



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL
Local Development Framework

SUTTON

Conservation Area Appraisal

Supplementary

Planning Document

MAY 2013



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1 Introduction

The village of Sutton is situated to the west of Ely and is one of the larger villages in the District of East Cambridgeshire. Located approximately 6 miles from Ely, the village sits on the main road from Ely to St Ives. The Conservation Area was originally designated in February 1973 and is focused around the settlement centre and main thoroughfare.

This document aims to fulfill East Cambridgeshire District Council's duty to "draw up and publish proposals for the preservation and enhancement" of its Conservation Areas as required by the provisions of the Planning (Listed Building and Conservation Area) Act 1990.

The document includes; a review of the boundaries of the Conservation Area, a character appraisal, design guidance specific to the settlement. For more detailed information on the Council's design policy please see the adopted Design Guide SPD.

2 Public Consultation

The public consultation will be carried out in compliance with the Council's adopted Statement of Community Involvement (17/10/06).

3 What are Conservation Areas?

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*".

Conservation Areas are intended to protect the general character of an area, including features such as buildings, materials, scale, street furniture, open spaces and landscaping.

The designation of a Conservation Area is not intended to stifle new development, nor preserve settlements or areas as museum pieces. Conservation Areas must be allowed to evolve to meet changing demands, although change must be managed in order to respect the significance of the area.

Conservation Area designation also gives a degree of control over some types of development, for example the following works require planning permission within a Conservation Area;

- The cladding of any part of the exterior;
- Extensions to the front or side;
- Extensions larger than single storey to the rear;
- Alterations to roofs;
- Alterations to chimneys;
- Satellite dishes.

Designation also gives control of demolition of structures greater than 115 cubic meters in size and works to trees must be approved within the Conservation Area.

3 What is a Conservation Area Appraisal?

The Local Planning Authority has a duty to determine what parts of the district are areas of special architectural or historic interest that merit statutory protection.

Having established a Conservation Area the LPA is also required to review the designation and boundaries of these areas on a regular basis. This ensures that the area is still considered to be of value and is a way to determine whether any areas have been overlooked or changes have occurred which require the boundaries to be redrawn.

Any pressured for change in the area can then be identified and enhancement opportunities highlighted.

The appraisal document sets out the historical and architectural context for the locality and identifies what it is that makes the Conservation Area of special interest.

It serves to provide clear guidance on what should be considered to be of historic or architectural significance and is worth of preservation. The document is used for Development Control purposes to help assess planning applications made within the area.

4 Overview of the area

The area of modern day Sutton has been occupied for thousands of years. The main inhabited areas of the village are approximately 15m above sea level but some areas of the village; The Row and Link Lane are located below sea level.

The origin of the name is believed to come from the Saxon "Sut" which generally means south and "ton" or "tun" meaning settlement or enclosure. Historically Sutton was a linear settlement laid out along High Street (the main road from Ely to St Ives).

The Ely to Sutton railway line opened in 1866 and the station was located to the southeast of the village at the end of Station Road. The railway was closed completely in 1964 and the station buildings were reused for manufacturing.

The area surrounding the village generally comprised of open fields and woodland and the natural interaction between land and water resulted in regular flooding during the winter.

Vermuyden's restructuring of the land during the 17th century has resulted in the accelerated drop in ground level. Today flood prevention measures keep the water at bay and the farmland safe from flooding.

5 Boundaries and Extent of Conservation Area (see map on next page)

The current boundary of the Conservation Area stretches the length of the historic town and is focussed mainly along High Street. The building

plots immediately along the north and south sides of High Street are of similar size and shapes to those shown on the early OS maps of the area. There has been minimal infill development along High Street, although what infill there has been generally dates from the early 20th century.

At the east end of High Street the Conservation Area boundary expands out to take in the old grounds of Sutton House. Unfortunately the house was demolished and a modern housing estate built on the grounds. Some of its associated parkland still survives and forms a green buffer to the edge of the settlement.



Development within the Conservation Area has been limited however; the areas to the north and west of High Street have been intensively developed over the years, particularly to the north.

7 History

7.1 Prehistoric

There is evidence of settlement in the Sutton area dating back to the Paleolithic period when hunter-gatherers were beginning to settle in this part of East Anglia. Primitive agricultural practices began emerging during the Neolithic period and the common crops found in the area were reeds, cotton, peat, wheat and barley.

Later during the bronze and iron ages more permanent settlements began to form on areas of higher ground. Farming began to increase in popularity and the itinerant population began to reduce as groups started to settle in one place.

7.2 Roman

There is some evidence of Roman activity around the village centre with a few find spots recorded in the Cambridgeshire Sites and Monuments Record. There is no evidence to suggest large scale Roman settlement in this location with the nearest Roman towns at Ely and Cambridge.

