



To: Executive Councillor for Climate Change & Growth
Report by: Head of Planning Services
Relevant scrutiny committee: Environment Scrutiny Committee *15 March 2011*
Wards affected: Petersfield, Romsey

DRAFT CONSERVATION AREA BOUNDARY REVIEW FOR MILL ROAD AND ST MATTHEWS, TO INCLUDE ROMSEY
Not a Key Decision

1. Executive summary

- 1.1 A review of the 1999 Mill Road and St Matthews Conservation Area Appraisal, and an Appraisal for a potential Conservation Area in Romsey were agreed as part of the 2009-10 Pro-active Conservation programme. It was agreed that separate Appraisals should be carried out, with concurrent consultations.
- 1.2 A period of public consultation has been held. The overwhelming majority of the very large number of responses received from Romsey were in favour both of giving Romsey Conservation Area status, and including it in a combined Conservation Area with Mill Road and St Matthews. Suggestions were made that an additional area including Burnside and Brookside be included. Responses to this were in favour.
- 1.3 Given the support for a combined Conservation Area, the separate draft Appraisals are not being recommended for approval at this time. They will be combined, and the draft revised Appraisal will be the subject of a separate public consultation.

2. Recommendations

- 2.1 The Executive Councillor is recommended to approve the proposed extension of Conservation Area no 1 to include:
 - a) Romsey
 - b) Brookfields and Burnside,
 - c) Stone Street.

3. Background

- 3.1 The City Council has an obligation 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.
- 3.2 Draft Appraisals have been prepared by consultants. Funding was agreed for Pro-Active Conservation work for each of the financial years 2008-9, 2009-10, and 2010-11.
- 3.3 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”.
- 3.4 The Petersfield end of Mill Road, together with St Matthews, was included in Conservation Area no 1 in 1993. The 1999 Mill Road and St Matthews Conservation Area Appraisal included a Conservation Area extension including Norfolk Street and Flower Street. It provided a catalyst and focus for regeneration and improvement initiatives in the Mill Road area.
- 3.5 The 1999 Appraisal was identified as being in need of review. Concurrently, requests were received for Romsey to be considered as a possible Conservation Area. The Conservation Area boundary had been drawn at the Mill Road railway bridge, with the support of the Design and Conservation Panel, both in 1993 and again in the Appraisal. This reflected the statutory focus on “areas of special architectural or historic interest”. National approaches to the heritage have since (from “Power of Place” in 2000 onwards) taken a broader and more inclusive view. Romsey was therefore included in a combined commission to consultants, along with the review of Mill Road and St Matthews.
- 3.6 A review of the 1999 Mill Road and St Matthews Conservation Area Appraisal, and an Appraisal for a potential Conservation Area in Romsey were agreed as part of the 2009-10 Pro-active Conservation programme. Consideration was given to a combined Appraisal for the whole study area, but the appointed consultants’ advice on initial inspection was that Romsey might not be of sufficient quality to merit designation, unless there was clear desire for this on the part of Romsey residents. It was therefore agreed that separate Appraisals should be carried out, with concurrent consultations.

- 3.7 The methodology the consultants used for the work was in accordance with PPS5 and Guidance on Conservation Appraisals, February 2006.
- 3.8 The amenity societies, English Heritage, County Highways and Planning, Environment Agency, the Ward Councillors and the County Councillors were consulted as statutory consultees.
- 3.9 The formal public consultation ran from 2 December 2010 to 17 January 2011. The draft Appraisals were posted on the Council's website, and information regarding Romsey was displayed in Ross Street Community Centre. A public exhibition was held in St Philip's Church, Mill Road from 2-4 December (Mill Road Winter Fair day). A public meeting attended by 70 people was held in the Church on 2 December, and over 200 people visited the exhibition. The meeting and the exhibition were publicised in the Mill Road Winter Fair brochure, distributed to all addresses in the area and beyond. All addresses within the proposed Conservation Area extensions received individual leaflets. The East Mill Road Action Group (EMRAG) also distributed leaflets canvassing residents' views.
- 3.10 A very large number of responses were received to the formal consultation (see Appendix 1). 127 responses were received from Romsey, 23 from Petersfield, 6 from Burnside, 15 from elsewhere in Cambridge, 2 non-local, and 10 not known. 82 respondents supported the content of the draft Appraisals. 73 supported the inclusion of Stone Street. 133 supported the inclusion of Romsey, and 124 supported a combined Conservation Area; these totals include respondents to the EMRAG questionnaire, which asked only 2 questions. The responses were overwhelmingly from Romsey, and overwhelmingly in favour of both designating Romsey as a Conservation Area, and creating a single combined Conservation Area for Mill Road and St Matthews. The only opposing comments were 4 against a Conservation Area for Romsey, and 3 against a combined Conservation Area.
- 3.11 Suggestions were made for including additional areas within the proposed boundary. Among these, Burnside and Brookfields were felt to have sufficient architectural and historical interest, and significance in relationship to Romsey, to merit potential inclusion. Other suggestions included several for including the former allotments between Hobart Road, Montreal Square, and Montreal Road. This area has been assessed, but is not felt to have sufficient special architectural or historic interest to merit inclusion in the Conservation Area.
- 3.12 A further consultation was held, both via the website and through individual leaflets to the properties affected, in relation to Burnside and

