

FAREHAM

BOROUGH COUNCIL

Report to Strategic Planning and Environment Policy Development and Review Panel

Date 7 January 2014

Report of: Director of Planning and Environment

Subject: **DRAFT WALLINGTON CONSERVATION AREA APPRAISAL AND
MANAGEMENT STRATEGY**

SUMMARY

A draft Conservation Area Character Appraisal and Management Strategy has been prepared for Wallington Conservation Area. It is proposed that the document is subject to public consultation for 4 weeks during February 2014.

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 the Wallington 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.

WALLINGTON CONSERVATION AREA

3. Wallington Conservation Area was designated in 1980 to protect the historic settlement of Wallington which was established at a fording point of the Wallington River. The conservation area boundary encloses the river, the historic bridge and North Wallington as far north as Riverside Avenue. It also includes part of Drift Road and Wallington Shore Road.

KEY CHANGES TO THE APPRAISAL DOCUMENT

4. The conservation area character appraisal identifies the qualities of the Wallington Conservation Area that give it heritage significance. The current Conservation Area Character Assessment was adopted in July 2007. 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. The document format has therefore changed with sections being moved around under new headings and the text supplemented.
5. 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);
 - new section on landscape and historic landscape assessment;
 - new section on monitoring;
 - recommendations for additions to the local list; and
 - a recommendation to consider the use of an article 4 direction to control the use of permitted development rights.

PUBLIC CONSULTATION

6. Public consultation is proposed for 4 weeks during February 2014. 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 Wallington Village Community Association, The Fareham Society, 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 manned by the Conservation Officer, to help with enquiries, at the Wallington Village Hall for two advertised morning and afternoon sessions where documents and comment sheets will be available to take away. The Conservation Officer will also attend the Fareham CAT meeting on Monday 3rd February. At other times during the consultation period the display boards will be available to view in the customer services area on the ground floor of the Civic Offices.
7. 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

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

CONCLUSION

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

Appendix A: Draft Wallington Conservation Area Character Appraisal and Management Strategy

Background Papers: None

Reference Papers: Wallington Conservation Area Character Assessment (adopted 2007)

Enquiries:

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