

## **DRAFT BRAMPTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN SUPPLEMENTARY PLANNING DOCUMENT**

### **Purpose of the Report**

To seek approval of the draft Appraisal and Management Plan for The Brampton 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 proposed 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 Brampton 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. The Brampton Conservation Area was designated in 1984 and the review now undertaken has reconsidered the special character of the Area, as well as its boundary. The proposed Management Plan suggests amending the boundary to include the adjacent streets at Gower Street and Granville Avenue (see The Brampton Appraisal map).
- 2.2 The Conservation Area Appraisal highlights the key characteristics and issues which are relevant in The Brampton 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.

- 2.3 The Council's Conservation Advisory Working Party has been consulted and it recommends to the Planning Committee that the draft SPD be approved for consultation purposes.

### **3.0 Consultation Arrangements**

- 3.1 It is proposed to hold a consultation event for The Brampton with the Residents Association.
- 3.2 The draft SPD will be publicised on the web and made available in Newcastle Library. The Council will use its e-panel and its website to raise awareness of the SPD.
- 3.2 All representations received will be considered and a report submitted to the Conservation Advisory Working Party and the Planning Committee with recommendations for changes, if appropriate, to the draft document.
- 3.3 Once adopted, the SPD (Conservation Appraisal and Management Plan) will carry more weight in giving advice and determining planning applications in the Conservation Areas or in any planning appeals.

### **4.0 Legal and Statutory Implications**

- 4.1 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.
- 4.2 The Council has legal and statutory duties in relation to the production of the SPD to undertake public consultation as set out in its adopted Statement of Community Involvement under the Local Development Framework. This Statement demonstrates the Council's commitment to using its best endeavours to consult and involve the community in the most effective way possible.

### **5.0 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

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