7.3 Medieval

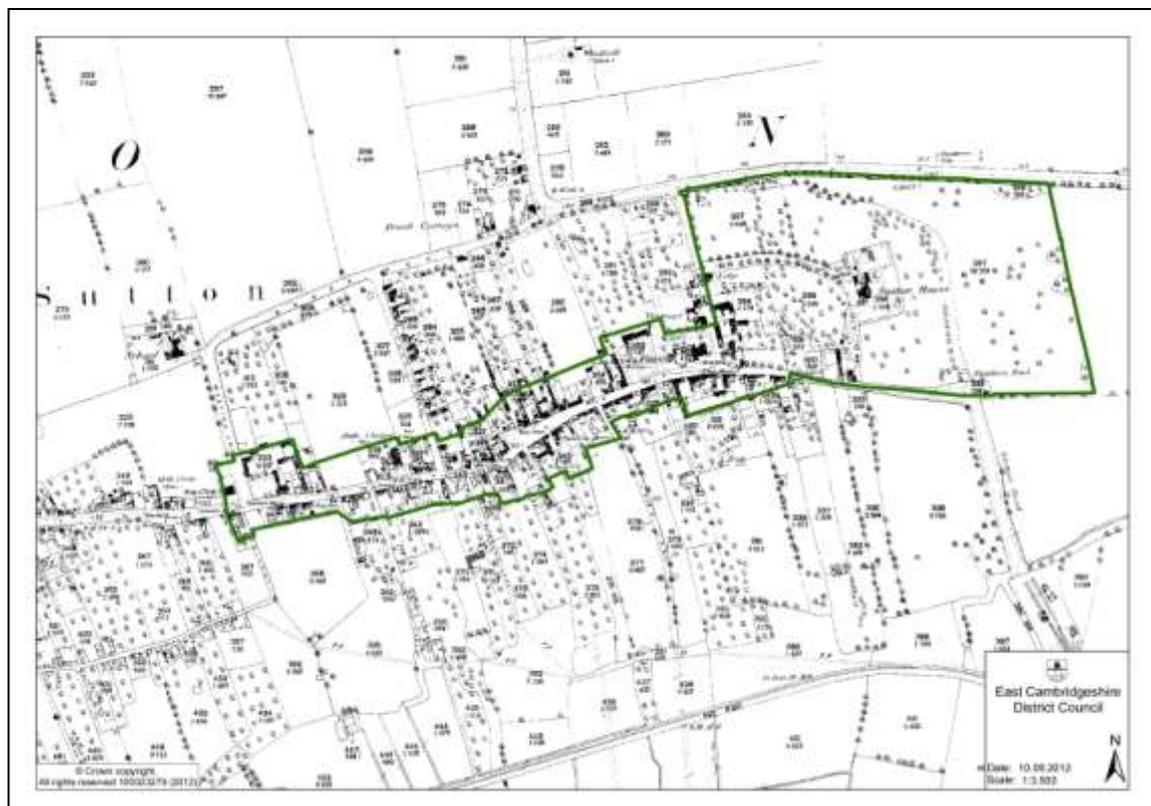
The vicarage of St Andrew was instituted in 1254 yet St Andrews Church was not constructed until approximately 1350. In the Domesday Book the area seems to have been relatively prosperous when the lands belonged in the most part to the Priory of Ely. In 1312 Sutton was granted the right to hold a weekly market that ensured the continued prosperity of the settlement.

7.4 Post Medieval

The draining of the fens had a massive impact on the area over the following 100 years. During the late 17th century Sutton was famous for growing fruit; cherries, apples and pears were all successfully grown in the area. Some evidence of these once expansive orchards survives in the gardens of modern houses.

The first school was established in the village during the 16th century and the fens were first drained in 1630.

By the 19th century the area was becoming more accessible with a rail carrier service established between Sutton and Ely, Chatteris and St Ives. A passenger train service was opened in 1866 between Ely and Sutton; this railway had been shown on the OS map compiled a year earlier. Unfortunately the passenger service was withdrawn in 1931 and the railway was closed in 1964.



Historical map showing extent of Conservation Area.

7.5 Modern

Today Sutton is a relatively large village settlement with good road links to nearby towns of Cambridge, Ely, Kings Lynn and Newmarket. A popular commuter village, Sutton has expanded north and south from the High Street.

Several areas to the north and west of the historic village core have been intensely developed and the settlement edge now consists of predominantly modern housing estates.

8 Archaeology

Cambridgeshire County Council holds a database of archaeological finds throughout the County. The following is therefore a summary of the evidence amassed to date and may not be exhaustive:

Evidence has been found in the area of settlement dating back to prehistoric times. This evidence is mostly found to the north of the main village in neighbouring Sutton Gault. Several earthwork mounds have also been recorded nearby, however these are currently undated and may be natural in origin.

There have been Saxon and later remains found in various locations throughout the village. These range from the remains of chapel, burials, tools and pottery all of which contribute to the understanding of the development of the village.

9 Location and Landscape Setting

The village sits on a ridge of gravel over a bed of clay, similar to other fen edge villages surrounding Ely. The fenland soil is made up of a mix of softer silts, clays and peat making it ideal for growing crops.

