

ECONOMIC DEVELOPMENT COMMITTEE

20 NOVEMBER 2019

EDWINSTOWE CONSERVATION AREA REVIEW – AMENDMENTS TO EXISTING BOUNDARY AND ADOPTION OF APPRAISAL & MANAGEMENT PLAN

1.0 Purpose of Report

- 1.1 To seek approval from the Committee to amend the Edwinstowe Conservation Area (CA) boundary and adopt the Edwinstowe CA Appraisal and Management Plan.

2.0 Background Information

- 2.1 At the September 2018 Economic Development Committee, the Conservation Team was given delegated authority to proceed with a three year plan to review the District’s CAs. An update to this review was given in June 2019. The focus of the 3 year review would be delivering boundary reviews of the existing CAs in Edwinstowe, Newark, Ollerton, Laxton and Southwell.
- 2.2 For reference, the power to designate CAs falls under the Planning (Listed Buildings and Conservation Areas) Act 1990 (the ‘Act’). Section 69 (1) states: “Every local planning authority— (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and (b) shall designate those areas as conservation areas”. The first CAs were designated in 1967 under the Civic Amenities Act and there are now over 9,000 CAs in England. They are designated for their special architectural and historic interest.
- 2.3 The Council also has a legal duty to review existing CAs from time to time in accordance with Section 69(2) of the Act. The special interest of areas designated many years ago may now be so eroded by piecemeal change or by single examples of poorly designed development that parts of the area may no longer have special interest. In such cases, boundary revisions will be needed to exclude them or, in exceptional circumstances, reconsideration of the CA designation as a whole. Conversely, the existing boundary may have been drawn too tightly, omitting areas now considered of special interest such as historic rear plots with archaeological potential, later phases of development (such as more recent housing), or parks, cemeteries and historic green spaces. In such cases the existing boundary may need to be extended.
- 2.4 The Conservation Team has undertaken a comprehensive review of Edwinstowe CA, and has also explored further areas beyond the existing boundary. The Conservation Team has also undertaken consultation and public engagement, a process that has been catalogued and evaluated in the background paper ‘Edwinstowe Conservation Area Review – Consultation Report (October 2019)’. This report sets out a range of consultation approaches, including:
- Regular discussions with Edwinstowe Parish Council, including walks around the existing and proposed extensions areas of the CA with local councillors;
 - A public meeting was held on Saturday September 7 at Edwinstowe Public Library;

- A public consultation exercise was undertaken between 12 August and 23 September (6 weeks). A consultation document explaining the review process and issues and options for changing the existing CA boundary was made available on our website and as a printed document on request from Planning Services at Newark and Sherwood District Council, or via Edwinstowe Library and the Parish Council;
- Site notices alerting the community to the consultation documents and public meeting were installed on lampposts throughout the CA, including the additional areas being considered for inclusion;
- A notice alerting the community to the consultation documents and public meeting was advertised in the local newspaper, the Mansfield & Ashfield Chad; and
- Direct contact details for the Conservation Team were widely promoted both on our website (including via social media) and through all of the above notices and documents so that stakeholders could respond and engage verbally, via email or other written forms in which ever means they preferred.

2.5 The consultation was completed on 23 September 2019. Conservation has taken account of community views and subsequently produced a revised CA boundary. This work is underpinned by the background paper 'Draft Edwinstowe Conservation Area Appraisal (November 2019)'.

2.6 The Conservation Team welcomes the responses received and the constructive discussions had with everyone attending the public meeting. Edwinstowe CA is clearly something that many local residents are proud of. The consultation documents set out a brief summary of the perceived special interest of Edwinstowe CA. There has been no significant objection to this character appraisal and it will therefore form the basis for the draft Appraisal document. Residents have also enriched the Appraisal with their local knowledge.

BOUNDARY CHANGES

2.7 Mill Lane & Friend Lane: Conservation considers that Mill Lane as a whole has seen significant modern change. Whilst there are some positive historic buildings towards the eastern end of the roadway, it is felt that much of Mill Lane is not of sufficient special interest to warrant inclusion within the CA. This is consistent with local resident views, including some living within the affected area. However, it is felt that there is sufficient special interest within the area closest to the B6034, noting the positive historic and architectural aspects of buildings comprising numbers 1-3, 5, 7, 8-10, and 11-27 Mill Lane. The proposed boundary changes reflect these views.

