

Representations received in respect of Isham Conservation Area

Ref	Respondent	Representation	Officer Response
1	Resident	<p>I'm a resident impacted by the proposed boundary change and formally registering my objections.</p> <p><i>1) Freedom of choice</i></p> <p>I've always avoided purchasing property in a conservation area due to the added bureaucracy, restrictions and longterm cost. During our previous search, we eliminated a number of houses on that basis and deliberately selected The Brambles (Green Lane) because it was not located in a conservation area. Having such a change forced on me seems fundamentally wrong. I'd never have bought the property with advanced knowledge of this plan. Unless The Brambles is entirely excluded, I'd like to discuss my right to appeal, escalation process and possible compensation (for any increased costs or adverse impact on market value etc).</p> <p><i>2) Too little too late</i></p> <p>While the report uses 'protecting Isham's heritage' as justification for a larger boundary, I fail to see the benefit of doing so at this stage. In reality, there's no room for any substantial new development in that space and most existing houses already have UPV double glazing and other modern updates (acknowledged in the report).</p> <p>At the same time, you've excluded recreational/agricultural land that could be developed and needs preserving for the benefit of local residents.</p>	<p><i>1) Freedom of choice</i></p> <p>There is no right of appeal to the designation of conservation areas, although objections are being taking into account before deciding whether to proceed with the amendments. Those living in conservation areas are subject to greater restrictions to work on their properties or to trees in order to protect the special architectural and historic interest of a place.</p> <p>People value conservation areas for their distinctiveness, visual appeal and historic character and research by the London School of Economics and Historic England has found that this value is reflected in the price of properties in conservation areas. Generally, they cost more and appreciate in price more than properties in other areas, even after adjusting for location and other factors.</p> <p>For more information on this research see the Value of Conservation Areas.</p> <p><i>2) Too little too late</i></p> <p>Assessment has suggested the areas of extension are of enough 'Special Interest' which warrant inclusion in the Conservation Area and the protection this affords. Whilst there may have been aesthetically adverse alterations in the past, the designation will aim to address these in the long term.</p> <p>Areas of agricultural land are not considered to be of special interest in their own right and are better considered as 'Setting'. Please refer to: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p>

		<p>I'm really not clear on what you're trying to achieve here. Something doesn't add-up.</p> <p><i>3) Arbitrary decision making</i> Why is my property suddenly considered to be of architectural or historic significance when it wasn't back in 1980? In the meantime it's been converted, extended and had a modern conservatory/garage added. Surely this makes it less interesting....</p> <p><i>4) Priorities</i> Rather than hurting more home-owners while delivering limited value (in my opinion), why not focus on issues truly critical to our village character. Delivering a bypass, blocking hideous large-scale developments (like the logistics park) and limiting rapid growth will be far more impactful.</p>	<p><i>3) Arbitrary decision making</i> There are many factors to consider: - Conservation, as well as the relevant guidelines, legislations and policy, have changed significantly since 1980; and - The Conservation Area considers character and appearance beyond an individual property.</p> <p><i>4) Priorities</i> These and other issues are being considered. Delivering a bypass is a clear priority, but whether this goes ahead or not is not impacted in any way on a decision on whether to proceed with changes to the conservation area. Similarly, large scale developments have been agreed as part of the North Northamptonshire Joint Core Strategy and are not related to the desire to protect the village character through a conservation area.</p>
2	Historic England	<p>Thank you for consulting Historic England on the draft conservation area character appraisal and management plan for Isham.</p> <p>There are over 1000 conservation areas in the East Midlands, a testament to the enduring popularity of this designation as a means of protecting the historic environment. While we do not provide detailed advice on every appraisal and management plan due to resource implications, if there are specific issues that would merit our closer involvement on this occasion please advise us of this.</p> <p>The policy considerations relating to conservation area designation and appraisal are dealt with extensively in the NPPF and its associated guidance. For general advice, our publication <i>Conservation Area Designation, Appraisal and</i></p>	Noted

		<p><i>Management</i> https://historicensland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/ is available online from our website.</p>	
3	Resident	<p>We object to the amended conservation area due to the reasons set out below:</p> <p><i>Notification</i> We were informed of the amendment by letter with no previous communication prior to that and we understand that we have not been included in any integral meetings or notifications, which we deem as unfair as we own one of the plots in the proposed amendment.</p> <p><i>Exact Restrictions</i> It is difficult to understand exactly which restrictions our property and plot will be under if the amendment is it to be approved. Please can you not simply refer us to the website, and outline exactly what we will be required to adhere to should we be included in the conservation.</p> <p><i>Reasoning</i> We would like to understand the exact reasons why the conservation area is being extended and the basis of the proposal. It seems as though residents of the village will believe it will reduce property development around the area of Isham, however, looking at the proposed extension area, there is no grounds to base this on.</p>	<p><i>Notification</i> All residents have been informed of the proposals by letter, which gives everyone the opportunity to raise issues or concerns before a decision is taken as to whether to proceed with changes to the conservation area. Unfortunately, due to the Covid19 pandemic public meetings or exhibitions have not been possible to organise. It is not considered however that anyone has been placed at any disadvantage due to this.</p> <p><i>Exact Restrictions</i> The FAQs issued with the consultation letter attempted to set out what the changes would mean for residents in terms of routine maintenance, demolition or construction and works to trees. Guidance for householders is also available on the planning portal. It is not possible to list all potential scenarios about what might need consent as this may vary by property, but the council does provide a pre-application advice service.</p> <p><i>Reasoning</i> The additional areas have been recognised for their contribution to the ‘Special Interest’ of the Conservation Area. Given the area has never had an appraisal, this is not unusual. Further information can be found here: https://historicensland.org.uk/advice/planning/conservation-areas/</p>

Mill at End of Mill Lane

Looking at the proposed extension the ruins of the mill at the bottom of the lane will also be included in the conservation area, however we believe that as the property is already in ruins, any restoration work would surely have to adhere to building regulations and planning approval which we assume would ensure preservation of the mill.