The Fens developed in the wash area as a result of rising sea levels at the end of the last ice age, flooding former forested areas and depositing areas of marine clay. The combination of rotting vegetation from the former forests and slow moving water in the rivers and streams draining the area over several thousand years resulted in the formation of peat.

The Cambridgeshire Landscape Guidelines, 1991 identifies the local character areas throughout the County, with the fenland being identified as a distinct category. The document defines the fens as “a landscape of contrasts and variety...the open landscape provides distant views where the scattering of clumps and individual trees merge together to produce a feeling of a more densely tree covered horizon”.

10 Street Analysis

10.1 High Street

This is the main thoroughfare through the village and is the street on which the several small retail units are located. The grain of development is historically linear with properties located on the back

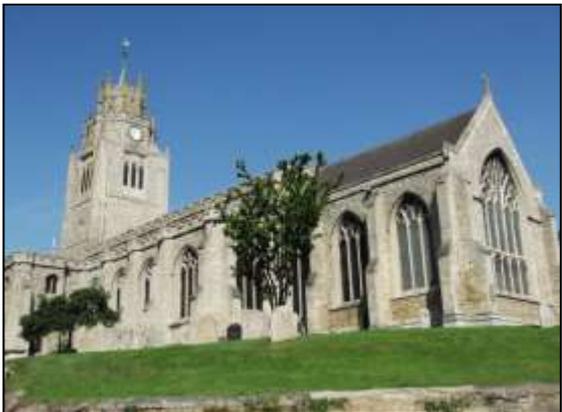
edge of the footpath, with gardens behind. There are several lanes perpendicular to High Street that run north and south.

There is a mixture of terraced and detached properties as well as historic and modern in fill. There is a wealth of historic buildings surviving in the village and the majority of these are located towards the centre of the village.



The High Street starts at the junction with Station Road and it is here that the Parish Church is located. A large building that sits on a raised churchyard, this is the dominant feature at this end of the village.

Travelling into the village along High Street there is a pleasant mix of traditional cottages with some modern, low-key development throughout. There is a mix of detached and terraced housing with many of the larger dwellings located towards the centre of the village.



There are a few predominant features found along High Street; such as mansard roofs and tumbled brickwork. These features are found on a number of buildings along High Street and are relatively unique features to Sutton as they are not common in other villages in the District.



Towards the centre of High Street is where a small number of commercial units are located. A village shop, doctor's surgery, pharmacy and a few take away units are all found within close proximity to each other.

Several of the shop fronts are unfortunately of a relatively poor standard, do little to enhance the character or appearance of the village and are in fact having a detrimental impact. Unsympathetic illumination and signage does unfortunately detract from a relatively pleasant street scene.



Progressing further along High Street there is a change in character to buildings that are more vernacular in style and are of a lower status. Small terraces and semi-detached properties become the more dominant building style towards the junction with The Brook.

10.2 Station Road

Station Road is located to the east of the village and historically led to the station. There are a number of properties located at the start of the street, close to the junction with High Street, but development quickly

ends and the road leads out in the countryside. There is an area of development to the south however this is no located within the Conservation Area or settlement boundary.

There is a mix of housing styles along Station Road with several houses being of considerable age. Not far out of the main village is Stanker's Pond, an attractive feature that appears on the historic maps of the area. The pond has undergone extensive restoration project by the Sutton Conservation Society.



10.3 The Lanes

There are several lanes leading north and south from High Street, most of which appear in their current form on the historic map of the town.

These lanes give some clues as to the historic development of the settlement and some of the buildings once found here. Windmill Lane for example hints at the location of a windmill, shown on the historic maps but no longer surviving.

When the original Conservation Area boundary was drawn up, only the first few properties down each lane were included in the original Conservation Area boundary. This would seem to suggest the boundary was drawn to reflect the rear property boundaries along High Street.

11 Spatial Analysis

11.1 Key Views

The main key views within the Conservation Area are views up to St Andrew's Church from the junction with Station Road. This view helps illustrate the prominent location of the church within the village; built on an elevated site the building commands the street scene.



Some of the other key views are out of the Conservation Area, down the lanes and out in to the open countryside. These views are also important in highlighting the elevated position of the settlement within the wider landscape.

11.2 Open Spaces & Focal Points

The main open space within the existing Conservation Area is the historic Sutton Park. This area of historic parkland now surrounds a modern housing estate and provides a pleasant buffer to this edge of the village.

The parkland also contains many mature trees, which help to inform the character of this part of the Conservation Area. The land looks to be used as agricultural land for grazing and unfortunately there doesn't seem to be any public access.



Throughout the village centre there are very few areas of public open space. The main area being the churchyard of St Andrew's Church that provides a pleasant setting to the church itself. Elevated above street level the churchyard is a prominent feature in the street scene. Churchyards are often regarded as being wildlife havens and can promote biodiversity in the area.



There is a small area of ground to the front of the doctor's surgery with a relatively mature tree and listed telephone box. This small parcel of land provides a pleasant break in the street scene and has a positive impact on the character and appearance of the area.

The majority of open space within the Conservation Area is private in nature and forms garden space to residential properties. In most instances the private garden space is located to the rear of properties however; there are a few properties that have small areas of garden to the front.

