

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 12 May 2014

Portfolio:	Planning and Development
Subject:	Wallington Conservation Area Character Appraisal and Management Strategy: Adoption
Report of:	Director of Planning and Development
Strategy/Policy:	Fareham Borough Local Plan
Corporate Objective:	Protect and Enhance the Environment

Purpose:

This report summarises the outcome of public consultation on the draft Conservation Area Character Appraisal & Management Strategy for Wallington Conservation Area and proposes its adoption.

Executive summary:

This report relates to the Council's programme for the review of the adopted conservation area character assessments. It recommends adoption of the revised Wallington Conservation Area Character Appraisal and Management Strategy which has taken into account the outcome of the draft document consultation and guidance produced by English Heritage.

Recommendation/Recommended Option:

That the Executive agrees to:

- (a) the Wallington Conservation Area Character Appraisal and Management Strategy, as set out in Appendix B to this report, be adopted as evidence in support of the Fareham Borough Local Plan Review (June 2000) saved policies, the policies contained within the Fareham Local Plan Part 1: Core Strategy and the emerging policies of the Fareham Local Plan Part 2: Development Sites & Policies;
- (b) the preparation of an article 4 direction, as recommended in the character appraisal document, is supported. Delegated authority was granted by the Executive to the Executive Member for Planning and Development in July 2010 to make article 4 directions in accordance with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010; and
- (c) grant delegated authority to the Director of Planning and Environment in consultation with the Executive Member for Planning and Development to make minor factual and formatting alterations, including updating of photographs where appropriate, prior to publication of the adopted document.

Reason:

To continue the Council's programme for re-appraisal of the adopted Conservation Area Character Assessments and the addition of a management strategy. These documents play a key role in helping to identify the heritage significance of conservation areas and in preserving and enhancing their character and appearance through the development management process and in liaison with statutory undertakers.

Cost of proposals:

The operation of the management strategy will be undertaken through existing officer resource and departmental budgets. Any environmental improvement works will be subject to the availability of additional funding.

- Appendices:**
- A:** Draft document consultation comments, responses and action table.
 - B:** Wallington Conservation Area Character Appraisal and Management Strategy.

Background papers:

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Executive Briefing Paper

Date: 12 May 2014

Subject: Wallington Conservation Area Character Appraisal and Management Strategy: Adoption

Briefing by: Director of Planning and Development

Portfolio: Planning and Development

INTRODUCTION

1. This report seeks adoption of the revised Conservation Area Character Appraisal and Management Strategy document for Wallington Conservation Area following public consultation. This continues the programme of re-appraisal of the Council's adopted character appraisal documents.
2. The current Wallington Conservation Area Character Assessment was adopted in 2007. English Heritage guidance concerning conservation area management advises local authorities to produce conservation area character appraisals and management strategies and to keep them up to date.
3. The draft Wallington Conservation Area Character Appraisal and Management Strategy was considered by the Strategic Planning and Environment Policy Development and Review Panel on the 7th Jan 2014.

THE ROLE OF CHARACTER APPRAISALS

4. A Conservation Area Character Appraisal identifies the qualities of a conservation area that give it heritage significance. Character can derive from the age and style of individual buildings, the way groups of buildings are arranged, the spaces between them, their historical significance in the development of an area and their use. Other factors such as; open spaces, landscaping, trees and important views all interact to form the overall character of an area. In order to make informed decisions about development that affects the character of a conservation area it is essential to have a clear understanding of its heritage significance through an up to date character appraisal document.
5. The appraisal documents also have a general role to play in informing local residents and others about the history of the borough's older settlements and those aspects of their character and appearance that it is important to protect.

THE MANAGEMENT STRATEGY

6. In line with current English Heritage guidance the updated character appraisal has been amended to include a management strategy that sets out the Council's approach to the conservation of the conservation area. It outlines the procedures currently in place to manage change and proposes additional measures and opportunities for enhancement as identified by the appraisal.
7. The draft management strategy (as published for public consultation) proposes measures and enhancements to preserve the character and appearance of the conservation area including the following:
 - Monitoring by photographic survey every four years and periodic street audit.
 - Liaison with other bodies, including statutory undertakers and other Council departments who are responsible for, or undertake, works or re-instatements that are likely to affect the character and appearance of the conservation area.
 - Opportunities for enhancement including:
 - Retention and improvement of architectural detailing, particularly windows and doors to prevent further harm to the character and appearance of the conservation area.
 - Improvements to signage/ street surfacing.
 - Maintenance of the planting that screens the industrial and retail development to the west of the conservation area.
 - The removal of overhead cables on North Wallington should the opportunity arise.
 - The use of an article 4 direction to require a planning applications for alterations that are currently permitted development.