Previous and Existing Renovations

Most of the properties located on Mill Lane including The Lilacs public house have undertaken extensive renovation work which has adhered to the required planning conditions and building regulations without requiring a conservation area and all parties have been in agreement thus far.

Our Property

Due to the nature of our plot we do not have a back garden and it is our understanding that our entire front will be subject to the rules of the conservation area. Therefore please can you clarify the exact requirements we need to should the conservation boundary proposal be approved

We are currently undergoing extensive renovation work on our property which has already been approved by planning, including our adherence to aesthetic features, would all landscaping also be subject to approval if our property was to be included in the conservation area?

Please can you also outline the benefit to homeowners who are subject to being included in the conservation area as we cannot see any

and here:

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Mill at End of Mill Lane

There are many approaches to preservation of this site. Proposals would have to comply with planning policies and building regulations. Inclusion within a conservation area would add to the recognition of the site's special interest.

Previous and Existing Renovations

Noted, the conservation area designation would bring additional control and the appraisal assists in identifying the area's special interest.

Property (1 Mill Lane)

Further general information can be found here:

<https://historicengland.org.uk/advice/planning/conservation-areas/>

and here:

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Specific queries regarding individual properties or extant planning consents should be directed to the development management team at planning.BCW@northnorthants.gov.uk Proposal already permitted, may go ahead within the standard timeframe for implementation.

The last query is extensive. The character and appearance of a Conservation Area is afforded protection which typically results in an enhanced aesthetic to the area. People value

		benefits for living in the house or selling in the future if the proposal is approved.	conservation areas for their distinctiveness, visual appeal and historic character and research by the London School of Economics and Historic England has found that this value is reflected in the price of properties in conservation areas. Generally, they cost more and appreciate in price more than properties in other areas, even after adjusting for location and other factors. For more information on this research see the Value of Conservation Areas .
4	Resident	<p>We are residents impacted by the proposed boundary change and formally registering our objections.</p> <p><i>1) Freedom of choice</i></p> <p>We have always avoided purchasing property in a conservation area due to the added bureaucracy, restrictions and long-term cost. During our previous search, we eliminated a number of houses on that basis and deliberately selected Allerton House (Green Lane) because it was not located in a conservation area.</p> <p>Having such a change forced on us seems fundamentally wrong. We'd never have bought the property with advanced knowledge of this plan.</p> <p>Unless Allerton House is entirely excluded, we would like to discuss our rights to appeal, the escalation process and possible compensation (for increased costs and adverse impact on market value etc).</p> <p><i>2) Too little too late</i></p> <p>While the report uses 'protecting Isham's heritage' as justification for a larger boundary, we fail to see the benefit of doing so at this stage. In reality, there's no room for any substantial new development in that space and most existing</p>	See response above to Ref 1

		<p>houses already have UPV double glazing and other modern updates (acknowledged in the report). At the same time, you've excluded recreational/agricultural land that could be developed and needs preserving for the benefit of local residents.</p> <p>We are really not clear on what you're trying to achieve here. Something doesn't add-up.</p> <p><i>3) Arbitrary decision making</i></p> <p>Why is our property suddenly considered to be of architectural or historic significance when it wasn't back in 1980? In the meantime it's been converted, extended and has had modern conservatory/garage and windows added. Surely this makes it less interesting....</p> <p><i>4) Priorities</i></p> <p>Rather than hurting more home-owners while delivering limited value (in our opinion), why not focus on issues truly critical to our village character. Delivering a bypass, blocking hideous large-scale developments (like the logistics park) and limiting rapid growth, repairing and cleaning roads and installing adequate drainage will be far more impactful.</p>	
5	Wellingborough Civic Society	<p>Wellingborough Civic Society appreciated being invited to provide comments on the proposed Isham Conservation Area Character Appraisal and Management Plan.</p> <p>We feel it is an extremely well-presented document and Place Services should be commended for the detail and readability of the report. This high standard has mitigated any</p>	Noted and welcomed.

impacts of the Society being unable to undertake a site visit due to the current lockdown provisions.

We agree with the additions and necessary reductions proposed, especially with the reductions as otherwise their continued inclusion could diminish the wider impact of the overall conservation area. We do however acknowledge any initial concerns there may be from householders with properties that will now potentially be included in the conservation area.

We are slightly unnerved with the reference in the report to "opportunities for new development" but note the key points made about how to make these successful and the positive role Local Authorities need to play.

The Society notes the absence of a Heritage at Risk register for the two buildings identified in the report, and believe that such a register would be of benefit for the whole of the Borough of Wellingborough. We are particularly supportive of the Management Proposals around the creation of a Local Heritage List; Heritage Statements for planning applications in a Conservation Area: and also wider use of Article 4 Directions.

We look forward to hearing about the next stages of the process, and stand ready to contribute further as appropriate

The purpose of conservation areas is not to restrict development, but rather to ensure suitable development is of high quality.

A Heritage at Risk register and a Local Heritage List would be beneficial for all of North Northamptonshire. The North Northamptonshire Council will be considering priorities and resourcing of conservation over the coming months and this will no doubt be a consideration. Similarly, the use of Article 4 Directions and taking a consistent approach to these across the new authority will need to be considered.

