

# REPORT TO THE AREA 3 COMMITTEE

Report No. 8

<b>Date of Meeting</b>	<b>3 December 2007</b>
<b>Title of Report</b>	<b>Chippenham Conservation Area Management Plan</b>
Link to Corporate Priorities	<p>Conservation Area Management Plans contain proposals to conserve and enhance the District's built environment and landscape setting and assets and resources, protect and promote the local distinctiveness of North Wiltshire's heritage, and are prepared in consultation with other local organisations and Councils. The proposed enhancements within the streetscene accord with the District Council's Corporate Priorities of Cleaner, Safer and Better Streets, and Partnership Working; and the Wiltshire Strategic Partnership's priority theme of <i>Improving Wiltshire's Streetscene</i>.</p> <p>Business Area/Team Plan Objectives: Progressing the Chippenham Conservation Area Management Plan will maintain performance against the agreed Urban Design work plan 2007-8, the Local Development Scheme (LDS) programme and accord with the objectives of Best Value Performance Indicator BVPI 219.</p>
Public Report	YES

## Summary of Report

This report informs the Committee of progress to the production of proposals for the preservation and enhancement of Chippenham Conservation Area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Officer Recommendations

- That the Area 3 Committee recommend that the Chippenham Conservation Area Management Plan 'Consultation Draft – December 2007' be approved for the purposes of public consultation in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

Other than those implications agreed with the relevant Officers and referred to below, there are no other implications associated with this report.

Financial Implications	Legal Implications	Community & Environmental Implications	Human Resources Implications	Equality & Diversity Implications
YES	NO	YES	NO	NO

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## **1. Introduction**

- 1.1 The 13<sup>th</sup> December 2004 Area 3 Committee resolved that;  
*(1) that the Chippenham Conservation Area Statement 'Consultation Draft – December 2004' be approved for the purposes of consultation in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and*  
*(2) That the Chippenham Area 3 Committee be included in the consultation process.* Details of the processes of production and intended programme of consultation for that document were contained in Report No.10 to that Committee (see Appendix 1).
- 1.2 Extended new guidance on *Conservation Area Appraisals and Management of Conservation Areas* were drafted in August 2005 and published in February 2006 by English Heritage. These recommended that Conservation Area Appraisals be produced and published as separate documentary evidence to Conservation Area Management Plans, which would then be adopted as Supplementary Planning Documents (SPDs) after public consultation in accordance with the local authority's Statement of Community Involvement – which was itself drafted in 2005.
- 1.3 This separation of the previous contents of Conservation Area Statements has advantages in that the extended appraisal and analysis of a Conservation Area is published ahead of, and separately to, a more concise Management Plan document which principally contains the actual proposals for preservation and enhancement within the Conservation Area.
- 1.4 After February 2006 the suite of conservation related documents to be produced as part of the Local Development Scheme (LDS) was amended to take account of the new English Heritage guidance. It is now programmed that an overall North Wiltshire Conservation Area Character and Criteria document will be produced and adopted as an SPD, in addition to Conservation Area Management Plans for each of the six main town conservation areas. A programme of Conservation Area Appraisals for each of the district's conservation areas has also been commenced, although these do not require to be adopted as SPDs under the new guidance.
- 1.5 The Chippenham Conservation Area Appraisal – November 2007 is available on the North Wiltshire District Council website. The analysis contained in this document has been used to inform the Chippenham Conservation Area Management Plan - Consultation Draft December 2007, a black and white copy of which is attached as Appendix 2. A full colour version can also be accessed on the North Wiltshire District Council website under ['Committee Agendas and Minutes'](#).
- 1.6 It is intended that (subject to approval by this Committee) the Chippenham Conservation Area Management Plan - together with a Consultation Draft of the overall North Wiltshire Conservation Area Character and Criteria document – will be considered by a forthcoming meeting of the Spatial Planning Advisory Group (SPAG) prior to commencement of the public consultation process in accordance with the Statement of Community Involvement (SCI). The overall Conservation Area Character and Criteria document cross-references to the Local Plan (and other guidance/policies) a longer list of Development Guidelines and Enhancement Proposals (proposals for preservation and enhancement) contained in the various Management Plans, and identifies the parties involved in implementation of each.

## **2. Options and Options Appraisal**

- 2.1 The Planning Authority has a duty to prepare proposals for preservation and enhancement for its designated Conservation Areas and BVPI 219 requires the production of Management Plans to discharge this duty. The Chippenham Conservation Area Management Plan is also agreed for production in the North

Wiltshire Local Development Scheme (LDS) programme. Not progressing or adopting a Management Plan reduces performance against this duty, indicator and programme.

- 2.2 A voluntary Working Group was first set up in 2000 to progress research and analysis. The Development Guidelines and Enhancement Proposals have been considered and agreed with that group. Any proposed alteration of proposals in the Management Plan can be considered in the consultation process.

### 3. Background Information

- 3.1 See Appendices 1 and 2.

## Implications

### 4. Financial Implications

- 4.1 The Conservation Area Management Plan identifies and prioritises a number of enhancements. It is intended that some of these may form the basis for allocation of available enhancement funding and for future bids to the Area Committee and/or other bodies for partnership funding.
- 4.2 Graphic design for the final printed adopted Management Plan and associated leaflet will be prepared in-house. The proposed design and format will be able to be viewed as part of the exhibition. Printing of the Management Plan is expected to be done in-house with existing printing facilities from team revenue printing budgets.

### 5. Community and Environmental Implications

- 5.1 Conservation Area Management Plans contain proposals to conserve and enhance the District's built environment and landscape setting, to protect and promote the local distinctiveness of North Wiltshire's heritage for the community.

### 6. Risk Analysis

- 6.1 Supplementary Planning Documents are intended to amplify and clarify Local Plan policies in specific locations or in relation to a specific subject. Application of Development Guidelines contained in the adopted Management Plan should therefore be at less risk of being contested than ad-hoc interpretation of generic Local Plan conservation policies in relation to individual planning applications.
- 6.2 There are generic safety and financial risks associated with the carrying out of Enhancement Proposal works, particularly within the public highway, and these are mitigated through the application of Council standing orders and financial regulations in placing the relevant order for works.

<b>Appendices:</b>	<ul style="list-style-type: none"> <li>• <b>Appendix 1: Report to Area 3 Committee 13<sup>th</sup> December 2004.</b></li> <li>• <b>Appendix 2: Chippenham Conservation Area Management Plan - Consultation Draft December 2007</b></li> </ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"> <li>• <b><i>Conservation Area Appraisals and Management of Conservation Areas</i></b> English Heritage, February 2006.</li> </ul>

### Previous Decisions Connected with this Report

Report	Committee & Date	Minute Reference
<b>Chippenham Conservation Area Statement</b>	Area 3 Committee 13 <sup>th</sup> December 2004	CH36