The main focal point in the village has to be the Parish Church, which in its elevated position, forms a prominent local landmark and is visible from some distance away.

There are no other obvious focal points within the Conservation Area.

11.3 Landscaping and trees

Whilst historically Sutton featured an expanse of fruit orchards, the majority of trees in the village today are on private land. Descendents of these orchards can still be found in many of the gardens.

The area of Sutton Park is a historic landscape that remains relatively unchanged outside the new housing estate.

The south edge of the village is very open, with the back lanes leading off into agricultural land and flat open countryside.

12 Building Materials and Styles

There are a variety of building materials and styles within the village. The predominant building style is two storey detached and terraced residential properties.

There is a variety of building materials present, the majority of properties being brick built with a mix of slate and tiled roofs. Several

properties along High Street have also been rendered or painted, mostly in cream/white shades.

There is evidence of unsympathetic alterations within the Conservation Area, mostly towards the eastern end, where plastic windows and doors are prevalent. The use of unsympathetic materials does little to enhance the character or appearance of the area and care should be taken to avoid widespread degradation of historic features.

There are a few commercial units within the Conservation Area, mostly located centrally on High Street. These units play a vital role in providing facilities and services for the community. Some of these units are having a negative visual impact as a result of poor quality signage and illumination.

13 Buildings of Townscape Merit

13.1 Listed Buildings

There are currently several listed buildings found within the boundary of the conservation area:

- St Andrew's Church – Grade I
- 20-22 High Street – Grade II
- Mostyn, 76 High Street – Grade II
- 78a High Street (Old Baptist Church) – Grade II
- 31 High Street – Grade II
- Cambria, 19 High Street – Grade II
- Dundas House, 17 High Street – Grade II
- The Gables, 3 High Street – Grade II
- Rathmore, Station Road – Grade II
- Rectory Farmhouse, Station Road – Grade II

These listed buildings vary in status and appearance and have varying impacts on the character of the conservation area. Generally most of the buildings are in relatively good condition and some occupy visually prominent locations within the town.



The listed buildings in the village are all Grade II listed with the exception of the Parish Church of St Andrews, which is Grade I. The listed buildings all date from similar time, with most being constructed in the 18th century.

13.2 Building of Local Interest

There are several buildings within the conservation area that are not listed but have a positive impact on the character and appearance of the conservation area. Although these buildings are not afforded statutory designation they are still worthy of note and should be preserved where possible.

Buildings such as Rose and Eastwood Cottage, Station Road as well as several properties along High Street; 14, 21, 23, 25, 27, 34 and the Methodist Chapel all have a positive impact and add to the character and appearance of the Conservation Area.



Many are of similar date to the listed buildings but did not warrant statutory protection through listing. The buildings have been identified as being of local significance and are worthy of retention within the street scene.

These buildings will be included on the Council's Buildings of Local Interest List when it is produced and their importance within their local setting will be material planning consideration.

14 Boundary Assessment

The Conservation Area was drawn relatively tightly around the historic core of the settlement. The boundary in the most part remains appropriate and includes the most significant buildings within the village.

The only area that may warrant closer examination is the area of land to the east of the current conservation area from the designation that currently incorporate a large expanse of open land and the more modern developments of Sutton Park and Eastwood Close.

Although this area does have historical associations with the village and this was where Sutton House once stood, there is no evidence of the house or its immediate grounds remaining today.

A blanket Tree Preservation Order covers the area and this affords a level of protection to important vegetation on this land. The impact of the loss of any mature and/or significant trees will be considered when dealing with any applications that may come forward for this area.

This area is also located outside the development envelope of the village and therefore it would be extremely difficult for this area to be put forward for development under current Council Policy.

However, despite the lack of physical remains in the area, the historical associations of what once stood here may be of sufficient significance to warrant continued inclusion within the Conservation Area boundary.

It was felt that in light of the public support for this area to remain within the boundary of the conservation area, that no changes would be made at this time.

There are a few other changes to the boundary, minor amendments are required to ensure that the boundary does not cut across gardens/properties and runs to existing properties lines.

The two larger amendments include the area to the south of Station Road, although this area looks relatively large, it is in fact a correction to ensure that the boundary runs to plot boundaries. Previously in this location it cut across half of the plots. This amendment should clarify the situation for owners and will not place any additional constraints on the site than are in place already (as half is already included within the existing boundary).

The other proposed addition to the Conservation Area is the inclusion of the cemetery to St Andrew's Church. The front area of the cemetery is already included within the boundary of the Conservation Area and it is widely recognised that cemeteries make an important contribution to the local environment.

Cemeteries are valued by local communities, firstly as a place to respect and commemorate the dead and second as a place of relaxation, study and the enjoyment of nature and local history.