6	Resident	<p>As a resident of the village I have the following comments regarding the consultation.</p> <p>I am broadly in agreement with proposals</p> <p>Section 4.1 under Opportunities for Enhancement states that "CAR PARKING IS NOT CURRENTLY CONSIDERED AN ISSUE" This statement is incorrect as it is an issue especially in Middle Street and Church Street.</p> <p>The cemetery and especially the Bier House should be included in Conservation Area.</p> <p>It does not seem logical to include the part of the School fronting onto Church Street included but not the back part.</p> <p>There is always the possibility of a small number of houses being built opposite Mill Glade in Mill Lane. Due to the narrowness of the top of Mill Lane this may not be appropriate for traffic reasons. The house on the corner of South Street and Mill Lane should not be included in the Conservation Area. I say this as Isham has to build approximately 15 houses between now and 2030. The field opposite Mill Glade is a possible site for a small, limited number of new houses.</p>	<p>Noted and welcomed.</p> <p>The draft has been amended to further consider parking.</p> <p>The cemetery and Bier House are to be included in the Conservation Area.</p> <p>The National Planning Policy Framework states that areas which lack special interest should not be designated. The assessment did not consider the later, and less significant part of the school, to contribute to special interest.</p> <p>This is not a consideration for the Conservation Area Appraisal. It should be noted that designation does not necessarily stop development rather it ensures that any change is managed appropriately.</p>
7	Resident	<p>Reading your document, I am puzzled and rather concerned that it states that parking is not a problem in Isham.</p> <p>There certainly is a problem.</p> <p>There is insufficient parking places in the village which unfortunately results in people illegally</p>	<p>The draft has been amended to further consider parking.</p>

		<p>parking on the narrow pavements to allow vehicles to pass by.</p> <p>Three roads are particularly narrow: Church street, Middle Street and South street and all three only have footpath on one side, which is often parked upon.</p> <p>Even the yellow zig-zag lines outside Isham school in Church Street get parked over and the only footpath accessing the school gate from both directions blocked by the illegally parked cars needing to pull up onto the footpath so that other vehicles can pass.</p> <p>Pedestrians, children, prams, dogs etc are frequently needing to walk into the middle of the road around these vehicles which are blocking the footpath.</p> <p>At the 90 degree bend in the road of South Street there is no pavement at all, vehicles park here and traffic moving in both directions cannot see the pedestrians in the road until it's too late to stop.</p> <p>I would like you to question the author of this document as to how they arrived at the conclusion that "parking is not an issue"?</p> <p>Had any villager been asked about parking within the village, I'm certain the reply would have been a clear concern.</p>	
8	Resident	<p>We wish to comment regarding the parking problem in the village particularly in Middle Street. Isham.</p> <p>Living at No. 17 Middle Street we frequently, ie. most days, have vehicles parking tight against our</p>	The draft has been amended to further consider parking.

		<p>property wall totally blocking the footpath. This necessitates that pedestrians having to walk out into the carriageway. As do pushchair uses and mobility scooters. This is totally unsafe. The same problem also exists for other properties in Middle Street and appears to be a worsening problem. Walking around the village it is also a problem in other streets with narrow carriageway. Approximately two years ago the police were involved through a parish meeting regarding this very same issue. Some people were warned by the police about the irresponsible parking but it appears that nothing has changed.</p>	
9	Resident	<p>In Point 4.1 Car Parking, the document states that “Car Parking is not currently considered an issue”.</p> <p>In fact car parking in Church Street, Middle Street and South Street is a MAJOR problem.</p> <p>We have spent 5 years of campaigning to get white lines painted across the 8 pedestrian dropped kerbs near the junctions of both Church Street and Middle Street with the main A509 road. These were at last painted late in 2019 and have reduced the occurrences of cars being parked across the dropped kerbs and hence improved the safety of pedestrians.</p> <p>The parked cars on Church Street, Middle Street and South Street both during the day and during the night, and before and during the Covid pandemic, cause danger to pedestrians (because they are often parked partly on the pavement causing pedestrians to have to walk round them in the road) and inconvenience to vehicles requiring access, especially delivery lorries. Most large</p>	The draft has been amended to further consider parking.

		<p>vehicles always use Middle Street because Church Street is nearly always blocked to them by parked cars. The parking in South Street makes it very difficult to drive along the eastern end, so this is not a good alternative when the other 2 exit streets are blocked.</p> <p>The expansion that has happened around the Conservation Area (eg The Sorrels extension) has caused an increase in traffic through the area. Because of the difficulty in turning right on the main road from the village to go towards Kettering, most traffic leaving the village for that direction comes up Middle Street and goes round the mini roundabout at the south end of the village. Hence Middle Street takes the majority of the traffic leaving the village.</p> <p>We note that the photographs in the document show very few parked cars. Please have a walk around the Conservation Area and you will see the problem!</p>	
10	Resident	<p>POINT 4.1 CAR PARKING</p> <p>I have no idea where the writer of The Isham Conservation Area Report got the impression that "there is not a car parking problem in the village", but it certainly wasn't from walking the streets of Isham or from talking to the villagers. If you were to substitute the statement "there is a significant and growing car parking problem in the village" you would be much nearer the truth.</p> <p>This matter was raised in Isham Parish Council, and recorded in its minutes, as recently as January 2021. In 2015 a local car parking survey sent to</p>	The draft has been amended to further consider parking.

BCW demonstrated that round-the-clock on-street and on-pavement parking in Church St. and Middle St. was compromising the safety of pedestrians attempting to use the partially blocked one-side-only footpath in those streets. Since 2015, and particularly in Middle St., increased parking with or without 2 wheels up on the pavement has forced pedestrians, some of them pushing prams or using walking aids, out into the road as there is insufficient clear space between the parked vehicles they encounter and the walls and fences of properties. This is a scenario for potentially serious incidents as Middle St. is a key route for commuting residents, parents driving their children to and from the school and the ever-increasing number of delivery drivers for online-ordered goods.