2.8 Edwinstowe House: Many consultation responses have been negative about including this former historic house and its gardens within a revised CA. Conservation recognises that the post-war development of the site has significantly eroded the historic site. Surviving trees still reveal some of the significance of this older character however, and the house remains legible despite the modern office development attached. The approved social housing scheme within the grounds is a decisive consideration given that this has now commenced construction. Much effort has been made by the Planning Team to ensure that the development respects the setting of the CA, noting the use of natural slate roofs. The plan-form and layout of the new development will also provide a vista of the house from the lower end of High Street, thus better revealing its significance. However, the scale and intensity of the development has a significant impact on the spaciousness of the former parkland and in this context, we agree that Edwinstowe House and the bulk of the new

development should not be included within the CA. Important trees and the river corridor remain of interest nevertheless, and this is reflected in the proposed draft boundary.

- 2.9 Water Meadows: Most respondents agreed that this was an area of special interest, both in terms of its historic estate association with the Duke of Portland and its contribution to local amenity as green infrastructure and river corridor setting. We agree, and feel that this area is of special interest. We recognise that some of the housing stock to the north of Mill Lane overlooking the Meadows is of variable architectural form, but nevertheless the meadows form a legible and interesting part of Edwinstowe's history. In this location the fields lead right down to the roadside edge and bring a welcome wedge of greenery into the village core. Pleasant views are offered eastwards out of the village into the countryside (these can be identified as former radial fields from the Enclosure period). Given the importance of this landscape setting, both historically and aesthetically, the Conservation Team actually feel a slightly larger area of the water meadows than first drafted in the Consultation document would be appropriate for inclusion, and this is reflected in the proposed draft boundary.
- 2.10 Maythorn Grove: Maythorn Grove is a small development of mid to later-20th century social housing on the edge of the village. While it is accepted that the development could be regarded as making a neutral contribution to the character and appearance of the Conservation Area, historic map regression evidence, our own analysis and the consultation exercise have failed to reveal any particular significance to this development (for example architectural, archaeological, social, historic or aesthetic interest). It is a clear objective of the review process to ensure that the CA boundary is rigorous and represents areas that are of special interest. We have therefore excluded Maythorn Grove from the boundary.
- 2.11 Paddock Close, Newbery Close and St Mary's Church of England Primary School: The residential housing in this area is all modern later-20th century housing of no particular special interest. However, the areas of Paddock Close that are currently within the CA boundary do lie within the former grounds of Edwinstowe Hall, which was once quite extensive and covered the whole length of Paddock Close. The current CA boundary truncates the former outline of the Hall's grounds and, given the intensity of modern development now here, would not be worthy of inclusion. We therefore recommend that, despite a remnant archaeological and historic significance to the land, the remaining area of Paddock Close within the CA be removed and the draft boundary is shown to reflect this.
- 2.12 Newbery Close is situated on land which was once Church Land and previously housed the historic vicarage and its grounds. While, again, there is residual archaeological and historic interest to this land, the modern development now here has so radically altered the use and character of the land that we recommend this area be removed from the CA.
- 2.13 We acknowledge that the school building adjacent to Newbery Close is a modern building of no particular merit, but its location is within the former grounds of Edwinstowe Hall, which gives it a degree of archaeological and historic interest. Its location is more closely related to the setting of the Hall and its outbuildings than the Newbery Close residential area. As such the site has strategic importance as well as residual significance and the draft boundary has been drawn to retain this site within the CA.
- 2.14 Railway heritage: The railway heritage of Edwinstowe has been a strong and positive theme to come out of the research behind the significance of Edwinstowe and been well supported within the consultation responses. The area of railway heritage forms a clearly

legible association of buildings, structures and spaces which all contribute positively to the character and appearance of Edwinstowe CA and, as such, the proposed boundary has been drawn to include these within the new CA.

- 2.15 Other areas: We have considered further areas mentioned by local residents and respondents to the consultation. However, we have not found any of these areas to be of sufficient special interest to merit inclusion within a CA extension.

