

**WARBOYS CONSERVATION AREA:  
CHARACTER STATEMENT AND MANAGEMENT PLAN  
CONSULTATION DOCUMENTS  
(Report by Planning Policy Manager)**

**1. INTRODUCTION**

- 1.1 Cabinet is asked to consider the attached draft documents and approve them for consultation purposes. Once representations have been received and considered, it is intended to seek Cabinet's endorsement of the documents for use as material considerations in the context of planning proposals.

**2. BACKGROUND**

- 2.1 The District Council is committed to the production of Conservation Area Character Statements to provide an analysis of the special interest of all the district's 63 Conservation Areas. These documents will be used to guide decisions on planning matters and other changes to the fabric of Conservation Areas to ensure that the character and appearance of Conservation Areas is not diminished. It is also hoped that the publication of these documents will help to increase the general public's awareness of the special qualities that make the District's Conservation Areas unique.
- 2.2 The existing Warboys Conservation Area Character Statement was adopted in July 2000 following a period of public consultation. Under the new Best Value Performance Indicators (BVPIs), all character statements should be reviewed in a five year rolling programme to ensure that the advice being offered is relevant and up-to-date. As the Warboys document only recently expired and already meets the latest guidance for the production of such material, it was considered appropriate to update its contents and repeat the public consultation procedure.

**3. THE CHARACTER ASSESSMENT**

- 3.1 The contents of the Character Statement follows a previously-agreed pattern, which conveys the special architectural and historical interest of the Conservation Areas through maps, photographic illustrations and written text. Specific references are made to:-
- The historical development of Warboys
  - The essential characteristics of the Conservation Area including important views, focal points and landmark buildings.

- The green open spaces, trees and gardens in the Conservation Area.
- The architectural styles within the village.
- The distribution of construction materials.
- Examples of traditional local detailing.

3.2 This approach conforms with English Heritage's recent publication *Guidance on conservation area appraisals* 2006. It has been necessary to make only minor changes and updates to the original document.

#### **4. THE MANAGEMENT PLAN**

4.1 Since 2000, another recent English Heritage publication *Guidance on the management of conservation areas* 2006 has given further assistance to local authorities in the preparation of enhancement plans.

4.2 In response to this, a Management Plan has now been prepared for the Warboys Conservation Area. The Plan identifies potential weaknesses within the Area, as well as opportunities for enhancement.

4.3 The Plan also identifies the requirement to review the Conservation Area boundary as part of the rolling update of the material (ie within 5 years). This is considered to address the on-going management of the Conservation Area required by the new BVPIs but also honours the Cabinet's decision of April 2003 to support Conservation Area boundary reviews.

#### **5. RECOMMENDATIONS**

5.1 That Cabinet considers approves the Draft Character Statement and Management Plan for the Warboys Conservation Area for a period of public consultation.

#### **BACKGROUND INFORMATION**

1. Conservation Area Boundary Review Policy Document, Huntingdonshire District Council, January 2003.

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