

Draft Glaven Valley Conservation Area Appraisal – public consultation	
Executive Summary	Following a public consultation exercise, this report seeks approval to undertake a second, shorter round of public consultation on the revised draft Glaven Valley Conservation Area Appraisal along with the associated Management Proposals contained therein, in addition to the amended boundary.
Options considered	<ol style="list-style-type: none"> 1. To undertake consultation on the revised draft document 2. To <u>not</u> undertake a further consultation. This was not considered to be feasible as the initial document has been revised and it was considered that public consultation was required to ensure transparency and engagement.
Consultation(s)	The Draft Glaven Valley Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 21st November 2022 and 31st March 2023. This included the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at The Venue in Holt on 30th November 2022 and further public consultation meetings on 9th March 2023 in The Venue in Holt and Blakeney Parish Hall.
Recommendations	<p>This report asks that Working Party:</p> <ol style="list-style-type: none"> 1. Notes the responses received to the first round of public consultation on the Glaven Valley Conservation Area Appraisal, and endorses the subsequent revisions made to the text and boundary; 2. Agrees to another round of public consultation on the revised appraisal document as laid out in the report, the results of which should be brought back to Working Party in due course.
Reasons for recommendations	To enable the appraisal document to move forward on its journey towards eventual adoption by Council.
Background papers	Glaven Valley Conservation Area Appraisal & Management Plan: Seventh Draft, Nov 2022.

Wards affected	All Wards
Cabinet member(s)	Cllr Andrew Brown, Cllr Victoria Holliday, Cllr Eric Vardy, Cllr Martin Batey
Contact Officer	Alannah Hogarth, Senior Conservation & Design Officer, Alannah.hogarth@north-norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Developing Our Communities – engaged and supported individuals and communities
Medium Term Financial Strategy (MTFS)	N/A
Council Policies & Strategies	Policy EN8 of the Local Development Framework Core Strategy

Corporate Governance:	
Is this a key decision	No
Has the public interest test been applied	The item is not exempt.
Details of any previous decision(s) on this matter	Planning Policy & Built Heritage Working Party – Monday, 15 th August, 2022 10.00am Cabinet – Tuesday, 6 th September, 2022 10.00am

1. Purpose of the report

- 1.1 This report seeks approval for the revised draft Glaven Valley Conservation Area Appraisal and Management Plan to be taken forward for another round of public consultation in line with national policy and best practice.
- 1.2 Following a public consultation exercise the Glaven Valley Conservation Area Appraisal and Management Plan has been significantly re-drafted and the proposed boundary has been amended to reflect the feedback received.

2. Introduction & Background

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal document now being considered conforms to current Historic England Guidance (Conservation Area Designation, Appraisal and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy (2021). The District’s adopted Local Development Framework (LDF) provides the local planning policy context.

- 2.4 The conservation areas within the Glaven Valley, including the Glaven Valley Conservation Area itself were originally prioritised for review back in 2017 for the following reasons:
- 1) They were all historic designations which dated back to the 1970s and 80s, and which had no original appraisal document;
 - 2) During this time significant change had taken place, meaning there was a need to properly assess whether the conservation areas were still deserving of their status;
 - 3) Following several high profile planning cases, it was recognised that the Council's decision making needed to be underpinned by the guidance and information provided by adopted appraisals, and;
 - 4) The Glaven Valley Conservation Area was an unusually large designation which required robust definition in order to properly define its special interest.
- 2.5 The initial phases of the Glaven Valley review focussed on the settlement designations, working from North to South, these included Blakeney, Cley, Morston, Wiveton, Baconsthorpe, Glandford, Hempstead, Holt, Letheringsett, Brinton, Thornage, Edgefield, Hunworth, Sharrington and Stody. Ensuring the village conservation areas were first relevant and fit for purpose, all of which now have adopted appraisals.
- 2.6 The Glaven Valley Conservation Area was first designated in the 1980s, and following the first review since designation a first draft of the Glaven Valley Conservation Area Appraisal was publicised between 21st November 2022 and 31st March 2023. The boundary proposals initially saw the removal of the village conservation areas from the GVCA in order to avoid duplication, as well as the removal of the Saltmarshes at the very north, along with other more minor changes.
- 2.7 The public consultation took place over nineteen weeks, and included three public meetings, The Venue in Holt on 30th November 2022, 9th March 2023 in The Venue and Blakeney Parish Hall. Hard copies of the draft appraisal and boundary proposals were placed at Holt Library, NNDC Cromer Office, Hunworth Church and Blakeney Church. The consultation was advertised on the NNDC website, publicised across our social media channels, alongside press releases in local publications. Each Parish Council affected was contacted directly, as well as any relevant local members and other interested parties.
- 2.8 Members of the public, Parish Councils, Local Members and any interested parties were asked to send us any feedback they had on both the appraisal document as well as the proposed boundary changes via a dedicated public consultation email address, physical forms/postal boxes were available at Hunworth Church and Blakeney Church or written feedback could be directly posted to the NNDC Office.

