



Cabinet

Tuesday, 11 November 2025

**Draft Character Appraisal and Proposed
Conservation Area for Screveton**

Report of the Director – Development and Economic Growth

Cabinet Portfolio Holder for Planning and Housing, Councillor R Upton

1. Purpose of the report

- 1.1. Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 1.2. Upon the request of some local residents and the Parish Meeting, Screveton has been considered because of its architectural and historic interest and is considered to fulfil the criteria set out within Section 69. Identification of the village's potential was made several years ago (pre-2019); however, only in the past 18 months or so has a community group come forward to lead on producing a draft appraisal.
- 1.3. A period of public consultation has been undertaken on a draft Conservation Area, and an associated Appraisal and Management Plan, which had been produced by the local community. This report seeks formal adoption of a Conservation Area for Screveton and the associated Appraisal and generic Management Plan.

2. Recommendation

It is RECOMMENDED that Cabinet:

- a) designates a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) adopts the Conservation Area Character Appraisal in Appendix B as the document which outlines and describes the special architectural and historic character of that Conservation Area, which it will be desirable to preserve or enhance.

3. Reasons for Recommendation

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 (the 1990 Act) imposes a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

4. Supporting Information

- 4.1. Screveton has been investigated and assessed and is considered to be a place which has a special architectural and historic interest, the character and appearance of which it would be desirable to preserve and enhance.
- 4.2. After local residents requested that Screveton be considered for a Conservation Area, an informal meeting was held in the village to inform the residents of the process and to gauge public opinion. A show of hands was undertaken with the substantial majority of those present being in favour of a Conservation Area for the village.
- 4.3. A period of public consultation was undertaken from 4 June to 26 June 2025. During the consultation period, a drop-in session was held at the Car Colston and Screveton Village Hall to allow anyone with questions about the process to have these addressed. The session was attended by approximately 20 villagers.
- 4.4. Formal comments were received from residents in the form of an objection, making the following points:
 - a) Village already self-preserved; fears unnecessary bureaucracy and cost; past rejections should be respected; sees designation as restrictive and community-stifling.
 - b) Planning system already protects village; conservation would impose cost and complexity; personal property impacts cited.
 - c) Opposes restrictions on home management; questions who will manage other local issues like the traveller encampment; sees partial designation as flawed.
 - d) Claims designation lacks justification per NPPF; adds bureaucracy, omits key areas, no clear benefit; sees it as discriminatory and ineffective.
 - e) Challenges value of designation; notes planning constraints already exist; conservation does not block development; calls for equal treatment and full community representation.
 - f) Village lacks uniform heritage character; mix of architecture reflects evolution; fears energy efficiency and adaptation would be hindered; calls for more proportionate preservation strategy.
 - g) Non-uniform character does not warrant Conservation Area designation. Striking new builds have eroded the character of a traditional village, and the natural evolution in response to changing living demands is essential for wellbeing.

4.5. In response to the above comments that objected the designation, the following is offered:

- a) Conservation has a longer foresight and considers the future of the village beyond the current residents. Costs for planning permission in many cases are minimal compared to the proposed works to be undertaken.
- b) The extent to which the character of the village is documented and agreed on is questionable – this is the purpose of a Conservation Area Appraisal.
- c) The purpose of a Conservation Area is to protect and enhance the character and appearance of the special architectural and historic interest. Only that which is deemed of special architectural and historic interest should be included within the boundary. Traveller encampment is not a conservation issue.
- d) Screveton possesses architectural and historic interest.
- e) The Planning (Listed Buildings and Conservation Areas) Act 1990 outlines that the local planning authority is under a duty to designate Conservation Areas within its locality and to review them from time to time.
- f) Conservation Areas do not block development, they add an extra layer of control to development.
- g) Conservation Area designation would prevent the further erosion of the character of the village.

4.6. Formal comments were received from residents in the form of support, making the following points

- a) Protect historical character, ensure future development is in keeping, preserve views and countryside.
- b) Village has long considered conservation; supports plan's conclusions; wants Linden Cottage and Knights Close included; supports sensitive development.
- c) Preserve linear layout and open views over the Vale of Belvoir.
- d) Previous vote within village already in favour; personal investment in biodiversity project was motivated by conservation plans; urges immediate implementation.
- e) Concern about development eroding village character; believes conservation brings necessary protection; sees Screveton as vulnerable without status.
- f) Highlights historic and architectural significance; fears large-scale development would overwhelm village character.
- g) Logical given nearby villages already have conservation status; wants to preserve mature trees, listed buildings, and historical features.
- h) Newcomer perspective; values charm, unique architecture, nature, and lack of modern urban infrastructure.
- i) Frustration over delays in the creation of a Conservation Area despite repeated majority (60/40) support; believes a few individuals are blocking it for self-interest; emphasises rich historical significance and need to preserve heritage sites.