15 Enhancement Opportunities

The following list outlines what are considered to be the current pressures on settlements within the District. The list may not be exhaustive and some items may be more relevant than others in Sutton. (They are not listed in any order of importance):

- Loss of traditional style timber framed windows and alterations to window openings;

- Loss of boundary walls and hedges to provide on site parking;
- Loss of traditional outbuildings;
- Conversion of buildings to new uses;
- Introduction of roof lights;
- Use of non traditional materials;
- New development which does not respect the scale form or character of the existing village;
- Introduction of front porches;
- Need to find new uses for existing buildings to facilitate their reuse;
- Installation of satellite dishes to front elevations;
- Blocking up of chimneys leading to loss of pots and possible removal of stacks;
- Changing the front doors with style inappropriate to the property;
- Street furniture and signage clutter

One of the most noticeable problems within the Conservation Area is the loss of traditional style timber windows and the prevalence of PVCu replacements. This is more obvious to the west of the Conservation Area, along High Street where very few of the properties still retain their traditional windows and doors.

The cumulative impact of these alterations often detracts considerably from otherwise pleasant, traditional style properties and does little to preserve or enhance the character or appearance of the area.

One way of counteracting these effects is to consider the introduction of an Article 4 Direction to remove specific permitted development rights on properties in order to preserve the character and appearance of the area.

16 Acknowledgements

The historical and archaeological background has been compiled using the following sources:

1. The Cambridgeshire Historic Environment Record
Cambridgeshire County Council
Box ELH 1108
Shire Hall
Cambridge, CB3 0AP
Email: arch.her@cambridge.gov.uk
2. A History of the County of Cambridgeshire and Isle of Ely Volume IV
3. The Inventory of Historical Monuments in the County of Cambridgeshire Volume 2 (North east Cambridgeshire) RCHME pages 16-47
4. The Buildings of England: Cambridgeshire
Nicholaus Pevsner. Yale University Press, 2nd edition 1970

5. Ordnance Survey Maps
6. The Fen Past Screening Bureau has an archive relating to fenland life
Box RES 1013
Shire Hall
Cambridge, CB3 0AP
Email: fenpast@cambridge.gov.uk

APPENDIX A

MAPS

APPENDIX B

RELEVANT PLANNING POLICIES

Cambridgeshire Structure Plan (adopted October 2003)

- P1/2** Protection of sites of archaeological, historic or architectural value
P7/6 Local Authorities will protect and enhance the distinctiveness of the historic built environment.

East Cambridgeshire Core Strategy (adopted October 2009)

This section summarises the main Core Strategy policies that are relevant to the conservation areas.

Policy EN 2

Design

All development will be designed to a high quality, reinforcing local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character, appearance and quality of an area will not be acceptable.

New development proposals, extensions and alterations to existing buildings and structures will be expected to:

- a. Have regard to the East Cambridgeshire Design Guide;
- b. Incorporate the sustainable construction principles contained in Policy EN3;
- c. Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;
- d. Be developed in a comprehensive way, avoiding piecemeal development;
- e. Retain existing important landscaping and natural and historic features and include landscape enhancement schemes that are compatible with the Council's Landscape Guidelines for recreation and biodiversity;
- f. Ensure that the scale, massing and materials of buildings relate sympathetically to the surrounding area;
- g. Provide structure by making use of existing views, vistas and landmarks and creating new ones;
- h. Create safe environments addressing crime prevention and community safety;
- i. Make a clear distinction between public and private spaces, and enhance the public realm;
- j. Ensure that places and buildings are accessible to all, including the elderly and those with impaired mobility;
- k. Provide enclosure to street and spaces through the grouping, positioning and height of buildings and landscape features, and road layouts;
- l. Incorporate the highway and access principles contained in Policy S6;
- m. Ensure that car parking is discrete and accessible and provided in accordance with Policy S7;
- n. Provide adequate waste and recycling storage/collection areas;
- o. Where appropriate, contain a variety and mix of uses, buildings and landscaping;

- p. Ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers of new dwellings are provided with acceptable residential amenity;
- q. Ensure that there is no detrimental effect on the appreciation of Ely as an historic cathedral city in the quality of the approaches and the quality of views of the cathedral distant and close to.

The Council may require the submission of development briefs for certain proposals, and will notify developers of this requirement at an early stage in the conception of proposals.

EN2 - Design

- Well-designed, safe and attractive new development that respects its surroundings can help to raise the quality of the built environment and have a significant impact on everyday life. Good design is a key element in sustainable development and it is a strongly held aspiration of the Council to raise the standard of design in all proposals to assist vitality, and create a 'sense of place' in communities and neighbourhoods.
- The Government requires Design and Access Statements to be submitted with most planning applications. These Statements are intended to demonstrate how a proposal is functional, attractive and accessible to all. Comprehensive guidance on the format and content of a Statement is provided on the Council's website. Further information on design can be found in 'Building for Life' published by CABI, which includes advice on character, public space, design and construction, and the surrounding environment and community. Also helpful in street design is the Government publication 'Manual for Streets' which gives advice on the creation of high quality residential streets. The Council encourages developers to incorporate these principals in their proposals. Developers are also encouraged to go beyond minimum access standards contained in Building Regulations to provide higher standards of accessibility for all within public spaces and individual buildings.
- Development must be of the appropriate scale, design and materials for its location and conform to the design principals set out in the policy below. All new buildings and spaces must enhance and respect their surroundings and contribute towards local identity, whilst securing and maintaining a high level of general amenity for residents and workers in the district. The particular importance of design in areas of historic conservation is detailed in Policy EN5.
- The importance of new developments complementing and relating to their surroundings, whilst being safe and accessible to all, is established in the strategic objectives of the Core Strategy. The objectives also seek to mitigate the impacts of climate change, and the environmental performance of new buildings is addressed in Policy EN3 'Sustainable East Cambridgeshire Core Strategy construction and