Another notorious parking problem area is the eastern end of South St. which is almost permanently lined with parked vehicles. The situation has got so bad at the northern end of this road - where it joins the junction of Church St. and Middle St.- that parked cars are sometimes left partially blocking traffic exiting Mill Lane. As a result, the sightline, to the left down South St. of drivers exiting Mill Lane is often severely compromised: sometimes you just have to hope that you can proceed to Middle St. without colliding with vehicles exiting South St. Parking all along this road, as far as the postbox, is sometimes so congested that there is overflow from it parked at the bottom of Middle St. opposite the bungalows up to the point where the road is so narrow that only one vehicle can proceed at a time.

		<p>When the Lilacs Pub is up and running again, there will be additional overflow from the pub's own car park in this crucial, frequently congested area area where no fewer than 5 roads meet. This is not supposition or exaggeration: I have seen and negotiated it many times during the 47 years I have lived in the village.</p> <p>Another frequent experience in Isham is the necessity, when trying to enter or leave, of having to stop and turn round before backtracking in search of an alternative route; this is on account of the blocking of the narrow streets by delivery and service vehicles, the difficulties of the drivers of which are exacerbated by the presence, virtually around the clock, of vehicles parked on-street in most parts of the village. Just ask the postman- he will tell you, with examples, of what he has to put up with on a daily basis.</p> <p>Do not imagine for one moment that what I have described, and which is illustrated in the 9 attached photos, is a result of the stasis of the lockdown; it was there before it and will resume when the pandemic has passed. With all the in-filling we have seen in recent years, the move towards working from home in future, the steady rise in the average number of cars per household and the impossibility of widening any of the key streets to accommodate their movements, the parking problem in Isham can only get worse. There is therefore no point, and potentially much harm, in denying, in a document important for the future of the village, that it even exists.</p>	
11	Resident	I have been reading through the Isham Conservation Area Consultation and I would like to	The draft has been amended to further consider parking.

point out that this is incorrect. Given that we live in Middle Street we would like to raise attention to Item 4.1 the survey was undertaken in November 2015. Since 2015 the numbers of cars using Middle Street has increased with most properties having 2,3 or even 4 cars, All of these need to park somewhere as often the owners drives are not big enough. We point out that we are currently in lockdown and at times the road is very busy with parked cars. Should someone on a disability scooter need to pass it would be almost impossible to stay on the path, this means at times the person on the disability scooter would need to go onto the road. I'm sure you would agree this is clearly both impractical and dangerous. This is not only due to the parked cars but also the narrow roads and a footpath to just one side of the road in places.

The top of Middle Street it is at times difficult to get through and should there be a fire or if someone needed an ambulance then we have concerns that they would not be able to get through. This is all whilst in lockdown, and I fear it will only get worse once lockdown is lifted.

Both Middle Street and Church Street are very busy when the school is open, I would therefore urge the planning committee to provide another survey which is done once the school has reopened and lockdown is lifted, (maybe during school opening and closing time). This would provide a true impression of what happens on a daily basis and what we currently experience for the way Middle Street and Church Street are used in 2021.

12	Resident	<p>I have been an Isham resident for nearly 20 years but have spent a lot of time in the village prior to this due to my grandparents being resident here from the 1950s up until 2003. During this time I Have noticed many changes within the village mainly new houses being built and an increase in cars parked on the highway. I would therefore like to make the following comments about the Isham Conservation Area Character Appraisal and Management Plan (The Plan).</p> <p>I welcome the proposed extension to the Isham Conservation Area. It is important to preserve the character and historic nature of the village and wherever possible enhance these.</p> <p>I do not believe the proposed extension goes far enough to safeguard against preservation in the future of the character and historic nature of the village. There are areas within the village boundary which are not developed or do not contain buildings of historic interest. Many of these have been excluded from the extension. However, as they form part of the village and are often within close proximity to the designated area, they also form part of the character of the village. Should these be developed or redeveloped without additional planning control or consideration to the Conservation Area, the designated area could be damaged. I believe the boundary should be the village boundary, including any undeveloped or agricultural outlying land.</p> <p>The Plan, at paragraph 4.1, does not consider that parking in Isham to be an issue. I strongly object to this view as it most definitely is a problem in</p>	<p>Welcomed.</p> <p>It is likely that the areas not included in the Conservation Area boundary will be considered as 'Setting'. Please see: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>The draft has been amended to further consider parking.</p>
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certain areas especially where houses have been built without adequate car parking or where their erection predates the necessity of owning a vehicle. The most notable areas within the village in which on street parking is prevalent are most sections of Church Street, sections of Middle Street, South Street and all of Park Close. In Church Street and Middle Street in particular, cars can be seen at most times of the day lining the streets and on the narrower sections parked on the footway causing an obstruction to pedestrians (Images 1-4 below).

Park Close also provides the only vehicular access to numbers 5 and 6 Jubilee Terrace which the Plan describes as key un-listed buildings considered to make a positive contribution to the Conservation Area. Park Close has no footway and only one out of the eight houses has proper off road parking available. The remainder of the residents jostle over the very few areas on Park Close capable of being parked on without causing an obstruction (Images 5-7 below).

