

## Proposed Oxcroft Settlement Conservation Area - Consultation responses

Respondent	Comments	Response
<b>1</b>	<ul style="list-style-type: none"> <li>• Object to the inclusion of Damsbrook Farm and Farm Cottage in the conservation area. The farm cottage pre-dates the settlement and the Farm was built after the Settlement and were not part of the historic architecture of the planned settlement. The Conservation Area should be contained to the settlement properties only.</li>   <li>• Some of the controls in conservation areas seem excessive and a number of properties already have carried out works such as installing CCTV, Solar panels etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Damsbrook farm complex is a traditional stone farmstead dating from the early 19thC. A new farmhouse was built in 1952 within the curtilage of the original farm. Farm cottage is a traditional stone cottage forming part of the original farm complex. The proposed conservation area boundary has been drawn to enclose the estate and the wider historic landscape within which it sits and this includes 5 traditional 19<sup>th</sup> C farmsteads. Whilst the farmsteads pre-date the settlement they provide a historical context to the development of farming practises in the area. There is a precedent in the District for the designation of historic farmsteads as conservation areas in recognition of their architectural and historic significance -the Elmton with Creswell Farmstead Conservation Area comprises a collection of eight farmsteads dating from the late 18th and 19th centuries that relate geographically to the historic settlements of Elmton and Creswell.</li>   <li>• Whilst there are extra controls for residential properties within conservation areas, they are not considered to be excessive and property owners will still benefit from a number of permitted development rights. There are no plans to introduce an Article 4 Direction which would introduce further stringent controls by removing certain householder permitted development rights. The <i>Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1</i> states that “owners of residential properties generally consider these controls to be</li> </ul>

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	<ul style="list-style-type: none"> <li>• Questions whether residents could be forced to remove / change additions</li> <li>• Raises concerns about how future requirements/requests for additional agricultural buildings etc. for farms in the area and how these would be dealt with. Concerned that conservation area designation could disable small farms currently operating in the area.</li> <li>• Points out that there are already countryside policies / controls in place so why do we need more control</li> <li>• Questions how any grant funding would be spent if BDC were successful in securing funding through Partnership Schemes</li> <li>• Raises concerns that some of the photographs in the public document are invasive</li> </ul>	<p><i>beneficial because they also sustain, and/or enhance, the value of property within it. This has been confirmed by research by the London School of Economics; see G Ahlfeldt, N Holman and N Wendland, An Assessment of the effects of Conservation Areas on Value, London School of Economics, 2012.”</i></p> <ul style="list-style-type: none"> <li>• Owners will not be required to reverse any work carried out prior to designation.</li> <li>• Existing agricultural permitted development rights under Schedule 2 part 6 of the Town and Country Planning General Permitted Development Order 2015 (as amended) are not affected by conservation area designation.</li> <li>• The countryside policies in the Bolsover District Local Plan are still applicable and the additional policy consideration will be Policy SC16: Development Within or Impacting upon Conservation Areas</li> <li>• There are no plans to apply for funding through partnership schemes as at present this conservation area would not meet the criteria for Historic England Partnership Grants. However if funding opportunities were to become available in the future residents will be consulted on any proposals.</li> <li>• The photographs in the document are all taken from the public highway. If there are any photographs of particular concern we can consider replacing them before the document is formally published.</li> </ul>
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<p>2</p>	<ul style="list-style-type: none"> <li>• Objects to the inclusion of Damsbrook Farm in the conservation area as it was built after the Settlement properties and was not part of the historic architecture of the planned settlement. The Conservation Area should be contained to the settlement properties only</li>   <li>• Some of the controls in conservation areas seem oppressive</li> </ul>	<ul style="list-style-type: none"> <li>• Damsbrook farm complex is a traditional stone farmstead dating from the early 19thC. A new farmhouse was built in 1952 within the curtilage of the original farmstead. Farm cottage is a traditional stone cottage forming part of the original farm complex. The proposed conservation area boundary has been drawn to enclose the estate and the wider historic landscape within which it sits and this includes 5 traditional 19<sup>th</sup> C farmsteads. Whilst the farmsteads pre-date the settlement they provide a historical context to the development of farming practises in the area. There is a precedent in the District for the designation of historic farmstead as conservation area - the Elmton with Creswell Farmstead Conservation Area comprises a collection of eight farmsteads dating from the late 18th and 19th centuries that relate geographically to the historic settlements of Elmton and Creswell.</li>   <li>• Whilst there are extra controls for residential properties within conservation areas, they are not considered to be oppressive and property owners will still benefit from a number of permitted development rights. There are no plans to introduce an Article 4 Direction which would introduce further stringent controls by removing certain householder permitted development rights. The <i>Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1</i> states that “owners of residential properties generally consider these controls to be beneficial because they also sustain, and/or enhance, the value of property within it. This has been confirmed by research by the London School of Economics; see G Ahlfeldt, N Holman and N</li> </ul>
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<b>3</b>	<ul style="list-style-type: none"> <li>• Supports the introduction of a conservation area.</li> <li>• The loss of permitted development rights is considered acceptable in order to protect the historic Oxcroft Land Settlement</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Support the introduction of conservation area</li> <li>• Oxcroft Lane has become a cut through and is dangerous for walkers, cyclists etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• The concerns raised about highway safety and recommendations are outside of the remit of the District Council and are the responsibility of Derbyshire County Council Highways. The comments have been passed to Derbyshire Council Highways for consideration.</li> </ul>

