

2019 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS PROGRAMME

Purpose of the Report

To determine a revised programme for the preparation of a Conservation Area Appraisal and Management plans for the Conservation Areas for the Borough.

Recommendations

That the programme for the preparation of Conservation Area Appraisal and Management Plans for the Conservation Area of the Borough, as set out in Table 3 of this report, be approved.

Reasons

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. A realistic programme for the preparation of Conservation Area Appraisals and Management Plans, therefore, needs to be in place. The planning status of these documents as supplementary planning documents would ensure that the documents can be afforded appropriate weight when determining planning applications.

1. Background

- 1.1 In February 2011, the Council undertook a review of its programme of Appraisals and Management Plans for the 20 Conservation Areas then in the Borough. 11 Conservation Areas have relatively recent Appraisals with associated Management Plans and some have Supplementary Planning Document (SPD) status to the Local Plan. An additional Conservation Area has also been designated at Watlands Park, Wolstanton, and is also subject to an Appraisal and Management Plan SPD.

2 Conservation Area Duties

- 2.1 A Conservation Area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69, as “**an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**”. The Council as local planning authority is responsible for designating Conservation Areas and for reviewing these areas from *time to time*. Section 71 of the Act places a duty to publish proposals for the enhancement of Conservation Areas.

- 2.2 There are currently 21 Conservation Areas for which reviews will be required in the coming years. The Conservation Areas are set out below in Table 1 in order of their designation date, or their review date if applicable, and indicating if an Appraisal has been undertaken.

Table 1	Conservation Area	Designation Date and review	Appraisal in place
1	Whitmore	1971	Yes
2	Mucklestone	1977	Yes
3	Shropshire Union Canal	1984	Yes
4	Trent and Mersey Canal (Kidsgrove)	1988	Yes
5	Clayton	1992	No
6	Keele Hall	1993	No
7	Silverdale	1993	No
8	Kidsgrove (Town Centre)	1997	No
9	Wolstanton	1993	No
10	Talke	2000	No

11	Butterton	2006	Yes
12	Basford	2006 & Review 2007	Yes
13	Newcastle Town Centre	1973 & Review 2008	Yes
14	Betley	1970 & Review 2008	Yes
15	Madeley	1972 & Review 2012	Yes
16	Audley	1976 & Review 2013	Yes
17	Stubbs Walk	1993 & Review 2016	Yes
18	The Brampton	1984 & Review 2016	Yes
19	Watlands Park	2016	Yes
20	Keele (village)	1989 & Review 2018	Yes
21	Maer	1970 & Review 2019	Yes

3. **Conservation Area Appraisal and Management Plans**

- 3.1 An appraisal outlines the special character and appearance of the Conservation Area in question, defining its important architectural or historic elements or features and highlighting any positive, negative or neutral aspects within the area. This overarching character and significance of the place is unlikely to change.
- 3.2 Management Plans seek to preserve or enhance the special character and appearance of the Conservation Area and assist in managing change without compromising the quality of the historic environment. The Management Proposals indicate actions and policies and ways of managing the areas and helping to retain the special character of an area.
- 3.3 11 of the 21 Conservation Areas have Appraisals and Management Plans. 10 do not. All of the Conservation Area Appraisal and Management Plans are listed on the Council's Website. www.newcastle-staffs.gov.uk/conservation. As it is some time since the original programme was compiled and then reviewed in January 2011, a further programme for the preparation of appraisals and management plans is considered in this report. This has been drawn up by considering factors in addition to that of the date of the original designation. An approach based solely on the latter would be based upon the assumption that there is likely to have been the most change the longer ago the designation, which may well not be the case. This revised programme has also considered the size and complexity of the area, development pressure and expected level of change.
- 3.4 The appraisals of an area are quite unlikely to date because a complete historic village and town centre are unlikely to lose their overall special character. Some of course may need a refresh as Whitmore, for example was designated with an Appraisal in 1971. It is the opinion of your officers that the Appraisals should only be updated on the basis of need but where they are over 10 years old it is considered that it would be worth undertaking a full review of the existing Appraisal. To avoid certain Conservation Areas never being the subject of a further appraisal it is recommended that this criterion only apply now, not during the programme.
- 3.5 It is proposed as a first step to prepare a summary of the character and make a short statement for the 6 Conservation Areas where no appraisal exists for that Conservation Area and those 4 where it is more than 10 years old. These 10 are indicated in Table 1. This work is to ensure that the evidence base which will inform the Joint Local Plan process is up to date and accessible, in line with guidance in the National Planning Policy Framework (NPPF 2019). The intention is that these summary statements will be published on the Conservation Area pages of the website by December 2019.
- 3.6 Where there is no Conservation Area Appraisal and Management Plan, this will be undertaken as resources allow in the order indicated by the ranking set out in Table 2 below. The task of completing the Conservation Area Appraisal and Management Plans can be lengthy and taking account of resources available, it is considered that no more than one Appraisal is likely to be completed each year.

Table 2

Conservation Area	Review	Complexity	Pressure	Change	Total	Rank
Newcastle Town Centre	13	1	1	1	16	1
Keele Hall	5	12	3	2	22	2
Betley	14	2	7	8	31	3
Stubbs Walk	17	6	5	4	32	4
Madeley	15	3	8	7	33	5
Keele Village	20	7	4	3	34	6
The Brampton	19	5	6	5	35	7
Watlands Park	18	10	2	6	36	8
Whitmore	1	8	19	9	37	9
Trent & Mersey Canal (Kidsgrove)	4	13	10	11	38	10
Audley	16	4	9	10	39	11
Clayton	6	16	11	13	46	12
Mucklestone	2	11	17	19	49	13
Silverdale	7	18	13	15	53	14
Butterton	11	15	12	18	56	15
Wolstanton	9	20	16	12	57	16
Shropshire Union Canal	3	14	21	20	58	17
Talke	10	19	14	16	59	18
Basford	12	17	15	17	61	19
Maer	21	9	20	14	64	20
Kidsgrove (Town Centre)	8	21	19	21	69	21

- 3.7 Table 3 highlights the order of next reviews, based on the assessment, suggesting that either a full Appraisal is required, a summary update, if within 10 years, or no action is necessary at this time. The programme can be reviewed if capacity comes available with officers, other than the Conservation Officer, to give assistance to the process but this is considered unlikely.

Conservation Area	Programme Proposals
Newcastle Town Centre	Summary 2019
Keele Hall	Summary 2019 & Appraisal 2020
Betley	Summary 2019
Stubbs Walk	
Madeley	
Keele (Village)	
The Brampton	
Watlands Park	
Whitmore	Appraisal 2020/21
Trent and Mersey Canal (Kidsgrove)	Appraisal 2021
Audley	
Clayton	Summary 2019 & Appraisal 2022
Mucklestone	Appraisal 2023
Silverdale	Summary 2019 & Appraisal 2024
Butterton	Summary 2019 & Appraisal 2025

Wolstanton	Summary 2019 & Appraisal 2026
Shropshire Union Canal	Appraisal 2027
Talke	Summary 2019 & Appraisal 2028
Basford	Summary 2019 & Appraisal 2029
Maer	
Kidsgrove (Town Centre)	Summary 2019 & Appraisal 2030

3.8 The views of the Conservation Advisory Working Party on the above proposals are being obtained and will be reported to the Committee.

4. **Next Steps**

4.1 Should the recommendations be endorsed by the Committee steps will be taken to publish the revised programme on the Council's website along with the summary statements where required and this will be used as information for the emerging Joint Local Plan evidence base.

Date report prepared: 19th June 2019