

DRAFT STUBBS WALK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT

Purpose of the Report

To seek approval of the draft Appraisal and Management Plan for Stubbs Walk Conservation Area Supplementary Planning Document (SPD) for public consultation purposes

Recommendations

- 1. That the submitted document is approved for public consultation purposes.**
- 2. That a further report is received on the outcome of the public consultation, before adoption of the SPD is considered.**

Reasons

The SPD seeks to provide additional information to ensure that the Borough's Conservation Areas are safeguarded for the future to supplement the objectives and policies contained in the Joint Core Spatial Strategy. In accordance with the statutory regulations, an SPD has to undergo a consultation process before it can be adopted.

1.0 Background

- 1.1 Members may recall that a report was considered in February 2011 for a programme of Conservation Area appraisals and management plans.
- 1.2 The preparation of an SPD for a Conservation Area Appraisal and Management Plan for a Conservation Area is in line with the National Planning Policy Framework which endorses protecting heritage assets which are considered to have heritage significance.
- 1.3 Once adopted the SPD will supplement the objectives and policies contained in the Joint Core Spatial Strategy. It will be regarded as a "material consideration", and the fact that it has undergone some form of statutory preparation process increases its status. A draft SPD for consultation purposes has now been prepared and is presented to your meeting for consideration as Appendix 1 to this report, together with its Appraisal Map (Appendix 2).

2.0 Content of the SPD

- 2.1 A key purpose of the SPD through the Conservation Area Appraisal is to redefine the special interest of the Stubbs Walk Conservation Area, identify the issues which threaten these special qualities and to provide recommendations and guidance to manage change and suggest potential enhancements through the Management Plan. The appraisal also considers the boundary of the Conservation Area.
- 2.2 The Conservation Area Appraisal highlights the key characteristics and issues which are relevant in the Stubbs Walk Conservation Area, namely what makes it special by the combination of its history and development, its historic buildings, materials, landscape setting and important views. The Management Plan provides a framework for future actions.

3.0 Consultation Arrangements

- 3.1 Newcastle-under-Lyme School is the principal owner of land within the Conservation Area. The Council contacted the school at the start of the review process to gain their support and involvement. They have not been involved in the preparation of the documents but are in support of the process.
- 3.2 The Council's Conservation Advisory Working Party will be consulted on 28th May for their view on the documents for consultation purposes with the local community. These views will be reported to the Planning Committee. The exact dates of the formal consultation period have not yet been fixed, but the aim is to begin the consultation in June. This will be for a six week consultation period. Relevant parties will be sent the consultation draft of the SPD to enable them to make representations. A feedback form to make representations has also been prepared.
- 3.2 The draft SPD will be publicised on the web and made available in Newcastle Library. The Council will use its e-panel, its website and its Facebook page to raise awareness of the SPD. Representation forms have been prepared and will be sent to key target groups like the Civic Society and those who have already expressed an interest to be involved in the process. A surgery will hopefully be held in Newcastle-under-Lyme School about the Appraisal and Management Plan on one day during the consultation process. The publicity and consultation steps to be taken will be in accordance with best practice, set out in the draft Final Statement of Community Involvement, referred to elsewhere on this agenda.

4.0 Next Steps

- 4.1 All representations received will be considered and a report submitted to your Committee with recommendations for changes, if appropriate, to the draft SPD. The hope is that it can be adopted by the end of the year. The actual decision as to adoption will be taken by Cabinet.
- 4.2 Once adopted, the SPD (Conservation Appraisal and Management Plan for Stubbs Walk) will carry more weight in giving advice and determining planning applications in the Stubbs Walk Conservation Area or in any planning appeals.

5.0 Legal and Statutory Implications

- 5.1 The Council has a statutory obligation to review its Conservation Areas from time to time and to consider new areas. It also must publish from time to time its proposals for the preservation and enhancement of Conservation Areas and consult the local community about the proposals.
- 5.2 The Council has legal and statutory duties in relation to the production of the SPD to undertake public consultation and it has set out 'best practice' in its proposed draft Final Statement of Community Involvement. This Statement demonstrates the Council's commitment to using its best endeavours to consult and involve the community in the most effective way possible.

6.0 Background Papers

English Heritage: Guidance on conservation area appraisals and the management of conservation areas. Feb 2006

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