MANAGEMENT PLAN

- 2.16 The public consultation raised a number of issues facing the CA. We recognise, for example, support from some residents for strengthening controls within the CA, including consideration of an Article 4 Direction to further protect architecture and historic detailing. Whilst we agree that this can always be considered as an option for a particular issue, we have noted that some residents felt that this would be a step too far. We also consider that the existing controls are generally sufficient to protect the existing character and appearance of the CA. This issue can be reviewed at any time.
- 2.17 We also note that many of the concerns raised by local residents on the condition of the current CA relate to highways issues, in terms of lack of pavements, the condition of pavements, highway street planting and highway signage. We agree these are valid concerns but acknowledge that these fall within the Highways remit of the County Council. The Conservation Team will work proactively with the County Council to alert them of residents' concerns and steer, where possible, any public realm improvements so that they work to preserve and ideally enhance the character and appearance of the CA.
- 2.18 A further theme raised in the public consultation relates to planning matters, notably shop front signage and the quality of new development. In both cases, where permission is required, it is anticipated that applicants will take account of the CA Appraisal and Management Plan (this is usually considered within the applicant's Heritage Impact Assessment).
- 2.19 The Conservation Team has set out management proposals within the draft Appraisal document. It is anticipated that the CA would be surveyed on a regular basis (typically undertaken during planning applications), but also on a more comprehensive basis once a review of the whole District has been completed (likely to be over 10 years).

3.0 Proposals

- 3.1 For the Committee to approve the revised CA boundary as shown on the background paper 'Draft Conservation Area Boundary and schedule of affected properties'. For clarity, the proposed amended CA boundary extends the area to the south so as to include land associated with the historic water meadows, buildings and structures associated with the former railway station, the Dukeries Hotel, further buildings along High Street, as well as properties along part of Mill Lane, Friend Lane and Station Lane. The revised boundary will exclude properties on Maythorn Grove, Newbery Close, part of Paddock Close and the Youth Hostel at Forest Corner.
- 3.2 In approving the revised CA boundary, we request delegated authority to implement the boundary changes, including fulfilling statutory obligations to advertise the boundary

changes within the London Gazette, update the Council's website and notify relevant partners, including the Parish Council and Historic England.

- 3.3 For the Committee to approve the CA Appraisal and Management Plan. In adopting the document, we request delegated authority to publish the Appraisal. The Appraisal and Management Plan will become a material consideration in the determination of relevant planning applications.

4.0 Equalities Implications

- 4.1 In carrying out the Council's legal duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, there are no specific equalities implications for the District Council when designating or reviewing conservation areas. However, in accordance with the duty to publish management proposals within the affected area, and the benefit of wide ranging public engagement, appropriate consideration has been given to consultation strategies, public meetings and access to documents (also in accordance with public expectations for consultation as set out in the Statement of Community Involvement). A consultation report has been published setting out how, amongst other things, access and equality has been considered.

5.0 Financial Implications (FIN19-20/5837)

- 5.1 The Conservation Team does not expect there to be any impact on the budget in this case. The number of planning applications received by the Council is not likely to change significantly as a result of this work (noting that whilst the area is being expanded, it is also being reduced in other areas). It is possible that increased reporting of enforcement matters may occur; however, it is considered that current provisions exist within the Development Planning Team to deal with this.

6.0 Comments of Director

- 6.1 Reviewing existing CAs is required by section 69 of the Act. The Conservation Team has undertaken a thorough review of Edwinstowe CA and the proposed boundary changes accord with the Council's legal duty to consider whether further areas are of special interest and therefore worthy of designation. Designation will help preserve the character and appearance of the area.

7.0 RECOMMENDATION

That the Committee approve the amendments to Edwinstowe Conservation Area and adopt the Edwinstowe Conservation Area Appraisal.

Reason for Recommendation

To enable officers to carry out the Council's legal duties in respect of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Background Papers

Edwinstowe Conservation Area Review - Consultation Report (October 2019);
Draft Edwinstowe Conservation Area Appraisal (November 2019);
Draft Edwinstowe Conservation Area boundary and schedule of affected properties.

For further information please contact Oliver Scott on Ext 5847.

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