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<p>5</p>	<ul style="list-style-type: none"> <li>• Objects to the inclusion of Damsbrook Farm and Farm Cottage in the conservation area as they were built after the Settlement and were not part of the historic architecture of the planned settlement</li>   <li>• Some of the controls in conservation areas seem oppressive</li> </ul>	<ul style="list-style-type: none"> <li>• Damsbrook farm complex is a traditional stone farmstead dating from the early 19thC. A new farmhouse was built in 1952 within the curtilage of the original farmstead. Farm cottage is a traditional stone cottage forming part of the original farm complex. The proposed conservation area boundary has been drawn to enclose the estate and the wider historic landscape within which it sits and this includes 5 traditional 19<sup>th</sup> C farmsteads. Whilst the farmsteads pre-date the settlement they provide a historical context to the development of farming practises in the area. There is a precedent in the District for the designation of historic farmstead as conservation area - the Elmton with Creswell Farmstead Conservation Area comprises a collection of eight farmsteads dating from the late 18th and 19th centuries that relate geographically to the historic settlements of Elmton and Creswell.</li>   <li>• Whilst there are extra controls for residential properties within conservation areas, they are not considered to be oppressive and property owners will still benefit from a number of permitted development rights. There are no plans to introduce an Article 4 Direction which would introduce further stringent controls by removing certain householder permitted development rights. The <i>Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1</i> states that “owners of residential properties generally consider these controls to be beneficial because they also sustain, and/or enhance, the value of property within it. This has been confirmed by research by the London School of Economics; see G Ahlfeldt, N Holman and N</li> </ul>
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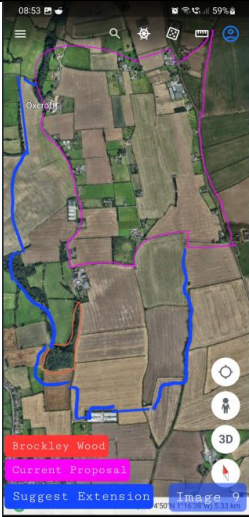
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6	<ul style="list-style-type: none"><li>• Supports the proposed designation – there is a definite need to preserve the rural beauty, local history and area's wildlife</li><li>• Raises concerns about the impact of through traffic using Oxcroft Lane as a cut through from the recent developments at Hawkebrook Close, Nether View and Sutherland Farm View on Oxcroft Lane, Bolsover (with further development proposed)</li><li>• The Oxcroft Estate and the "oldie worldie" unspoilt single track Lane that runs through it has become a haven and brief escape from suburban/town life for many residents of Bolsover, Clowne and Stanfree and is used for walking, cycling, horse riding and the Bolsover 10k road race</li><li>• Recommends that Oxcroft Estate/Oxcroft Lane should become access only to all motor vehicles and proposes a number of road sings at relevant locations. This would legally deter/prevent the use of the Lane as a cut-through and reduce the likelihood of serious road collisions, damage to road surface/landslips and protect wildlife</li><li>• Recommends that the boundary of conservation area be extended to include land on both sides of Oxcroft Lane (see plan below)</li></ul>	<ul style="list-style-type: none"><li>• Noted</li><li>• The concerns raised about highway safety and recommendations are outside of the remit of the District Council and are the responsibility of Derbyshire County Council Highways. The comments have been passed to Derbyshire Council Highways for consideration.</li><li>• The recommendations and reasons for extending the boundary of the proposed conservation area are noted but unfortunately the Conservation Area legislation relates primarily to the built environment (areas of architectural or historic character) and is not designed to protect large areas of open landscape without built heritage. However the</li></ul>
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extended area shown on the plan is in open countryside and there are policies in the Local Plan to protect such areas. In addition, this area does provide a wider setting to the conservation area and there are policies in the Local Plan to ensure that consideration is given to the impact of any development on heritage assets and their setting.

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Old Bolsover Town Council	<ul style="list-style-type: none"><li>The Council discussed the proposed Oxcroft Conservation area on 14<sup>th</sup> February 2023 – Minute 187/22-23 RESOLVED that the council supports the consultation.</li></ul>	<ul style="list-style-type: none"><li>Noted</li></ul>
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