The Plan, also at paragraph 4.1, goes on to say that 'any increase in on-street parking would be considered intrusive to the character and appearance of the Conservation Area and should be avoided'. Given that the report has failed to recognise that there is an issue with parking it should therefore be concluded that the current level of on-street parking is already intrusive to the nature and character of the Conservation Area. Any further development within Isham (in the Conservation

		Area or not) potentially will lead to further on street parking without proper control. The entire village should therefore be included in the Conservation Area.	
13	The Lilacs Isham Ltd	<p>The freehold of Lilacs pub is owned by The Lilacs Isham Ltd. This company has over 120 shareholders; the vast majority of shareholders live in the village.</p> <p>In this rather unique situation, we are of the view that The Lilacs should be excluded from the conservation area. As a village pub, the viability and survival of The Lilacs is our main concern. It's inclusion in the conservation area may frustrate the unique vision that the shareholders have for the survival of the pub.</p> <p>For the Lilacs to survive, particularly in the current Covid environment, would be a conservation success in its own right.</p> <p>Inclusion of The Lilacs within the conservation may prevent that viability and ultimate success in ways that at this particular moment in time are totally unknown. For this very simple reason <u>we formally request that The Lilacs is excluded from the proposed and revised conservation area.</u> The Lilacs is, after all, on the periphery of the conservation area and its links with Isham farm, as suggested in the appraisal, have no substance within living memory of local people who were born and remain bred in the village.</p>	<p>Many Conservation Areas include public houses (of which some are also community owned). There is no evidence that inclusion in a Conservation Area conflicts with the viability of a business. The designation should help to protect and enhance the environment which should bring positive benefits by ensuring the area remains attractive to customers.</p> <p>The Lilacs meets the criteria for being within the conservation areas and will not therefore be removed. The final point about Isham Farm does not negate the reason for inclusion.</p>
14	Resident	I've extracted item 4.1 Car Parking in part, which states, ' <i>Car Parking is not currently considered an issue</i> '.....!	The draft has been amended to further consider parking.

		<p>I am surprised to see such a bold statement, a statement which is incorrect, best demonstrated by a car parking survey which was undertaken in November 2015 and submitted to Wellingborough Council. This found that be it weekday or weekend, both Church Street and Middle Street suffered from on street parking that congested the narrow streets. There are 'bottle necks' in both Church Street and Middle Street particularly where those streets only have a footpath on one side of the road, or not at all. Since 2015 the problem has increased to the extent that, in Middle Street particularly, the path is regularly blocked by parked vehicles, often in several locations and where the road is at its narrowest point. Not only does this cause tremendous difficulty in leaving ones drive, due to obstructed views, but also creates significant safety issues for pedestrians, some with walking aids and others pushing prams or with young children, who have no alternative but to walk in the road and with no escape route.</p> <p>For these reasons I would invite the council to review the situation and revisit the statement.</p>	
15	Resident	<p>With regard to point 4.1 Car Parking, and the statement "car parking is not currently considered an issue" this is a total misrepresentation of the situation experienced by villagers on a daily basis.</p> <p>Middle Street has a narrow footpath on one side only. A number of cars park on the footpath on a daily basis. This results in pedestrians having to walk in the road with all the dangers this entails. Furthermore, this leads to difficulties for larger vehicles be they delivery/builders/repair or the</p>	The draft has been amended to further consider parking.

		<p>Utilities. The problems an emergency vehicle would encounter are particularly concerning.</p> <p>Furthermore, when walking around the village you will notice the in many places there are signs that vehicles have driven over kerbs onto green verges to navigate parked cars leaving deep ruts.</p> <p>As a resident of Park Close I am only to aware that Parking is a major issue for Residents.</p> <p>I understand the Parish Council submitted a Car Parking Survey to Wellingborough Council in November 2015 with the conclusion "This creates a very significant highway danger". Parking has increased therefore the danger has increased.</p>	
16	Resident	<p>I strongly refute the statement in 4.1 Car Parking - Car Parking is not currently an issue</p> <p>I have lived in Middle Street, Isham for over 35 years, car parking is a considerable issue. I am amazed that the author managed to take photos without cars as this is such an incredibly rare occurrence.</p> <p>As can be seen the attached photographs, cars regularly park on the path, blocking the path. This carparking occurs at all times on both weekdays & at weekends.</p> <p>There is only a path on one side of Middle Street. Most of Middle St does not have a verge on the other side. Parking on the path is exceptionally dangerous as it forces pedestrians to walk in the road.</p> <p>Middle Street is very narrow less than 3.6m over most of it's length. Cars parked partly on the path</p>	The draft has been amended to further consider parking.

		<p>& partly on the road reduce the road width considerably, emergency vehicles would have extreme difficulty in using the Street.</p> <p>I request that</p> <ul style="list-style-type: none"> • The authors of the report look again at the carparking & view the problems. • Support any proposals that would provide any carparking private or public as either would be a public benefit • Suggest how the parking on the path can be stopped. 	
17	Resident	<p>I have read the document relating to the above and feel that I must comment on a couple of points.</p> <p>Point 4.1 Car Parking I have no idea how the report can state, 'Car parking is not currently considered an issue.' Whoever wrote this has not walked around the village at any time, or spoken to any Isham residents. The statement is completely untrue. Back in November 2015 a car parking survey was undertaken and submitted to Wellingborough Council. Many of our streets are narrow, some only have a path on one side of the road and cars are regularly forced to park on the paths, blocking access. Just the other day I walked around Church Street, Middle Street and South Street with my granddaughter in a pram and I was forced to walk in the road at several locations. This is extremely dangerous. I have attached some photos as evidence.</p> <p>I would also like to comment that the new house being built on the land of Manor House Farm in</p>	<p>The draft has been amended to further consider parking.</p> <p>This is property has not been included in the Conservation Area.</p>