3. Proposals and Options

- 3.1 The primary concerns raised as part of consultation include:
- a) The retention of the villages within the GVCA;
 - b) The retention of the Saltmarshes in the GVCA;

- c) The addition of Sharrington into the GVCA;
- d) An extension to the north of Baconsthorpe;
- e) Retention of the Quarry at the southern tip of the GVCA

These were the overarching highlights, but there were many more received; a summary of all comments received is included in Appendix 1, accompanied by an NNDC officer response/action. Comments in full can be made available if requested.

3.2 Following the results of the public consultation, significant changes have been made to both the proposed boundary and the Conservation Area Appraisal, as well as a series of more minor changes, these include:

- a) Retention of the villages within the GVCA, which also allows the inclusion of Sharrington and some of its hinterland;
- b) Retention of the Saltmarshes and the Quarry;
- c) An extension to the north of Baconsthorpe, which incorporates Baconsthorpe Castle;
- d) Significant re-write of the draft appraisal to reflect the retention of the villages;
- e) Revision of the summary of special interest to better reflect the varied character of the Glaven Valley; and,
- f) A newly written section discussing the North Norfolk Landscape Character Assessment.

All of the amendments can be seen in Appendices 2 & 3 - the Glaven Valley Conservation Area Boundary Review Map and the Revised Glaven Valley Conservation Area Appraisal Draft.

3.3 At this stage, the changes made to both the appraisal document and the proposed boundary are such that the content is notably different to that which was presented to the public as part of the initial consultation. As such, there are two options with regards to next steps, those are:

- a) Continue forward with proposing the new boundary and amended appraisal document are adopted as they stand;
- b) Carry out another, more targeted, consultation exercise to enable interested parties to pass further comments solely on the proposed changes.

Due to the significant departure from the original proposals it is considered that the most fair and equitable approach would be to choose option b).

3.4 With regard to next steps and timescales, if Working Party agrees to another round of consultation, we would look to begin this immediately following the September meeting. The proposal is that it would run for 3 weeks, all those who commented before would be contacted directly, all Parish Councils would be notified, all landowners / occupiers of land where the boundary changes proposed move into or out of the Area would be notified and the same steps as before would be undertaken in terms of advertising. This would include publishing the documents and a summary on the NNDC website, press release, and posts on NNDC social media.

3.5 Following consultation, we would look to bring the document back (with a summary of comments made and proposals as to how to respond to them) to

the Planning Policy & Built Heritage Working Party in October or November – with a view to the final adoption happening by the end of 2023.

4. Corporate Priorities

The proposal to go out to public consultation is aligned with the corporate priority 'Developing Our Communities' – Engaged and supported individuals and communities.

5. Financial and Resource Implications

No known financial implications, there are some resource implications for the team in running a consultation but it is mainly officer time.

6. Legal Implications

There are no known legal implications arising from this report.

7. Risks

As highlighted in section 6, failure to consult on the revised draft could result in a challenge.

There is also a reputational risk if the Council opts not to go out to public consultation.

8. Net Zero Target

Not applicable.

9. Equality, Diversity & Inclusion

Not a relevant consideration at this time.

10. Community Safety issues

Not applicable.

11. Conclusion and Recommendations

Following the changes made to the draft Glaven Valley Conservation Area Appraisal & Management Plan and to the proposed Glaven Valley Conservation Area Boundary, members are asked to recommend to cabinet:

- 1) That the responses received to the first round of public consultation on the Glaven Valley Conservation Area Appraisal are noted, and that the subsequent revisions made to the text and boundary are endorsed;
- 2) That another round of public consultation on the revised appraisal document be carried out as laid out in the report, the results of which should be brought back to Working Party in due course.