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Neatishead Conservation Area Appraisal and Management Plan	
Executive Summary	This report seeks approval to adopt the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and Management Plan in line with national policy and best practice. Both the Appraisal and Management Plan were authored by The Broads Authority, who subsequently adopted them in May 2025.
Options considered	<ol style="list-style-type: none"> 1. To adopt the document 2. To <u>not</u> adopt the document, not considered to be appropriate considering the extensive public involvement via consultation, and the document having already been adopted by The Broads Authority.
Consultation(s)	The Draft Neatishead Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 2 September and 14 October 2024. Organisations such as North Norfolk District Council Historic England and Norfolk County Council were consulted, along with residents of the conservation area and the parish councils. A public drop-in session was held at the New Victory Hall in Neatishead on Saturday 14 September and this was well attended.
Recommendations	<p>This report asks that Cabinet:</p> <ol style="list-style-type: none"> 1. Notes the content of the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and Management Plan, and 2. Approves the adoption of the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and Management for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process.
Reasons for recommendations	To enable the appraisal document to provide planning guidance for the District.
Background papers	Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and Management Plan 2025

Wards affected	All Wards
Cabinet member(s)	Cllr Andrew Brown
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 ENV7 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	N/A

1. Purpose of the report

- 1.1 This report seeks approval for the Neatishead and Hall Road, Barton Turf Conservation Area Appraisal and Management Plan to be adopted, for statutory planning purposes and for the Appraisal document to become a material consideration in the planning process.

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 As well as its picturesque coastline, rural landscape and big skies, the District is known for its rich historic environment. The District’s heritage is an intrinsic part of its character and stands as testament to how the area has been shaped and evolved over time. Part of the District is also within the Broads, and this area is managed by the Broads Authority which is a Special Statutory Authority.
- 2.4 As part of North Norfolk District Council’s ongoing management of our 84 Conservation Areas, it was agreed that the Broads Authority should lead on

the production of the Conservation Area Appraisals in the conservation areas that are shared between the two authorities, with input from NNDC. Two shared conservation areas have already been adopted by both Councils; Stalham Staithe (2017) & Ludham (2020), with Neatishead the latest to be reviewed by the Broad's Authority.

- 2.5 Neatishead Conservation Area was first designated in 1975 and was last appraised in 2011 when it was also extended. As part of a review in line with Section 71 of the Planning Act it was considered that the Neatishead Conservation Area should be re-appraised. This was also important as the Historic England guidance on Conservation Area Appraisal, Designation and Management (2019) had been updated in the intervening period.
- 2.6 The draft appraisal was taken to the Broads Authority's Heritage Asset Review Group on the 21 March 2025. This group, now disbanded, was a non-decision-making Members' group, where Members could help to shape and be kept informed of the heritage teams work. The group were content with the document and agreed it should be presented to the Broads Authority Planning Committee for approval.
- 2.7 The Neatishead and Hall Road, Barton Turf Conservation Area Appraisal was approved and adopted by the Broads Authority Planning Committee in May 2025.

3. Proposals and Options

- 3.1 Officers at the Broads Authority have produced the Conservation Area Appraisal. Research has been carried out, along with site assessment, survey analysis and collation of key sources. This has been carried out in liaison with officers from NNDC.
- 3.2 In this instance, no boundary changes were considered necessary. However, following the public consultation the name of the designation has been altered from Neatishead Conservation Area to the Neatishead and Hall Road, Barton Turf Conservation Area. Although this is lengthier, it more accurately describes the conservation area boundary, which covers parts of Neatishead and Barton Turf.
- 3.3 The Appraisal document has been updated to comply with Historic England's guidance and to ensure that it takes account of changes that have taken place in the village in the last 14 years. The main changes to the document were:
 - a) Clearer information regarding the implications for homeowners
 - b) The inclusion of a Statement of Special Interest
 - c) The inclusion of a summary of the 'general character, location and uses'
 - d) Review of the 'Historic Interest' section to ensure it relates more clearly to the physical development of the place
 - e) Review of the 'Architectural Interest' section to ensure it highlights the building types, materials and particular eras of development that have helped to shape the place today and to help guide new development
 - f) The identification of character areas and spatial analysis of those areas, including setting, view, significance of open spaces, gardens, trees and landscape
 - g) An update of the assessment of condition

- h) An update of the management and enhancement proposals
 - i) The inclusion of more mapping and up to date photos
- 3.4 The updated Neatishead and Hall Road, Barton Turf Conservation Area Appraisal is included at Appendix 1.

4. Corporate Priorities

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

5. Financial and Resource Implications

No known financial implications.

Comments from the S151 Officer:

The S151 Officer (or member of the Finance team on their behalf) will complete this section.

6. Legal Implications

There are no known legal implications arising from this report.

Comments from the Monitoring Officer

The Monitoring Officer (or member of the Legal team on behalf of the MO) will complete this section. They will outline any legal advice provided.

This report needs to be considered in line with the statutory provisions set out in section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 and requirements therein:

It places a duty on the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

It requires that (1) the proposals must be submitted for a public meeting and (2) the planning authority should have regard to any views concerning the proposals expressed by persons attending that meeting.

7. Risks

None identified at this time.

8. Net ZeroTarget

Not applicable.

9. Equality, Diversity & Inclusion

Not a relevant consideration at this time.

10. Community Safety issues

Not applicable.

11. Recommendations

11.1 That Cabinet: -

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