		<p>Middle Street completely spoils the look of the village due to the materials used. I know that when the original planning application was made, a sample of the bricks to be used was approved and that these were in keeping with the surrounding buildings. I believe that the developer then applied for an amendment which was obviously approved. It makes a mockery of the whole process.</p> <p>No doubt, any comments or objections will be ignored and overruled. We have experience of this with the fact that we still have no bypass, we are still expected to have new houses built in the village, and that the planning was approved for the warehousing and distribution off the A509 North of Isham. Without the bypass this will be a disaster.</p>	<p>All comments are carefully considered and changes are being proposed as a result.</p>
18	Berrys obo two owners	<p>I write on behalf of the owners of the two areas marked 1 and 2 on the attached plan in response to the invitation to comment on the proposed alterations to the Isham Conservation Area.</p> <p>The owners have not been formally notified of this consultation and would however comment as follows:-</p> <p>Paragraph 186 of the National Planning Policy Framework cites; "When considering the designation of Conservation Areas, Local Planning Authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest".</p>	<p>All properties with addresses within the existing or proposed conservation area were sent individual letters. It appears that the agricultural buildings within area 1 do not have an address. A letter was however sent to Isham Farm, 27 Church Street. A letter was also sent to the former corn mill, but unfortunately it was returned as undelivered.</p> <p>Should the conservation area boundary be amended, all properties within the area will be notified and we are happy to do this through your agent.</p>

	<p>Isham Conservation Area was designated in March 1980 and there have been no boundary alterations since this time.</p> <p>The group of agricultural buildings (ringed and marked 1) have not altered in character since the last Conservation Area Assessment and comprise a group of buildings of various methods of construction, none of which could be described as having any particular value or historic association – the traditional agricultural buildings close by are already included within the Conservation Area.</p> <p>Isham Mill (ringed and marked 2) was demolished in the late 1940s, having been derelict for some time, and there are very few remains at present in this well wooded area – again when last reviewed, it was not felt necessary to include this area within the conservation boundary and the same remarks should apply today.</p> <p>There would appear to be no development pressures, no threats that would not otherwise be protected by the current prevailing Planning Policies and nothing that would appear to justify enlargement of the Conservation Area by the inclusion of land that has no special interest.</p> <p>The suggestion is that on the eastern boundary of the village the Conservation Area should align with the boundary that exists today.</p> <p>Would it be possible please to ensure that we remain consulted/informed in the continuing assessment and conclusions.</p>	<p>There has been no Conservation Area Appraisal to date. The approach to Conservation Areas (as well as legislation, policy and guidance) has changed since 1980.</p> <p>The significance of this site has been further understood, as well as its historic importance to the settlement, and our conclusion is that it should be included.</p> <p>The areas of expansion are considered to be of special interest. Development pressure is not a reason to enlarge a Conservation Area.</p>
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19	Cllr Hallam (ward councillor)	<p>Car parking most certainly is an issue in todays world and there is significant photographic evidence to prove as such.</p> <p>The statement emboldened below that clearly states "car parking is not an issue" is fundamentally flawed...</p> <p>The author of the report has clearly not visited Isham at the appropriate time as is clearly demonstrated by the complete absence of vehicles from many "of the important views".....including would you believe the A 509....!</p> <p>4.1 Car Parking <i>Car Parking is not currently considered an issue.</i> However, there is no significant amount of public car parking in Isham and there is also limited opportunity for properties to extend their existing provision. Any increase in on-street parking would be considered intrusive to the character and appearance of the Conservation Area and should be avoided.</p> <p>I would be grateful if you could draw this completely false statement to the attention of the correct executive officer</p> <p>When the Monk and Minstrel site was built on that signed the death bell for the shop opposite which had used the car park for customers and the owners have been unable to sell the shop. It also provided parking for the church, village hall and school so all that is left is on street parking which means cars end up on the curbs to leave</p>	The draft has been amended to further consider parking.
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		<p>enough space for single lane access down church st etc</p> <p>An “unofficial” one way system seems to help around the village but generally the conservation area of the village has almost no parking available and is frequently blocked.</p>	
20	Isham Parish Council	<p>We have held two open meetings available to all Isham Parishioners to attend, whether they live within the affected areas or not, so that they could present their views in open discussion. The meetings were held via Zoom on the 17th and 22nd February 2021 and have been considered by all of the Councillors of Isham Parish Council (IPC) in making this response. We can further confirm that the views expressed in this response have been agreed by the Councillors. Additionally a number of suggestions have been made and discussed which the IPC were not in agreement with and these are listed separately at the end of this letter.</p> <p>The IPC are generally in agreement with the proposals but there are some areas where we are not in agreement and some areas which we feel require reinforcement.</p> <p>Our following comments refer to the section number and headings within the Place Services report dated December 2020.</p> <p>2.1 Context and General Character. We acknowledge that a large amount of infill development has taken place within the CA and this has put considerable strain on the parking in the village and particularly so in the CA where roads are narrow. This has resulted in</p>	<p>Noted and Welcomed.</p> <p>2.1 Context and General Character Ensuring adequate and appropriate parking in accordance with Policy 8 of the JCS is always a consideration in determining new planning applications.</p>

inconsiderate parking on footpaths, partial blocking of roads particularly for delivery and emergency vehicles, inappropriate parking to entrances and the like. The school location aggravates this situation at particular times during weekdays. Therefore, any new planning applications must give this problem with car parking very serious consideration in the future and should in our opinion be a determining factor by the Local Authority (LA) when deciding any planning application.

We strongly agree that the open agrarian landscape at the edge of the settlement forms the setting to the CA and indeed it is as important as the CA itself. We are therefore hopeful that this will be at the forefront of the minds of the LA planners when considering future planning applications outside of the CA.

2.3 Revision to the Boundary.

We are not in agreement with The Brambles and Allerton House in Green Lane being included, but, we are in agreement that Green Lane together with its verges, hedgerows and boundary walls are included. Our further comments in this respect are included later under 3.3 Views.

2.6 Heritage at Risk.

The IPC are very supportive of any attempt to improve, preserve and where possible to reinstate both of these heritages at risk. Indeed, the IPC have been in contact with the LA to resolve and reinstate the derelict workshop and 1 Jubilee Terrace in the past without any success. We hope that moving forward with support from the new LA

2.3 Revision to the Boundary

These properties, are of architectural interest and warrant inclusion with the Conservation Area for this reason. In terms of built form, this is the historic termination to the settlement at this location and continues to be so.

