enhance locally distinctive buildings and spaces. Much of the 20 th century growth cannot therefore be included because to a large extent it has been planned and built in a formulaic way.
	Include surgery and Mullions	It is clear that the houses in the cul de sac named 'the Mullions' have been designed to reflect some of the features of the local vernacular architecture. Vernacular architecture is a means of building using only local materials and methods, therefore it is representative of its specific locality and context. The dwellings in The Mullions are much more recent additions than those in the historic core and their inclusion would challenge the unique historic value of the core.
	Include Workhouse, Newport Pagnell Road	The Workhouse is a listed property in its own right. As such it is afforded a high level of protection. To extend the boundary to include the Workhouse would mean the inclusion all the properties on Water Lane and this would detract from the character of the historic core contained within the Conservation Area, as outlined above.

Consultee	Response	Officer Response
	Include Windmill House, Shetford Drive	Windmill House is a listed property in its own right. As such it is afforded a high level of protection. To extend the boundary to include Windmill House would mean the inclusion of modern dwellings that are not sympathetic to the identified character of the historic core of the village and would detract from the character of the historic core contained within the Conservation Area, as outlined above
Wootton Parish Council	Include Stone House, Bury Lane	Stone House is a listed property in its own right. As such it is afforded a high level of protection. To extend the boundary to include Stone House would mean the inclusion of some mid 20 th century infill housing, which would detract from the character of the historic core contained within the Conservation Area, as outlined above.
	Include Cherry Cottage by Layby Bury Lane	The building referred to as Cherry Cottage, we believe to be Rose Cottage. This is a historic dwelling to the north of the layby on Berry Road. This is a historic building constructed from local stone with some modern external alterations. This building has been recognised through its inclusion as a candidate on the list of buildings of local distinctiveness which is held by Northampton Borough Council. To extend the boundary to include the dwelling would mean the inclusion of other modern infill properties and this would detract from the unique character of the historic core contained within the Conservation Area, as outlined above.

Consultee	Response	Officer Response
	Include 65 Water Lane	The historic maps show that a building of some sort has stood on this plot since the mid-19th century. The house that stands today has been significantly altered and extended over time. This has resulted in a dwelling that reflects the vernacular form and the types of materials that were used in old Wootton buildings. Therefore it seems appropriate to include the building on Northampton Borough Council's list of locally distinctive buildings. To extend the boundary to include the dwelling would mean the inclusion of other modern infill properties and this would detract from the unique character of the historic core contained within the Conservation Area, as outlined above.
	Include White House, Water Lane	The White House on Water Lane presents a similar problem in that the historic Ordnance Survey maps show that a building of some sort has been here for a least 120 years. However, one section of the building has a date stone that says 1920. This demonstrates that the building has received alterations over the years and these have changed its historic character. That said this building could be considered for inclusion on the list of Northampton's Locally significant buildings.
Wootton Parish Council	Include Row of Cottages – Rear of Yeoman car park	This small terrace of dwellings appear to be built at the same time as the Methodist Chapel. They have a lot of character but it is not considered that they make a significant positive contribution to the Conservation Area as a whole. These dwellings have received alterations over the years and these have changed its historic character.
	Include Red brick terraced – 6 houses Water Lane	This row of charming red brick terraced houses have been included on the list of candidates for Northampton Borough Council's list of locally distinctive buildings.
5 Vine Cottages	I visit Wootton regularly and love the village feel and think that the proposed boundary changes are wholly unnecessary.	The designation of Wootton as a Conservation Area helps to ensure that the historic village feel is maintained. The proposed boundary changes will help to further protect this.