energy efficiency'. Good design can reduce energy consumption and improve sustainability and the Council will actively promote development incorporating new technology and contemporary design where it provides appropriate visual context or contrast in respect of its surroundings.

- Crime, and the fear of crime, is amongst the top concerns of local communities, and these concerns are reflected in the strategic objectives of this plan. Design can make a significant contribution towards reducing the scope for crime, and create more pleasant and reassuring environments in which to live and work. In addition to appropriate design of buildings, open spaces must be safe and believed to be safe so that their full enjoyment for play, walking, sport and general amenity can be fully utilised and appreciated. Increasing natural surveillance, layout of roads and paths, planting, positioning and use of open space, and secure standards of doors and windows are areas for particular consideration. In town centers covered by CCTV systems developers will be required to consider these facilities in their design and/or contribute to the siting/re-siting of cameras where appropriate. National guidance to assist in designing out crime is contained in 'Secured by Design', and developers are advised to contact Cambridgeshire Constabulary for further advice.
- Good design can help to ensure that the best use is made of land, as required by Government guidance in PPS3. The piecemeal incremental development of an area with no regard to an overall plan or concept development of a large site can result in an unsatisfactory form of development by preventing proper consideration of how various elements, such as landscaping, open space and footpaths, fit together, thus preventing a holistic approach to design. Piecemeal development schemes that would prevent adjacent land or other nearby sites from coming forward – for example, by impeding future access, will also be resisted. However, phased development will be supported where it is related to a comprehensive scheme/master plan which addresses overall infrastructure provision, access and internal circulation by pedestrians, cyclists and motor vehicles, landscaping, open space and play space provision, and affordable housing.
- Good connectivity and movement between spaces requires a high standard of design. The Council is committed to reducing dependence on the car, minimising the impact of car parking, and improving accessibility for pedestrians, people with impaired mobility, cyclists, horse riders and public transport. All development proposals will be required to incorporate safe, attractive and convenient road design, access and parking arrangements and pedestrian routes as detailed in Policies S7 and S8. The advice of the County Highways Authority will be sought in relation to these issues. Development schemes should aim to protect and enhance existing links and look for opportunities to improve and expand them.

- For large and more complex schemes the Council will require a more detailed development brief to be submitted in advance of an application, and shared with the local community. Such information will show how the design has evolved and how design-related considerations have been addressed. It will also provide an opportunity for engagement of the local community at an early stage, and enable the Council to check that key issues have been addressed, thus helping to speed up the planning application process. It is not appropriate to be precise about when a development brief may be required, as much depends on the nature of the site and the proposal. Developers will need to discuss the issue with the Council at an early stage in proceedings.
- It is proposed to produce an East Cambridgeshire Design Guide to be adopted as SPD. This will contain more detailed guidance on how design should compliment local architectural traditions, and how sustainable construction techniques can be incorporated within the East Cambridgeshire Core Strategy context of the quality and character of the existing built heritage. Other detailed local context information can be found in Conservation Area Appraisals, the Ely Environmental Capacity Study, the Cambridgeshire Landscape Guidelines and Parish Plans, and these should be taken into account. Reviews of these documents will occur during the lifetime of the LDF and the most up to date material should be referred to.
- Guidance on the appropriate design of shop fronts and advertisements will be set out in the Shop fronts and Advertisements Supplementary Planning Document. Further general design guidance can be found in Government guidance document 'By Design', the companion to PPS1.

Policy EN 5

Historic conservation

Development proposals, within, or affecting a Conservation Area should:

- Be of a particularly high standard of design and materials that will preserve or enhance the character or appearance of the area;
- Retain attractive traditional features such as original doors, windows and boundary walls;
- Only involve the demolition of buildings where:
 - They are of little or no importance to the architectural, historic or visual character or appearance of the area; or
 - They are structurally unsound (for reasons other than deliberate damage or neglect) and beyond reasonable repair, and measures to sustain an existing use or find an alternative use have been explored and failed; and in all cases
 - Detailed proposals for reconstruction or redevelopment have received planning permission.

Proposals to extend alter or change the use of a Listed Building, or which affect the setting of a Listed Building will only be permitted where they would:

- Preserve the building or its setting or any features of special architectural or historic interest which it possesses; and
- Support the long-term preservation of the building.