2.6 Heritage at Risk

Noted

3.2.2 Landscaping and Open Spaces

Noted

3.3 Views

The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: *The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance.*

3.4 Setting of the Conservation Area

Agreed, the text will be amended to refer to the west of the village.

4.1 Car Parking

The draft will be amended to further consider parking.

4.4 Public Realm

It is considered that this impact was limited to the western half either side of the A509. The draft will be amended to correct this typo.

4.5 Heritage at Risk

Noted, the council will be considering its priorities and resources and how best to manage these.

5.1 Positive Management: Short Term

administration help and assistance can be given to secure these two areas.

3.2.2 Landscaping and Open Spaces.

We are well aware of the lack of green spaces, verges and the like within the CA and of the importance of them in that context. We would wish to ensure that these are enhanced, maintained and protected and are of material consideration by the LA when determining any planning application. If funding can be found or the Highway Authority (HA) persuaded to install protection to grass areas etc this would be gratefully received.

3.3 Views.

It is appreciated that the report does not provide an exhaustive list and there are other views of significance. However, we feel the following views are of such significance to the CA that they should be included in the report:-

- a) The agrarian landscape views are essential in preserving the essence and the integrity of the CA. As well as those agrarian views essential to the Mill are those to the west, south and east of the CA covering the existing gardens and fields.
- b) The approach and in the opposite direction to the village from Orlingbury should be included for a number of reasons given in the report for view 5.
- c) The view of Church Street from the junction of The Sorrels should be included for a number of the reasons given in views 2, 3 and 4.

The report in respect of view 5 sets out the importance of this view in respect of the lane, hedging, walls and landscaping not for The

The creation of a Local Heritage List will be considered.

Should the parish council wish to see properties in the parish become listed, they should submit robust evidence through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

The case for renaming of a street/lane should be presented to the council separately. Guidance and an application form is available on the [website](#).

Suggestions which the IPC have not supported

Noted

1. The Bier House and cemetery are considered to be of architectural and historic interest and will be included in the draft revisions and will benefit from inclusion. Their inclusion will enhance the special interest of the Conservation Area.
- 2-6. Where elements are proposed to be included it is because they will enhance, and contribute to the special interest of the Conservation Area. Where elements are proposed to be removed or not proposed to be included, this is because their inclusion would dilute the integrity of the Conservation Area and its special interest.

Brambles and Allerton House. It should be pointed out that Allerton House had substantial works carried out to it just a few years ago which virtually recladded the entire property with new stonework and new windows and doors. What is important here is the view and therefore we would wish to see that the CA is limited to the lane, verges, hedgerows and boundary walls only and does not include the properties.

3.4 Setting of the Conservation Area.

We are strongly in agreement with many of the statements in this section of the report and would particularly wish to reinforce those comments regarding the agrarian landscape being of critical importance to the setting of the CA.

We would wish to point out that the report is incorrect when it states 'The potential bypassing of the A509/Kettering Road to the east of the village....' it should of course say '....to the west of the village....'

4.1 Car Parking.

The report is incorrect where it says 'Car Parking is currently not considered an issue' it should obviously say 'Car Parking is currently considered to be a big issue'. Anyone who knows Isham or lives in Isham and certain those who live in the CA are very aware that Car Parking is most certainly a very big issue and has been for a number of years. The IPC have endeavoured to try and ease the situation with the LA and HA but to date without success. Indeed, we have successfully opposed planning applications for proposed developments specifically because of access problems through this area of the village. Some planning

applications the IPC opposed have been approved and this has in our view been detrimental to the CA.

4.4 Public Realm.

The report is incorrect where it says ‘The A509 and its traffic load are a significant visual and audible presence within the eastern half of the Conservation Area.’ This should have said ‘.... within the western half’ However, we are of the view that this should not be limited to just ‘the western half’ of the CA but has a distinct impact on the ‘the whole’ of the CA.

4.5 Heritage at Risk.

See our previous comments in section 2.6 Heritage at Risk. As previously stated we hope and trust that the new LA can provide assistance and support in saving these Heritages for the future.

5.1 Positive Management: Short Term.

Enforcement - We agree with this statement although we have found in the past reluctance on the part of the LA to execute it. We will support and hope that the new LA will use its powers of enforcement promptly and forcibly when necessary.

Local Heritage List - We also agree with this statement and would support inclusion of those buildings listed in section 3.2.6 if they are already included. We would support any action to have the Methodist Chapel and 54 South Street listed as we believe these are heritage buildings having a very close affiliation with Isham residents of the present and the past.

		<p>The footpath from Langton Place through to The Sorrels has long been known after an old resident as Tom Tilley's Lane, we would wish this to be formally named as such and distinguishing it from Langton Place.</p> <p>New Development - We anticipate and are confident that the Neighbourhood Plan which is being prepared will identify if and where such appropriate opportunities exist. We trust that this opinion will be robustly supported by the LA.</p> <p>Suggestions which the IPC have not supported.</p> <ol style="list-style-type: none"> 1. Inclusion of the Cemetery and Bier House in the CA. 2. Inclusion of the rear part of the school in the CA. 3. Expansion of the CA to the west between Orlingbury Road and the Glebe Field. 4. Exclusion of the proposed expansion of the CA along Green Lane, we have just agreed with the removal of The Brambles and Allerton House from the CA. 5. Exclusion of the house on the corner of South Street and Mill Lane (i.e. 54 South Street). 6. Exclusion of The Lilacs from the CA. 	
21	Isham Neighbourhood Group	<p>Generally, we are supportive of the Character Appraisal and Management Plan (ICACAMP). However, we have a number of fundamental points to raise on the ICACAMP which we request are considered and appropriate amendments are made.</p> <p>Point 3.3 Views</p>	<p>Noted and welcomed.</p> <p>Point 3.3 Views The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: <i>The views included</i></p>

As noted in the opening paragraph “There may be other views of significance”. We would agree and, given the weight of this section within the whole report, we would suggest that the following additional views are included as significant.