Brookfields. This consultation ended on 7 February. 9 responses were received in favour, and 1 against.

- 3.13 1 response in favour was received from a property in, and 2 responses in favour were received from property immediately adjoining, a small part of Stone Street which the draft Mill Road and St Matthews review proposes as an extension to the existing Conservation Area.
- 3.14 The draft Appraisals are included as supporting information (Appendices 2 and 3). In view of the strong support for a single Conservation Area, the drafts will be combined into a single Appraisal for the whole area, for future approval. This will take into account comments received, and will be the subject of further public consultation. The current drafts provide evidence to illustrate that the existing and proposed areas meet current national criteria, in terms of the special architectural and historic interest for Conservation Area designation. Although the drafts do not include text for Burnside and Brookfields, officers are satisfied that these merit inclusion. Text for Brookfields and Burnside will be included in the draft combined Appraisal.
- 3.15 There has been some understandable concern that the focus of the consultation effort was on Romsey. This was partly because the exhibition and meeting were held in Romsey, unsuccessful efforts having been made to organise a concurrent exhibition at the Petersfield end of Mill Road. The advertisement in the Mill Road Winter Fair brochure did not achieve the area-wide interest which had been hoped for. Almost all the properties (individually consulted) in the proposed extensions are in Romsey. More fundamentally, given the consultants' initial assessment it was essential to get a public response in relation to Romsey before deciding on the approach to Mill Road as a whole.
- 3.16 The drafting of a combined Appraisal will enable the character of, and issues relating to the whole of Mill Road to be considered. Comments made in the responses received so far will be taken into account in the drafting. The consultation will enable full involvement of people in the existing Mill Road and St Matthews Conservation Area.
- 3.17 It is envisaged that when the current programme of Conservation Area Appraisals is completed, the Conservation Area boundaries will be re-designated to map directly on to Appraisals and their boundaries. The existing boundary to Conservation Area no 1 will need to be re-drawn at that time, to separately identify Conservation Areas corresponding to the proposed Mill Road, Romsey and St Matthews Appraisal, the Historic Core Appraisal, and other Appraisal areas forming part of Conservation Area no 1.

3.18 Members have 3 recommendations to consider: to approve the alterations to the boundary of Conservation Area no 1 to include a) Romsey, b) Brookfields and Burnside, and c) Stone Street.

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. Combining the draft Appraisals will involve in-house work by the Historic Environment team.

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

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>

English Heritage: Guidance on Conservation Appraisals, February 2006

<http://www.english-heritage.org.uk/publications/guidance-conservation-area-appraisals-2006/>

Mill Road and St Matthews Conservation Area Appraisal 1999

<http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/historic-environment-and-trees/conservation-areas/>

(scroll down, click on “central conservation area”, then on “Mill Road and St Matthews Area Appraisal)

6. Appendices

Appendix 1

Summary of responses to public consultation

Appendix 2

Draft Mill Road and St Matthews Conservation Area Character Appraisal, 2010

Appendix 3

Draft Romsey Conservation Area Character Appraisal, 2010

Appendix 4

Mill Road and St Matthews Area Conservation Area map, showing Stone St.

Appendix 5

Romsey proposed designation map, including Brookfields and Burnside

Appendix 6

Detail showing proposed Brookfields and Burnside boundary

Appendix 7

Detail showing proposed Stone Street boundary.

7. Inspection of papers

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

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