Proposals to demolish all or part of a Listed Building will only be permitted in very exceptional cases where:

- The building is structurally unsound (for reasons other than deliberate damage or neglect) and beyond all reasonable repair; and
- All possible measures to sustain an existing use or find an alternative use have been explored and failed, and preservation in charitable or community ownership is not possible or sustainable; or
- Where redevelopment would bring wider public benefits; and
- Preservation in a charitable or community ownership is not possible or suitable; and
- Detailed proposals for reconstruction or redevelopment have received planning permission.

The Council will take action to enforce repair of Listed Buildings where appropriate.

EN5 - Historic conservation

- East Cambridgeshire contains a great wealth and variety of buildings and areas that are of special importance to the character and appearance of towns and villages, the most famous being Ely Cathedral. Just as the landscape changes from open fen in the north to more undulating areas of chalk and clay hills in the south, the character of buildings and settlements also change, reflecting the considerable diversity of the area. Certain proposals affecting Conservation Areas and Listed Buildings are subject to specific consent procedures, and PPG15 sets out the detailed considerations that must be followed in these applications. The Core Strategy aims to ensure that the built heritage is conserved and enhanced by sympathetic preservation and high quality design.

Conservation Areas

- The Council has designated 29 Conservation Areas in the district. These are listed in Appendix 5 and the boundaries are shown on the accompanying Proposals Map. These areas have been designated due to their particular architectural or historic interest, taking account of the overall quality of the area, mix and style of buildings, quality of open spaces, and other features which contribute to the overall character. The Council is currently undertaking a programme of Conservation Area reviews, looking at their boundaries, character and general condition through the production of Conservation Area Appraisals. In addition to the review of existing Conservation Areas the programme also includes the designation of new Conservation Areas. The Conservation Area Appraisals for both the revised and new

Conservation Areas will be adopted as Supplementary Planning Documents to the LDF.

- Designation emphasises the special care that must be taken over the design, layout and materials of development proposals to ensure the character and appearance of these areas is retained and enhanced. Traditional features and locally characteristic designs should be recognised and reflected in development proposals. However, new development does not always have to mimic the past, and high quality designed schemes which provide a successful visual contrast with their surroundings may also preserve and enhance character.
- Demolition of buildings in Conservation Areas will be resisted, except in very exceptional cases where it can be satisfactorily demonstrated that the building is structurally unsound or of little or no importance to the character and appearance of the area. In all circumstances, demolition will only be allowed if planning permission has already been obtained for the redevelopment of the site, to ensure the special character of the area is preserved or enhanced.
- Where necessary, the Council will use Urgent Works and Repairs Notices, Section 215 notices and Article 4 Directions to maintain and enhance the quality of Conservation Areas.

Listed Buildings

- Buildings are listed by English Heritage in national recognition of their special architectural or historic interest, and any works which affect the character of a Listed Building require Listed Building Consent. Within the district there are almost 930 Listed Buildings, about 100 of which are Grade I or Grade II*. The high ratio of Grade I and II* is due in part to Anglesey Abbey and the Ely Cathedral complex. The main aim of listing is to prevent alterations which are detrimental to the special character of the building or structure, including the interior. The Council is committed to identifying Listed Buildings at risk and encouraging their repair and reuse, and will take formal action to enforce repair, where appropriate. The East Cambridgeshire Core Strategy setting of a Listed Building is also important, and proposals which detract from the setting will be resisted. Similarly, where a Listed Building has landscape value, contributing to the wider setting of a settlement or the countryside, it will be necessary to demonstrate that development proposals do not adversely affect character or views.
- There is a strong presumption in favour of the preservation of Listed Buildings and demolition will be approved only in the most exceptional circumstances as set out in Policy EN5, after applicants have demonstrated that every effort has been made to keep the building. If demolition is permitted, the Council is likely to require an appropriate archive of the features and fabric that would be lost. Often the best way of preserving a Listed Building will be by securing an active, economically viable use, and sympathetic consideration will be given to

proposals which help to secure the long term future of the building. Such proposals will only be acceptable where there is no detriment to the structure, character, appearance or setting of the building.

Locally Listed Buildings

- Government policy in PPG15 'Planning and the Historic Environment' 2004 gives provision for local authorities to draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection and their status will be a material consideration, but they will not enjoy the full protection of statutory listing. A local list will be developed by the Council in conjunction with local amenity groups.

Archaeological Sites and Monuments

- East Cambridgeshire has a rich and varied archaeological heritage. In the north of the district, settlement from the early pre-historic period focused on the dry land of the Isle of Ely and surrounding fen margins, although well preserved artefacts and organic remains may occur in the areas of fen. Extensive evidence of Roman activity survives throughout the district, and in addition to the historic City of Ely, numerous medieval villages and towns survive to the present day. The Council wishes to make every effort to safeguard this archaeological heritage, which is vulnerable to modern development and land use. Known sites of national importance are designated as 'Scheduled Ancient Monuments', and these are shown on the Proposals Map and listed in Appendix 5. Other sites of regional or local significance are listed in the County Historic Environment Record, maintained by Cambridgeshire County Council. As most archaeological remains are yet to be discovered it is crucial that sites of potential interest are appropriately assessed. Development adversely affecting a site of known or identified national importance will be resisted and the impact of development on all types of remains should be minimised. There will usually be a presumption in favour of in-situ preservation of remains, unless it can be shown that the recording of remains, assessment, analysis, report, publication and deposition of archive is more appropriate. Such recording should take place before development starts. The Council will be guided in these issues by Government advice contained in PPG16 'Archaeology and Planning' (1990), and advice from the Cambridgeshire County Archaeology Department.