Consultee	Response	Officer Response
3 Church View	It seems a waste of time putting number 4 gardens in the new conservation area as the owner already has permission to build a bungalow in his garden. Also he has been allowed to move a very old wall back to allow a better drive. Please contact the Borough archaeology department who took photographs of the wall before its removal. Also please see West Northants Strategic Housing Land Availability website where they suggest, I believe, removing the grain store in the centre of Wootton village because it was only built in the middle of the last century, which is totally incorrect. A friend has written to them with photographs showing this old building.	It is correct that there has been a planning application made to build a bungalow. The initial planning application was refused by Northampton Borough Council because of the proposal to move the historic wall. The reason for refusal was as follows – <i>“The removal and repositioning of the high stonewall fronting High Street would adversely affect the character and appearance of the conservation area and the setting of the listed building. The proposal is therefore contrary to Local Plan Policies E25 and E26 and the advice contained in PPG15 Planning and the Historic Environment”</i>. The planning application was later granted on appeal to the Planning Inspectorate with the conditions relating to the movement of the wall being imposed by the Planning Inspector. The Strategic Housing Land Availability Assessment provides information to assist in plan making by providing evidence about how much potential land is available for housing. 29 High Street has not been identified as a site through the Strategic Housing Land Availability Assessment. However in the Management Plan for the Conservation Area Appraisal it was thought that the old grain store was a mid c20th century building that ‘makes a negative contribution to the character of the conservation area’. It is noted that further information relating to the age of this building was received on 13 January 2010 and the Wootton Conservation Area Appraisal will be amended accordingly.
Careys Cottage, Berry Lane 2 High Street	None You say it is logical to include the gardens of numbers 2 and 4 High Street but it is not logical because number 4 High Street has recently received planning permission for a new bungalow in the garden so a new boundary will be constructed in	Having checked the planning history it appears that an application was submitted for a bungalow in the rear garden in 2006. This application was refused by Northampton Borough Council, however the scheme was later approved following an Appeal to the Planning Inspectorate. The fact that the

Consultee	Response	Officer Response
	the near future to split the garden. The current boundary will therefore be more logical and the conservation area will not include the new bungalow (as is the case for the bungalows in Quinton Road which are not proposed to be included in the conservation area) I am strongly against the extension to include the gardens of 2 and 4 High Street in the Conservation Area. Boundary cuts through garden - needs amending to be consistent	bungalow has now been approved doesn't necessarily preclude its inclusion in the Conservation Area. It is important that we take measures to protect the plot structure of the historic environment as this is vital to understanding the growth and development of historic areas. It is therefore logical to include the entire boundary of these two important Listed Buildings. Acknowledged – the revised Wootton Conservation Area Appraisal and Management Plan has been amended accordingly.
8 High Street		
2 Church View	Yes - the walls to houses 2 to 10 Green Lane should also be included to prevent poor quality and/or inappropriate repair or replacement	The walls to house numbers 2 – 10 Green Lane are currently included within the original boundary of the Conservation Area. The walls are protected against demolition or alteration through the Conservation Area Consent Regime.
14 High Street	Would that they could be made permanent (i.e. without interference from Government)	The Conservation Area designation is permanent. Government involvement will only take place as and when the Secretary of State or the Government Office for the East Midlands is involved in the decision making process around Planning Applications.
3 Sunnyside	I feel they are all appropriate and in accordance with a conservation area.	Noted
94 Water Lane	None	
16 Green Lane	I am pleased we are trying to conserve the Old Village of Wootton. It has a lot of History and I strongly support the changes.	Noted

Q.5 Do you support the changing the name to Wootton Village Conservation Area? (total responses to question = 16)

From the 16 responses received 12 supported it or had no particular opinion on the proposed name change. 4 responses did not support the proposal, 4 responses did not comment.

Strongly support	6	37.5%
Support	4	25.0%
No particular opinion	2	12.5%
Do not support	4	25.0%
Strongly do not	0	0.0%
No response	4	

Q.6 What improvements / changes would you like to see within the Wootton Conservation Area?

