

Glaven Valley Conservation Area Appraisal (Planning Policy & Built Heritage Working Party)	
Executive Summary	Following a further public consultation exercise, this report seeks approval to adopt the draft Glaven Valley Conservation Area Appraisal along with the associated Management Proposals contained therein.
Options considered	<ol style="list-style-type: none"> 1. To adopt the revised draft document 2. To <u>not</u> adopt the draft document, not considered to be appropriate considering the extensive public involvement via two rounds of consultation, which were required to maintain 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 6 th October and 27 th October 2023. This included the publication of the draft document on North Norfolk District Council's website, direct notification to those who previously submitted comments, notification to Parish Councils, Local Members and any households newly affected by boundary changes located outside of the settlements.
Recommendations	<p>This report asks that Working Party:</p> <ol style="list-style-type: none"> 1. Recommend to Cabinet to adopt the Glaven Valley Conservation Appraisal following the amendments itemised in this report, for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process. 2. Recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal document and those further changes detailed in this report, and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990. 3. Recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.
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	Yes
Has the public interest test been applied	The item is not exempt.
Details of any previous decision(s) on this matter	<p>Planning Policy & Built Heritage Working Party – Monday, 15th August, 2022 10.00am</p> <p>Cabinet – Tuesday, 6th September, 2022 10.00am</p> <p>Planning Policy & Built Heritage Working Party – Monday 11th September, 2023 10.00am</p> <p>Cabinet – Monday 2nd October, 2023 10.00am</p>

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 adopted following the amendments itemised in this report, for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process.
- 1.2 This follows a final round of public consultation that finished on 27th October 2023 on the Glaven Valley Conservation Area Appraisal and Management Plan and that consultation has resulted in some further amendments being proposed in response to the comments 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 first public consultation took place over nineteen weeks, and included three public meetings. 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 any relevant local members and other interested parties.
- 2.8 A second, more focused, round of public consultation was undertaken during the period between 6th October and 27th October 2023. As previously, members of the public, Parish Councils, Local Members and any interested parties were asked to send us any feedback they had on the changes made

to both the appraisal document and the proposed boundary via a dedicated public consultation email address.

3. Proposals and Options

3.1 As part of the final consultation exercise, the following are the primary concerns which were raised in the representations received: -

- a) Two fields on the edge of Sharrington that had not been included within the conservation area boundary;
- b) A lack of coverage on Sharrington within the text of the appraisal document;
- c) Proposal of Sharrington's telephone box for local listing;
- d) Removal of the quarry/Breck Farm south of Hunworth;
- e) General textual errors/omissions resulting from the previous amendments made.

A summary of all comments received is included in **Appendix 1**, accompanied by the NNDC response/action. Comments in full can be made available if requested.

3.2 Following the results of the public consultation, further changes have been identified and should be made to both the proposed boundary and the Conservation Area Appraisal. These are listed below and have been cross-referenced back to the consultation draft – **Appendix 3**

- a) Page 7- reference to maps on page 132 should read '134' instead.
- b) Page 23- expand slightly on the description of the Medieval Cross. Text to read; "The cross is only a 7 mile walk, straight to the Walsingham Shrine, one of the holiest sites in the medieval Christian world; hence the passage via the Glaven Ports. The pilgrim's route is well documented and went down the eastern side of the Glaven to the first river crossing at the Little Thornage ford, nearby Sharrington. Only a handful of ancient crosses survive in the Glaven Valley, and most are stumps where the example in Sharrington appears to retain its full height."
- c) Pages 22-49- Additional information about historic development of area relating to land ownership of Lord Hastings to be added.
- d) Page 86- add that the mention of Sharrington's water mill is referred to in Christopher Daubeney's will of 1548, in which he left the mill to his son.
- e) Page 89/90- Sharrington Hall should be added into the discussion of larger houses within the Glaven Valley.
- f) Page 102- Sharrington's scheduled monument, the medieval cross, will be added into the section that lists all the scheduled monuments in the Glaven Valley and plotted on the map on page 104.
- g) Page 111, section 6.1, instead of reading "quarries can be converted to small agricultural reservoirs or landscaped when they cease to be used" sentence should read "The currently active mineral extraction site near Hunworth will be restored to agricultural reservoirs and agricultural grassland whilst the site south of Holt will mainly be restored to agricultural land on completion of mineral extraction."
- h) Page 121, section 7.3.3, paragraph beginning "alterations and extensions should..." final sentence will now read "These should be located, where

practicable, on rear or side elevations away from sight of the public highway.”

- i) Page 129- when Valley Farm is mentioned, addition to be made making reference to the possible location of the former water mill nearby.
- j) Pages 134-137- Boundary maps to be reviewed to make them clearer to understand.
- k) Pages 227-238- Map showing historic development of Sharrington needs to be included.
- l) Page 245 there should be a full stop after “chapel”, then a new sentence.
- m) All references to Thornage Mill and Mill Farm, need to be checked to ensure the correct address is being referred to.
- n) Buildings in Sharrington built by Sir Alfred Jodrell need to be identified, so that discussion of his influence on the character of the village can be highlighted.
- o) There will be an addition to the appraisal text that highlights the sensitivity of the River Glaven to domestic sewage discharge and washed sediment from developments nearby. Due care is needed to guard against such instances occurring.
- p) Sharrington telephone Kiosk to be included on the local list
- q) At Appendix C, the audit of heritage assets for Brinton needs to be added.
- r) At Appendix E, the large map for Sharrington needs to be included.
- s) Alphabetise the contents of the appendices.
- t) Boundary Review (pages 125- 138):
 - Amendment to include the fields either side of Hall Lane in Sharrington, with the boundary running along the south of the A148.
 - Area containing the quarry and Breck Farm south of Hunworth, will now be removed from the conservation area.

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

None identified at this time.

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:

- a) That the Glaven Valley Conservation Appraisal following the amendments itemised in this report, is adopted for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process.
- b) That the proposed boundary changes as recommended in the draft Appraisal document and those further changes detailed in this report are accepted and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.
- c) That the proposed Local Listings as identified within the draft Appraisal documents are agreed.