4.7. In response to the above comments supporting the designation, the following is offered:

- a) Conservation Areas add an additional layer of control to preserve or enhance the special architectural and historic character.
- b) Conservation Area boundary would need to only include that which is worthy as not to devalue the concept of conservation.
- c) Linear villages are becoming less common as places grow. Conservation Area designation would allow for this special interest to be managed and controlled.
- d) Previous votes within the village were only slightly in favour. The purpose of a Conservation Area is architectural and historic character, biodiversity accomplishments may be a consequence of managing development; however, it is not the purpose of designation.
- e) Surrounding villages, Car Colston, Hawksworth, Thoroton, Scarrington, Aslockton, Kneeton, Flintham, Whatton and Orston are all Conservation Areas.
- f) Conservation Area designation would aim to support development that was in keeping with the character of the area.
- g) Conservation Area designation would control the works to trees via six weeks notifications of works.
- h) Conservation Area designation would aim to preserve and enhance the character.

4.8. Having considered all of the formal comments received it is considered that no significant changes are required to the draft documentation.

4.9. A copy of the amended Conservation Area Character Appraisal is appended to this report (Appendix A) and is the document which is proposed for adoption.

4.10. Within the document is a plan showing the proposed boundary of a Conservation Area for Screveton, which is considered to represent a boundary appropriate in context of the requirement within paragraph 127 of the National Planning Policy Framework (NPPF) which states:

“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.”

5. Alternative options considered and reasons for rejection

The only alternative option would be to decline to designate Conservation Area status. Having an up to date Conservation Area Appraisal is important because it ensures that planning decisions reflect current heritage values, community needs and environmental changes, helping to protect and enhance the area's special character.

6. Risk and Uncertainties

None identified.

7. Implications

7.1. Financial Implications

Adoption would not be officially completed until notices are published in the Nottingham Post and The London Gazette. There is a minimal cost implication of publishing notices, and this will be covered by existing budgets.

7.2. Legal Implications

7.2.1 Local planning authorities have a duty under section 69 of the 1990 Act to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

7.2.2 The Act requires the identification and designation of Conservation Areas. Whilst the legislation does not contain any requirement for public consultation, the undertaking of public consultation is considered to represent best practice. As such there is no minimum requirement for public consultation.

7.2.3 A Conservation Area is not formally adopted in law until such time as its adoption has been resolved by the Borough Council and a notification of adoption has been published in The London Gazette.

7.2.4 It is considered good practice when adopting a new Conservation Area to directly notify each property within the adopted boundary that the Conservation Area has been formally adopted and is in effect. This would usually be done in writing the day of the London Gazette notice. Given the small size of Screveton a mailshot on this scale is not considered to represent a significant burden on either time or resources.

7.3. Equalities Implications

There are not considered to be any equalities implications arising from the recommendation to adopt a Conservation Area for Screveton.

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

There are not considered to be any adverse implications of adopting a Conservation Area in terms of crime or disorder.

7.5. Biodiversity Net Gain Implications

There would be no biodiversity net gain implications arising from the recommendation within this report.

8. Link to Corporate Priorities

The Environment	Designation of a Conservation Area would introduce additional planning scrutiny where permission is required as well as some additional constraints on the application of permitted development rights, the result of which would better enable control over the way in which a significant historic environment changes over time.
Quality of Life	To the extent that the recommendation impacts upon quality of life those impacts would be through securing attractive and historically significant components of the local environment as above.
Efficient Services	There would be no implications, positive or negative, for efficiency of local services.
Sustainable Growth	Designation of a Conservation Area would introduce additional planning scrutiny where permission is required, such as for new development, which would better enable the Council to ensure that future development is of high standard and sustainable.

9. Recommendation

It is RECOMMENDED that Cabinet:

- a) designates a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) adopts the Conservation Area Character Appraisal in Appendix B as the document which outlines and describes the special architectural and historic character of that Conservation Area, which it will be desirable to preserve or enhance.

For more information contact:	James Bate Planning Team Manager: Monitoring and Implementation 0115 9148483 jbate@rushcliffe.gov.uk
Background papers available for Inspection:	Planning (Listed Building and Conservation Areas) Act 1990 Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management
List of appendices:	Appendix A: Proposed Conservation Area Boundary Appendix B: Screveton Character Appraisal and Management Plan