Consultee	Response	Officer Response
Wootton Parish Council	See attached map Insert info from question 4 for their questions and officer answers	
6 Church View	No major changes. No more in-filling or substantial extra building. Suggest re-inform residents of their responsibilities, especially when properties change hands. Tighter monitoring of the existing rules.	Conservation Area status does not prohibit all forms of development outright. However the Heritage and the Built Environment Team has already taken a stance against unsympathetic or inappropriate infilling within the village. The Conservation Area Appraisal and Management Plan is used as a tool to inform future development. This provides scope to negotiate for improved designs. It is a good idea to re-inform property owners of their responsibilities. Buyers of properties in Wootton would be informed when a land search is carried out, as to whether or not the dwelling is within the Conservation Area. Following Northampton Borough Council's Cabinet making a decision as to whether to adopt the Conservation Area Appraisal and Management Plan all owners of properties in the existing and extended boundary are notified by our Land Charges Department. The Borough Council actively carries out monitoring of unsympathetic change or development without planning

Consultee	Response	Officer Response
		consent. This is delivered in conjunction with our Planning Enforcement Team. The monitoring process is, to a large extent, reliant upon vigilant local residents who inform us of any potential breaches of planning and heritage legislation.
3 Church View	I am concerned about in-filling of homes in large gardens e.g. number 4 High Street, also Cherry Trees Cottage, Resthaven Road where I believe the plan was to remove the original bungalow on this site once the house was occupied. I have emailed the Parish Council to no avail: the house is occupied and the bungalow still in situ.	Having checked the planning history for 4 High Street it appears that an application was submitted for a bungalow in the rear garden in 2006. This application was refused by the Council, however the scheme was later approved following a Planning Appeal. The fact that the bungalow has now been approved doesn't necessarily preclude its inclusion in the Conservation Area.
Careys Cottage, Berry Lane	Alter Street lighting so as to be more appropriate to the old houses in the village. Put a weight limit on traffic coming into the village. Widen the path in the narrow section of berry lane, to slow traffic, and make walking on the footpath much safer.	In reference to Resthaven Road - this matter will be pursued with our Planning Enforcement Team to establish whether there has been any breach of Planning Control. These issues will be discussed with the Northamptonshire County Highways Authority.
2 High Street	Parking on the verges has become a real problem and makes the verges an eyesore. The new flower boxes / areas is a big improvement.	This matter will be raised with the Northamptonshire County Highways Authority
1c Berry Lane	Traffic calming measures at entry to Wootton 'village' at Quinton Road/High Street and Berry Lane.	This matter will be raised with the Northamptonshire County Highways Authority
2 Church View	I would like to see the village green become more of a focus point with sensitive planting of more trees and plants	Proposals to achieve an improved public realm in light of these comments will be included in the Management Plan
1 High Street	Advisory traffic signs placed at A45 end of Berry Lane to stop heavy goods vehicles using Berry Lane to get to	This issue will be raised with the Northamptonshire County Highways Authority

Consultee	Response	Officer Response
	Quinton Road, and Turneys Farm Ind estate, Quinton. This traffic should use Wooldale Road.	
14 High Street	Speed and weight restriction on transiting vehicles. Enforcement or no parking on pavement or part pavement.	This issue will be raised with the Northamptonshire County Highways Authority
3 Sunnyside	Waste disposal bins outside convenience store, also dog waste bins. Speed signs along High Street and Water Lane, similar to other villages that have the flashing lights showing the speed limit.	This matter will be raised with the Northamptonshire County Highways Authority
2 Green Lane	A sign indicating the boundary of the Wootton Village Conservation Area to be placed at each entry point. There is currently no sign to show that you are entering Wootton village on the Quinton Road.	This matter will be raised with the Northamptonshire County Highways Authority
94 Water Lane	Better parking around the High Street surgery	This matter will be raised with the Northamptonshire County Highways Authority
15 Green Lane	Distinctive signage to promote the local identity of the Village - - A bespoke sign 'Wootton' on the village green. - Traditional road / street signs - Retail / business signage subject to a design code	
16 Green Lane	Conservation of the old walls - a feature I would like to see planting of trees - replanting of ones that have died and on the green. Bins placed outside the corner shop More bins for dog poo	Noted – the relevant teams within the Council will be made aware of these issues. The Parks team will be informed about the trees, and our environment and culture team will be notified about the issue of the bins.

