

FAREHAM

BOROUGH COUNCIL

Report to Strategic Planning and Environment Policy Development and Review Panel

Date **3 September 2013**

Report of: **Director of Planning and Environment**

Subject: **DRAFT PORTCHESTER (CASTLE STREET) CONSERVATION
AREA: CHARACTER APPRAISAL AND MANAGEMENT
STRATEGY**

SUMMARY

A draft Conservation Area Character Appraisal and Management Strategy has been prepared for Portchester (Castle Street) Conservation Area. It is proposed that the document is subject to public consultation for 4 weeks during October and November 2013.

RECOMMENDATION

The Panel is invited to consider and support the content of the draft document and the proposed arrangements for public consultation.

INTRODUCTION

1. At its meeting on 8 January 2013 the Panel agreed a revised order for re-appraisal of the Council's conservation area character assessments. In accordance with that timetable, a draft conservation area character appraisal and management strategy has now been prepared for Portchester (Castle Street) Conservation Area. The draft document is attached at Appendix A.
2. 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 in an up to date character appraisal document. Following public consultation the document will be adopted as evidence in support of the saved policies of the Fareham Borough Local Plan Review, the Core Strategy and the emerging Development Sites & Policies Plan and will be a material consideration in the determination of planning applications.

PORTCHESTER (CASTLE STREET) CONSERVATION AREA

3. Portchester (Castle Street) Conservation Area was designated in 1969 to protect the character and appearance of the village of Portchester including Portchester Castle, a grade 1 listed building and a scheduled ancient monument. Its boundary was extended in 1975 to include an area north of White Hart Lane. Portchester village lies between Fareham and Portsmouth on the flat coastal plain south of Portsdown Hill and occupies a promontory of land at the head of Portsmouth Harbour; the castle, which originates from the 3rd century AD, is situated on the end of the promontory beside the shore.
4. The conservation area comprises 4 differing character areas. It contains historic buildings, of which there are 51 entries in the Statutory List of Buildings of Special Architectural or Historic Interest, including features, such as lamp columns, boundary walls and railings, and other architectural detail, which combine to create the historic character of the area. Open land surrounding the settlement is of great importance to the setting of the village and the views of the castle in particular.

KEY CHANGES TO THE APPRAISAL DOCUMENT

5. The conservation area character appraisal identifies the qualities of the Portchester (Castle Street) Conservation Area that give it heritage significance. It has been updated, in line with current English Heritage guidance, to include a management strategy that sets out the Council's approach to the area's conservation.
6. Other changes include:
 - updating of the text to reflect recent changes;
 - updating of references to current policy and national planning guidance;
 - updating of maps to include greater detail;
 - updating of photographs (to be added);
 - update on current status of buildings at risk; and
 - a recommendation to consider the use of an article 4 direction to control the use of permitted development rights.

PUBLIC CONSULTATION

7. Public consultation is proposed for 4 weeks in October and November. This will comprise:
 - (a) A notification letter, setting out 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 Portchester Civic Society, The Portchester Society, The Fareham Society, Portchester Community Association and Portchester Community Centre Limited, statutory undertakers and other relevant bodies including English Heritage and Hampshire County Council.
 - (b) Site notices will also be placed on roads and footpaths and in local noticeboards in the conservation area and vicinity.
 - (c) Details of the consultation will be put on the Council's website including the ability to download the draft document and to submit comments electronically.
 - (d) A display will be located in a local venue where documents and comment sheets will be available to take away. It is anticipated that this will be located in the foyer of Portchester Library/Health Centre and be periodically manned by an officer of the Council for a number of advertised morning, afternoon and evening sessions to help with enquiries.
8. Following consultation the responses received will be analysed and a report prepared for the Council's Executive. The report will set out the comments received, recommend any changes to the draft document that are considered appropriate and also its adoption.

RISK ASSESSMENT

9. There are no significant risk considerations in relation to this report.

CONCLUSION

10. The Panel is invited to consider and support the content of the draft document and the proposed arrangements for public consultation.

[Appendix A: Draft Portchester \(Castle Street\) Conservation Area Character Appraisal and Management Strategy](#)

Background Papers: None

Reference Papers: Portchester (Castle Street) Conservation Area Character Assessment (2008)

Enquiries:

For further information on this report please contact Mike Franklin, Conservation Officer (Ext 2380)