



To: Executive Councillor for Climate Change & Growth
Report by: David Roberts, Head of Policy and Projects
Relevant scrutiny committee: Environment Scrutiny Committee **5 October 2010**
Wards affected: Trumpington

**DRAFT APPRAISAL FOR TRUMPINGTON CONSERVATION AREA, AND
PROPOSED EXTENSIONS
Not a Key Decision**

1. Executive summary

- 1.1 The City Council has duties under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations, boundaries, and consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.
- 1.2 Trumpington was the subject of one of the Council's earliest Conservation Area Appraisals, which was published in 1998. This Appraisal, and the Conservation Area boundary, have been reviewed as part of the Pro-Active Conservation Programme. This work was prioritised because of the development pressures affecting Trumpington.
- 1.3 Consultants drafted the Appraisal and proposed boundary extensions. A period of public consultation was held from 23 June to 4 August 2010. The majority of the responses were in favour.
- 1.4 Suggestions have been made for amending the proposed boundary, The recommendation supports some of the suggestions.

2. Recommendations

- 2.1 The Executive Councillor is recommended to approve designation of the Conservation Area extensions and the content of the draft Appraisal.

3. Background

- 3.1 Funding of £30,000 per year for pro-active conservation work has been agreed for each of the financial years 2008-9, 2009-10 and 2010-11.
- 3.2 Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 3.3 The Trumpington Conservation Area was designated in 1969. The 1998 Appraisal led to the boundary being extended, principally to include Trumpington Hall and associated parkland.
- 3.4 In recent years Trumpington has been subject to major growth pressures. In the recommendations and conclusions of a 2003 report by Landscape Design Associates on Land West of Trumpington Road, Cambridge: Study to Identify the Potential for Development Through Green Belt Release, it was concluded that the green gap between Trumpington and Cambridge (the Green Belt) is important in retaining the feeling of a small city, dominated by its historic core. The Trumpington Meadows development site immediately borders the Conservation Area, with the Clay Farm and Glebe Farm sites close by. These development pressures, and the consequent traffic and other pressures on the public realm, were factors in Trumpington being identified as Cambridge’s only “Conservation Area at risk” in English Heritage’s 2009 survey.
- 3.5 Review of the Trumpington Appraisal was prioritised. Consultants were appointed under the Pro-active Conservation programme. The consultants’ draft was incomplete; it was finalised by officers, prior to public consultation. The consultation concluded on 4 August 2010.
- 3.6 Amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillor were consulted as statutory consultees.
- 3.7 A public exhibition was held on the 9th and 10th July, with a total attendance of 12 people.
- 3.8 The consultation received 12 written responses all in support of the proposals and many with suggestions for additions to the text and boundary. A summary of the responses has been included as Appendix 1.
- 3.9 As a result of the responses a number of changes were made to the text of the appraisal as well as a change to the proposed boundary as suggested by English Heritage. The boundary now includes the shops and flats behind the open green space of the crescent as well as the

open space itself which was already within the proposed new boundary. Many of the comments have been noted, but no action is thought to be needed. Some of the suggestions are not within the remit of this document. Please refer to Appendix 1 for a summary of the comments.

- 3.10 The revised draft Appraisal is included as Appendix 2.
- 3.11 Members have 2 recommendations to consider. The first is to approve the Conservation Area extensions; the second is to approve the draft Appraisal.
- 3.12 Approval of the Appraisal: the draft Appraisal provides a detailed assessment, in accordance with national best practice, of the area's special architectural or historic interest. That assessment shows that the area, and its proposed extension, clearly meets the statutory Conservation Area criteria of an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". It is therefore recommended that the draft Appraisal be approved and adopted.
- 3.13 The consultants have raised, within the draft Appraisal, the potential for Article 4 (2) direction(s) restricting specified "permitted development" rights; these could be used to help retain original features of the area, for example timber sash windows and front boundary walls. Any such direction would have to be the subject of separate consultation, coupled with preparation of guidance on such features and how they can be retained. This may be something to be considered in the future.

4. Implications

Staff

The extensions to the Conservation Areas will result in some additional workload arising from planning and tree work applications that involve properties and trees in the Conservation Area boundaries.

Finance

The financial implications are set out within the report above.

Environmental

The environmental implications are set out within the report above.

Community Safety

There are no direct community safety implications.

Equalities and Diversity

There are no direct physical equality and diversity implications. Involvement of local people in the work followed the guidance set out in the Statement of Community Involvement.

5. Background papers

These background papers were used in the preparation of this report:

Planning Policy Statement 5

www.communities.gov.uk/publications/planningandbuilding/pps5

English Heritage: Guidance on Conservation Appraisals, February 2006

www.english-heritage.org.uk/.../guidance-conservation-area-appraisals-2006

Trumpington Conservation Area Appraisal, 1998

<http://www.cambridge.gov.uk/public/docs/Trumpington%20conservation%20area%20appraisal.pdf>

Draft Trumpington Conservation Area Appraisal, July 2010

6. Appendices

Appendix 1

Summary of responses to public consultation

Appendix 2

Trumpington Conservation Area Appraisal, July 2010

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name: John Preston
Author's Phone Number: 01223 - 457160
Author's Email: john.preston@cambridge.gov.uk