Q.7 Is there anything you would add or amend with regard to the Re-appraisal and Management Plan?

Consultee	Response	Officer Response
6 Church View	It does not mention the protection given to trees by the original Conservation Area document: non-orchard trees with a trunk diameter greater than 4 inches are automatically protected, planning permission is required for their removal, and replacements must be planted. This does not seem to be enforced; replacements are often not planted, and if they are, they can be removed again. I would like to see this tree protection strengthened. By the way, N.B: 2 of the 3 new trees on The Green are dead.	It is the case that trees with a trunk diameter greater than 75mm at a 1.5 meter height are protected. This protection is enacted through the need for persons wishing to carry out works to the trees being required to give the Borough Council 6 weeks notice. During this period the tree can be assessed and if it is deemed appropriate a Tree Preservation Order can be imposed upon the tree, which formally protects it against removal or alteration. Anyone carrying out any works in breach of the Tree Preservation Order is liable to be prosecuted. It is considered that this is a suitable level of legislative protection, as it guards against the loss or damage of any trees making a positive contribution to the character and appearance of the Conservation Area. The issue of the dead trees on the green will be discussed with the Borough Councils Parks Team.
2 High Street	Remove the proposed Eastward extension – as per Question 2 [strongly do not support]	Noted
2 Church View	Yes – the walls to houses 2 to 10 Green Lane should also be included to prevent poor quality and/or inappropriate repair or replacement	The walls to house numbers 2 – 10 Green Lane are currently included within the original boundary of the Conservation Area. The walls are protected against demolition or alteration through the Conservation Area Consent Regime.

Q.8 What makes the Wootton Conservation Area special to you?

Consultee	Response	Officer Response
Wootton PC	Passionate about retaining village character and autonomy	Noted
6 Church View	Protection of heritage 9this is not an exercise in 'chocolate box' prettiness).	The Conservation Area Re-Appraisal and Management Plan is a tool to help us protect heritage. It promotes sympathetic alteration and considered design.
3 Church View	I live within its boundaries. Let us keep the history of the village intact for future generations to learn about and enjoy.	Noted
Careys Cottage, Berry Lane	Much of old Wootton has already been lost it is very important to try and conserve what is left.	Noted
2 High Street	It is a pleasant area to walk around and be a part of and seeing the older properties reinforces ones feeling of a custodian of the past.	Noted
2 Church View	It is a peaceful and pleasant place to live, with good local amenities.	Noted
1 High Street	Living in a listed cottage in a Conservation Area is special and I feel the area should always be protected for ourselves and future generations	Noted – the designation and re-appraisal of the Conservation Area allows the Council to exercise control and thereby protect the historic character of Wootton Village in perpetuity.
14 High Street	It takes my wife and I closer to the environment of our younger days.	Noted
3 Sunnyside	Very calm (except for the speeding cars) – and very friendly.	Noted
94 Water Lane	It's historic buildings, architecture	Noted
15 Green Lane	As a resident of the village for nearly 40 years, I have witnessed the dynamic and physical changes. Recent infill building has been patchy in its approach to conservation. Some buildings have adhered to the use of local stone on the front, but not on the side, where it is	Historically building would have been carried out in this way due to the cost of stone versus brick. The best cut stone (or Ashlar) would have been used for the front elevation of the building, with less expensive brick being used for the less visible elevations. This practice was common from the 17 th century onwards.