THE PUBLIC CONSULTATION PROCESS

8. Public consultation on the draft Character Appraisal and Management Strategy was undertaken between 3rd February and 3rd March 2014. It comprised;
 - A notification letter, advising how to obtain a copy of the draft document and how to respond, sent to properties within the conservation area boundary and to local amenity societies, including The Fareham Society, Wallington Village Community Association, statutory undertakers and other relevant bodies, including English Heritage and Hampshire County Council.
 - Site notices placed on roads and footpaths in the conservation area.
 - Details of the consultation on the Council's website including the ability to download the draft document and to submit comments electronically.

- A display, with copies of the draft document and comment sheet to take away, located in the foyer of the Civic Offices for the duration of the consultation period. A presentation by the conservation officer to Fareham CAT meeting, attendance at Wallington Village Community Association Forum and two other advertised sessions at Wallington Village Hall.

9. The consultation asked for comments on the following:

- The key features identified in the character appraisal to be preserved or enhanced.
- The opportunities identified in the character appraisal for enhancing character and appearance.
- The use of an article 4 direction to control potentially harmful alterations by requiring a planning application.
- Any general comments.

THE OUTCOME OF PUBLIC CONSULTATION

10. Representations were received from 8 respondents. These made a number of comments related to the specific questions asked in the questionnaire and also raised other matters. A broad summary of the issues raised is set out in the table below which also shows the number of comments received; a more detailed table of the comments that includes an officer response, recommended action or amendment to the document is attached at Appendix A.

Comment	No.
Support for the key features identified in the list.	5
Support for opportunities for enhancement; including:	
- retention and improvement of architectural detailing	3
- improvements to signage/ surfacing	4
- planting/ screening between the conservation area and Broadcut	6
- removal of overhead cables	4
Support for the use of an Article 4 Direction	3
Objection to the use of an Article 4 Direction	2
Concern relating to the cost of appropriate architectural detailing and the use of appropriate materials/ burden on property owners	2
Comments that relate to other issues; including;	15
- importance of correct pointing in repairs	
- siting of recycling bins	
- Minor corrections/ alterations to text	
- comprehensive repaving/ pedestrianisation	
- flooding	
- street lighting	
- motorway noise	

11. Comments that relate to matters beyond the scope of the document will be passed to the relevant department of the Council.

ARTICLE 4 DIRECTION

12. A couple of comments raised objection to the use of an article 4 direction in the village to control alterations by making a planning application necessary where works are currently permitted development. They expressed the view that persuasion and encouragement are better than a heavy handed autocratic approach and that residents should not have unreasonable demands placed upon them.
13. The aim of conservation is not to prevent all change but to maintain and manage the character and appearance of the conservation area. The council has a duty when making planning decisions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area and the National Planning Policy Framework advises that heritage assets should be conserved in a manner appropriate to their significance. The character appraisal identifies the aspects of the conservation area that contribute to its character and appearance. Officers consider that removal of permitted development rights for alterations is justified as it allows proper consideration of the impact of proposed development in the light of the evidence in the character appraisal through the planning application process. The council offers a pre-application service to advise and encourage owners to undertake changes in a manner that is sympathetic to the character and appearance of the conservation area.
14. Serving an article 4 direction requires a separate statutory procedure. Delegated authority was granted by the Executive to the Executive Member for Planning and Development in July 2010 to make article 4 directions in accordance with the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010,

WALLINGTON RIVER BANK REMEDIAL REPAIRS

15. Remedial repairs are required to the river bank and footpath adjacent to the council depot where the bank has become unstable due to erosion. Before civil engineering works to install gabions in this area can be commenced the boundary wall, which lies outside the conservation area boundary, referred to in paragraph 6.9 of the document must be taken down. The Council's Executive has resolved to remove the wall and the document has been updated in the light of this decision.

NEXT STEPS

16. The Character Appraisal and Management Strategy document has been amended following the responses to the consultation and is attached at Appendix B. The changes are underlined. It is recommended that the Executive agrees to the adoption of the Wallington Character Appraisal and Management Strategy. The document will then be published on the Council's website.
17. Following adoption the Character Appraisal and Management Strategy will be used as evidence in support of the saved policies of the Fareham Borough Local Plan Review (June 2000), the policies contained within the Fareham Local Plan Part 1: Core Strategy and the emerging policies of the Fareham Local Plan Part 2: Development Sites & Policies. As such, the content of the documents is a material

consideration in the determination of planning applications.

CONCLUSION

18. The Wallington Conservation Area Character Appraisal and Management Strategy continues the Council's programme for re-appraisal of the adopted Conservation Area Character Assessments. These documents play a key role in helping to identify the heritage significance of conservation areas and in preserving and enhancing their character and appearance through the development management process.
19. The document has been prepared following best practice guidance set out by English Heritage and has taken account of the comments raised by the community of Wallington and interested organisations.

Reference Papers:

Understanding Place: Conservation Area Designation, Appraisal and Management English Heritage (2011)

Wallington Conservation Area Character Assessment (2007)

Wallington Conservation Area Character Appraisal and Management Strategy - Consultation Draft (January 2013)