- A. The approach to the village from Oringbury, and in the opposite direction
- B. Church Street looking east in the vicinity of the junction with The Sorrels

Of equal importance is that the photographs presented in the document do not reflect what is more often the actual view as there is a complete absence of vehicles from any of the views. This never occurs in reality and, as such, creates a complete conflict with point 4.1 of the report. I enclose with this letter a number of photographs which clearly show the current situation.

Point 4.1 Car Parking

As written, this section is factually incorrect. We are unaware of the author of the report having any conversations with residents of the village in order to draw the conclusion that “Car Parking is not currently considered an issue”. That comment is fundamentally wrong and we would draw your attention to the minutes of Isham Parish Council’s January 2021 meeting.

A car parking survey was undertaken in November 2015 and submitted to Wellingborough Borough Council. This demonstrated that, be it weekday or weekend, both Church Street and Middle Street suffered from on street parking that congested the narrow streets. In many cases those streets only have a footpath on one side of the road. Since 2015 matters have worsened to the extent that, in

in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance

Point 4.1 Car Parking

The appraisal will be updated.

Point 2.3 Revisions to the boundary

Please see note above on The Lilacs.

Points 2.4 and 2.5 Designated and Non Designated Heritage Assets

Should the neighbourhood plan group wish to see properties in the parish become listed, they should submit robust evidence through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

The case for renaming of a street/lane should be presented to the council separately. Guidance and an application form is available on the [website](#).

Point 3.3.3 Landscaping and open spaces

Emphasis shall be added to the importance of ongoing maintenance of the greens

Point 3.2.4/5/6 Local Details, Public Realm, Key Un-Listed Buildings

Should the neighbourhood plan group wish to see properties in the parish become listed, they should submit robust evidence through an application form to Historic England who are the decisionmaker in this matter. The form can be found at the following website:

<https://historicengland.org.uk/listing/apply-for-listing/>

Point 3.3 Views

Middle Street particularly, the path is regularly blocked in more than one place and very often when the road is at its narrowest and has a roadside fence or wall opposite the parked cars. The enclosed photographs confirm the impact of this.

Point 2.3 Revisions to the boundary

In principle, we agree with the modifications but would suggest the following amendments:

a) The Methodist Chapel should be considered for Listing

b) Number 54 South Street is considered for Listing

c) In terms of The Lilacs public house; we support the view expressed by the directors of The Lilacs Ltd who request its exclusion from the CA *"In summary, our ambition is the survival of the pub as it is. As such that will be an act of conservation in itself so we would prefer not to be restricted in our endeavours."*

Points 2.4 and 2.5 Designated and Non Designated Heritage Assets

The Neighbourhood Plan Group agree that "Isham Conservation Area contains a high number of Listed Buildings which emphasises its special interest" It also contains a considerable number of "Key un-listed buildings" The setting of many of these heritage assets is significantly eroded by the on street car parking that point 4.1 dismisses. This reinforces the need for point 4.1 to be corrected.

Together with the Listing of the Methodist Chapel, the Neighbourhood Plan Group support the Listing of 54 South Street which is considered to be an

The views highlighted shall be referred to in broad terms within the Appraisal. Section 3.3 states: *The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance.*

Point 3.4 Setting of the CA

Agreed, this will be amended.

Point 4.1 Car Parking

See comments above

Point 5.1 Positive Management

Enforcement will be undertaken as appropriate in accordance with the council's enforcement policy.

Should the council consider the introduction of Article 4 Directions appropriate this would be subject to a separate consultation in accordance with the relevant procedures.

important heritage asset and has a very close affiliation with Isham residents of the present and the past.

Reference to the footpath from Langton Place through to The Sorrels has long been known after an old resident of the village as Tom Tilley Lane. It is considered that this should be formally named as such.

Point 3.3.3 Landscaping and open spaces

The Neighbourhood Plan Group would like to see more emphasis placed upon the maintenance and enhancement of the few open spaces that exist. In particular, the triangles of grass that exist to the north and the south of St Peter’s Church. This increased emphasis would assist in future funding initiatives.

It should be acknowledged that only one of the three noted historic closes is public. That is, the northernmost part of Langton Place (linking to The Sorrels) which is actually Tom Tilley Lane. This, again, is quite full of on-street car parking. The other two closes are private.

Point 3.2.4/5/6 Local Details, Public Realm, Key Un-Listed Buildings

If considered appropriate we would support the listing of the Methodist Chapel and also 54 South Street. The listing of the latter building would be significant as it would help prevent the possibility of demolition in order to provide wider vehicular and pedestrian access to Mill Lane for development purposes.

Point 3.3 Views

I refer to the above comments on the views.

Point 3.4 Setting of the CA

The proposed bypass will be to the WEST of the village, not the East as suggested by the author of the report.

Point 4.1 Car Parking

I refer to the earlier comments

Point 5.1 Positive Management

The Neighbourhood Plan Group encourage the LPA to use its powers of enforcement more enthusiastically.

It is noted that the appraisal considers the introduction of Article 4 Directions as a means to ensure the longer-term protection of the Conservation Area. It is recognised that these can have an important impact. However, any proposals by the Borough Council to introduce these measures must firstly be with the agreement of the Neighbourhood Plan Group and Parish Council and consultation must take place at an early stage in considering new policy.

In conclusion we reiterate our support of the appraisal subject to the incorporation of our required changes to points 3.3 and 4.1 being views and car parking.

I should appreciate information on the next steps and the timing of any further consultation.