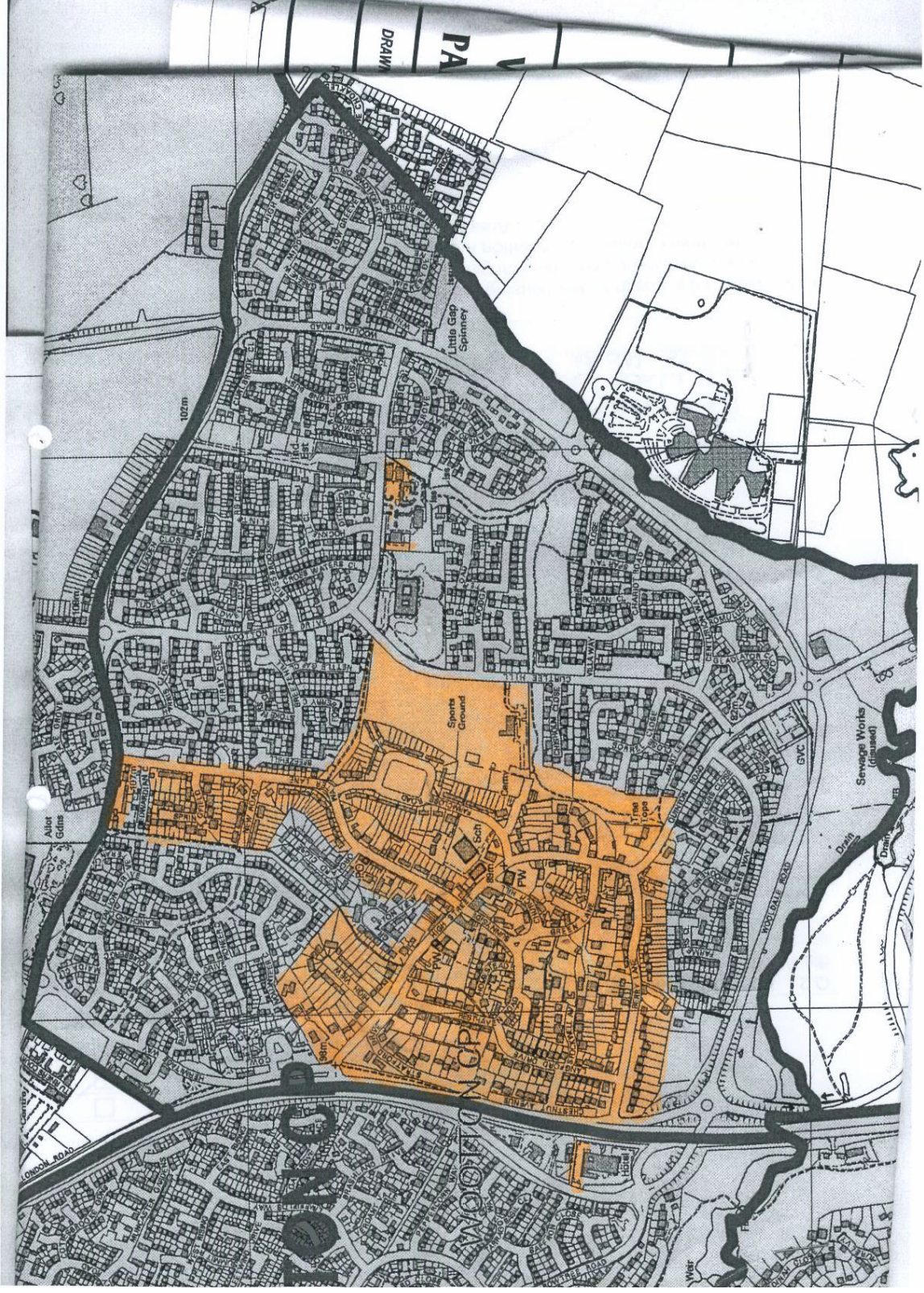
	still visible in the public realm. Some buildings have not used local materials at all.	
16 Green Lane	Wootton Village is a small historical oasis amidst new big housing developments and main arterial roads. It is full of interesting historic houses with many features.	Conservation Area designation means that the 'essence' of historic Wootton can be protected and enhanced.

Q.9 Do you have any other comments that you would like to make?