Historic Parks and Gardens

- The District contains a number of areas of historic parkland and gardens that form an important part of the county's heritage and environment. The most significant sites are identified within English Heritage's 'Register of Parks and Gardens of Special Historic Interest' and as advised by the County Council's Archaeology Team (and reflected in the list in the East Cambridgeshire District Local Plan). These sites are shown on the Proposals Map and are listed in Appendix 5. The registers have no statutory status but PPG15 states

that the planning system should be used to protect the character, appearance, amenity value and setting of these sites.

APPENDIX C

DEVELOPMENT CONTROL GUIDANCE

1 Introduction

- 1.1 This section should be read in conjunction with the East Cambridgeshire District Council Core Strategy adopted in October 2009. The relevant policies are provided above in Appendix A.
- 1.2 Conservation Area designations are not intended to 'pickle' an area by preventing all new development. Sutton has evolved over many centuries and the guidance aims to ensure that the area continues to thrive without harming the special elements that contribute to the unique character and appearance of the village that the Council are seeking to conserve.
- 1.3 This guidance has been produced in tandem with the conservation appraisal for Sutton and seeks to help householders and prospective developers by clearly setting out the approach the Local Planning Authority will take with regard to specific alterations and proposals within the area.
- 1.4 Detailed guidance on design principals can be found in the Council's Adopted Design Guide SPD.

2 Submission of Applications

2.1 Outline planning applications

Outline applications for development within or adjacent to the conservation area and which are considered to impact on its setting, will not be accepted unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the conservation area can be fully considered.

2.2 Full planning applications for new buildings

These will need to include sufficient detail by which the full impact of the proposals on the character and appearance of the area can be judged. This will need to include consideration of the issues raised in the conservation area appraisal (especially the Key Characteristics section) and a design and access statement, which clearly sets out how the proposal is felt to preserve or enhance the character and appearance of the area.

2.3 Listed Building Consent

This is required for any works that affect the architectural or historic interest of the interior or exterior of any Listed Building and any building constructed before 1 July 1948, which stands within the curtilage of the building. Applications must include a statement that demonstrates an understanding of the aspects of the building to be affected, describes why the work is needed, explains why alternative options were discounted and considers how the damage to any historic fabric will be minimised.

2.4 Conservation Area Consent

This is required for the total demolition of any unlisted building within the conservation area with a cubic content of 115 metres or more. In order to justify the works, a statement will need to be provided which considers the issues in section 4 below. Where a building is to be replaced by a new structure, consideration of how the building will contribute to the character and appearance of the area will need to be included in a Design Statement to accompany any planning application.

3 Demolition of Buildings

3.1 There will be a general presumption against the demolition of Listed Buildings and their outbuildings, buildings identified as being of local interest and other significant buildings or structures that are identified in the conservation area appraisal.

3.2 The demolition of such buildings will only be approved where it can be demonstrated that:

- The building is structurally unsound and repairs would involve the significant loss or alteration of the original structure and any element of particular historic interest; or
- It cannot continue in its current use and it is not capable of being converted to a suitable new use in its current form;
- The building has been offered for sale on the open market at a fair market price for at least six months and that evidence can be provided to demonstrate that no reasonable offer has been received;
- Any proposed replacement building will make an equal or greater contribution to the character and appearance of the area. Any application for a replacement building must be accompanied by a design and access statement to show how the new development will respect the character of the area; and
- Demolition would not result in a long-term cleared site to the detriment of the visual appearance of the locality. A condition will normally be imposed on any conservation consent for demolition to prevent the demolition from taking place until planning permission has been granted and a contract has been let for the redevelopment of the site in accordance with the planning consent.

4 Shop Fronts

4.1 In considering proposals to alter the shop fronts of the retail units within the Conservation Area, regard will be given to preserving the historic form of the shop fronts by retaining timber stall risers and fascia boards. Single pane modern plate glass windows will be resisted.

4.2 The Council's adopted Shop Front Design Guide SPD will inform decisions affecting works to new and existing shop fronts within the Conservation Area.

5 Highway Considerations

5.1 The District Council will encourage the Highway Authority and statutory undertakers to meet the following requirements:

- To retain the hedgerows and grass verges
- Any new street lighting should be kept to a minimum and of an appropriate design;
- Street signs should be kept to a minimum and located in positions which do not harm the visual appearance of the street scene or give rise to a cluttered appearance;
- The size and form of signs should be kept to a minimum and where a 'conservation' format exists this should be employed;
- The painting of road markings on the highway should be kept to a minimum and where restrictions such as yellow lines are applied these should be painted using a narrower conservation format.