Consultee	Response	Officer Response
6 Church View	This consultation procedure has been unsatisfactory. People living outside the conservation area do not seem to have been informed, although many of them have a very strong interest in the core of the village - they include many 'born and bred' old villagers. Also, the leaflets sent round give little clue about how extensive the full document is, with the result that most people have not looked at it, thinking the leaflet was an adequate summary -- it isn't!	The aim of the leaflet was to raise awareness about the process and to provide information about a consultation process, not to be the consultation document. It was designed to be a signpost to the consultation information. Buildings within the proposed boundary of the Conservation Area were directly sent information. Consultation documents were also placed locally in the Parish Council Office, on the Council website, in the Central Library and in the One Stop Shop. Consultation documents were also sent out to key partners and stakeholders.
2 High Street	The permissions for new housing granted by the council over recent years have resulted in Wootton not being a village anymore and the future development proposals will make the situation much worse, not only for Wootton but for the surrounding villages.	Noted - The designation of Listed Buildings and Conservation Areas helps to ensure the understanding and protection of the significant features of our historic environment.
14 High Street	Thank you for your interest in the village.	Noted
15 Green Lane	There is some question on the 'green' and where 'the green' is. The large green on Green Lane is known as 'the green' but I believe the smaller one is registered as the green?	Noted
16 Green Lane	My house / cottage. 16 Green Lane used to be the old Co-op at the turn of the last century - I have a photo of	Noted

Consultee	Response	Officer Response
	green lane and the co-op at that time. I am pleased that the Parish Council is planting tubs of flowers.	

Parish council consultation response map – for Q's 4 & 6



Extracts of letters received from local residents (summarised) –

From Dr Rachel Carter, 6 Church View, Wootton.

Dear Ms Jennings

Wootton Conservation Area and Management plan

I have read your Draft Conservation Area Appraisal and Management Plan; I welcome the interest and appreciate the detailed thought which has gone into producing this document.

However, there is one section which gives me very serious concern: that relating to the building you identify as 29 High Street on Page 20. This building was not built “in the mid-20th century”. It dates from very much earlier, possibly several centuries earlier. In ‘Wootton – An Ordinary Village’ Dorothy Rice wrote –

Many of the Brick cottages are at least as old as some of the stone houses. The ‘Town houses’ in Church Hill certainly existed by the 1770’s as they were mentioned in the Enclosure Award of 1779 and the brick pattern of the old grain store at the corner of High Street and Sunnyside suggests an earlier date. It is of English bond design which was popular before the 18th century.

Officer Response

We welcome your comments and thank you for highlighting this inaccuracy. The final Conservation Area Appraisal and Management Plan has been amended accordingly to accommodate this new information. When the assessment of the Conservation Area was carried out this building was overlooked as a historic asset due to its unsympathetic alterations that have taken place over the years (namely the removal of the pitched roof, the replacement of the original windows with metal casement windows and the shop front signage). Measures will be taken in future to safeguard the historic character of the building as and when the opportunity arises, for example, influencing the planning application process.

From Mr J Runham, 4 High Street, Wootton

I note from your letter of the 27th of November 2009 that the proposals embody the inclusion of the whole of this property in the conservation area instead of only part of it as present.

Detailed planning permission exists for the construction of a bungalow on the eastern part of my garden and this would have been built by now but for the credit crunch. You may consider it appropriate that the site of the bungalow should not be included in the conservation area for the same reason that the modern properties in the neighbouring The Mullions that do not front the High Street are not included and the two bungalows in Quinton Road that originally formed part of the grounds of 2 High Street are not also included.

Officer Response

Having checked the planning history for the bungalows it is clear that they were given consent some considerable time before the designation of either the listed buildings or the Conservation Area.

An inspection of the walls on the site has revealed:

The condition of the boundary enclosure wall on the site is considered to make a significant contribution to the character and appearance of the Conservation Area boundary.

The capped stone wall looks like it has been standing for at least two hundred years, and the wall on the northern boundary of Number 4 is constructed from local imperial bricks. It is important that the conservation area boundary reflects the ancient plot structure in the village, as such the proposal to include the entirety of the property will remain.