

Wiltshire Council

Council

21 October 2014

**City of Salisbury, Milford Hill, Old Manor Hospital
and Britford Conservation Area Appraisals**

Executive Summary:

The local authority has a duty to consider the designation of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. In south Wiltshire there are 70 conservation areas. Many of these conservation areas were adopted in the 1970s and 1980s and do not have a conservation area appraisal (a written document to explain why they were designated).

Before unification of the Wiltshire councils, Salisbury staff had commenced upon the process of reviewing the Salisbury Conservation Area with a view to dividing one conservation area into four separate designated conservation areas each with their own written appraisal. The consultation process followed the Statement of Community Involvement process as used for Local Development Framework documents.

Proposal

The purpose of this paper is to seek Council's support to de-designate Salisbury Conservation Area and simultaneously re-designate the same area (with minor boundary amendments) as four separate conservation areas namely: City of Salisbury, Milford Hill, Old Manor Hospital and Britford – each with its own written and illustrated appraisal. A map showing the proposed boundary is provided as **Appendix 1** to this report.

Reason for Proposal

The Council has a responsibility to consider the designation of conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Salisbury is already a designated conservation area, this being an amalgamation of four sub-areas namely: the city, Milford Hill, Britford and Old Manor Hospital (Wilton Road). The proposal is to de-designate Salisbury Conservation Area and

simultaneously re-designate City of Salisbury, Milford Hill, Old Manor Hospital and Britford. Each conservation area will be accompanied by an appraisal which will be a useful informative document for development control officers as well as the public. The status of the documents would be documents to support informal decision making on planning matters.

Dr Carlton Brand
Corporate Director

Wiltshire Council

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and Britford Conservation Area Appraisals**

Purpose of Report

1. To request that Council agree to the de-designation of the Salisbury Conservation Area, and simultaneously authorise the designation of four separate conservation areas, as authorised by the Planning (Listed Buildings and Conservation Areas) Act 1990. A map showing the proposed boundary is provided as **Appendix 1** to this report. All of the proposed conservation area appraisals and management plans are available at the following webpage:

<http://www.wiltshire.gov.uk/planninganddevelopment/ourplanningservices/conservationhistoricenv/salisburyconservationareaappraisals.htm>

Relevance to the Council's Business Plan

2. Part of the Council's Business Plan is 'creating stronger and more resilient communities – a shared vision of Wiltshire for the future' and outcome 3 of that objective is that 'everyone in Wiltshire lives in a high quality environment'. Part of this is a recognition that the quality of the environment, including the historic environment, contributes to the broader goal of a high quality environment.

Background

3. The local authority has a duty to consider the designation of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. In south Wiltshire there are 70 conservation areas. Many of these conservation areas were adopted in the 1970s and 1980s and do not have a conservation area appraisal (a written document to explain why they were designated).
4. Before unification of the Wiltshire councils, Salisbury staff had commenced upon the process of reviewing the Salisbury Conservation Area with a view to dividing one conservation area into four separate designated conservation areas each with their own written appraisal. The consultation process followed the Statement of Community Involvement process as used for Local Development Framework documents. Extensive consultations took place in 2009 and 2010 (**Appendix 2 (i)-(iv)** is the table of responses received).
5. Following the amendment of the appraisals, planning officers have been guided by these documents in relation to planning applications; however, we

would like to achieve formal endorsement for them as this would grant them more authority.

6. The proposal to de-designate Salisbury Conservation Area and re-designate four conservation areas with minor boundary amendments, each with a written appraisal has been referred to the Southern Area Planning Committee (January 2014) and Cabinet (June 2014) - see **Appendix 2 (i)-(iv)** for public responses to the consultation. In view of the lapse of time between the initial consultations (2009/10) and presentation at Cabinet, a further process was undertaken and those residents specifically affected by the proposed boundary changes were contacted directly by post. A table of responses received and the actions taken is attached (see **Appendix 3**).

Main Considerations for the Council

7. The four conservation areas and their written appraisals have been formally consulted on and are therefore in a position to be adopted by Council.
8. By re-designating four sub-areas, the Council will recognise the individual qualities which characterise each area, and through the accompanying appraisals described these, forming a useful and self-contained document for both development control officers and the public.
9. In adopting the four Conservation Areas, the Council would both recognise and contribute to the high quality of the built environment, including the historic environment, of Salisbury.

Safeguarding Implications

10. The proposal does not have safeguarding implications.

Public Health Implications

11. The proposal has no public health implications.

Environmental and Climate Change Considerations

12. The maintenance and adaptive re-use of buildings and materials is inherently sustainable, and the formal adoption of the proposed conservation areas would support this principle through the planning system. There would, however, be no new or additional planning restrictions introduced as a consequence of the proposals, as they do not introduce a new conservation area but rather redesignate an existing one into four separate and documented conservation areas.

Equalities Impact of the Proposal

13. There would be no new equal opportunity issues raised by the proposal.

Risk Assessment

Risks that may arise if the proposed decision and related work is not taken

14. New development of a lower quality in relation to the existing built and heritage environment may arise in the absence of the more specific Conservation Area designations and appraisals.

Financial Implications

15. There are minimal financial implications for the Council. The documents will generally be made available via the Council website, minimising printing costs. The only other foreseeable costs are advertising costs in the London Gazette to satisfy legal requirements for the de-designation and re-designation of the conservation areas. These costs can be met within the 2014-15 Economic Development and Planning net budget.

Legal Implications

16. The Council has a responsibility to consider the designation of conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. By adopting the proposed Conservation Area Designations and their appraisals, the Council works towards fulfilling its responsibilities.
17. The conservation area appraisals will, when adopted, form part of the Local Development Framework which is part of the Council's policy framework. For this reason they require Cabinet approval for referral to Council for adoption.

Options Considered

18. Do nothing: This option would fail to best recognise and contribute to the quality of the built environment, including the historic environment of Salisbury.

Conclusions

19. Salisbury is already a designation conservation area: the proposal to de-designate the existing Conservation Area and redesignate the four sub-areas recognises the unique qualities of their built and historic environments, while at the same time providing useful documentation for both development control officers and the public.

Alistair Cunningham
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The following unpublished documents have been relied on in the preparation of this Report:

None

Appendices:

Appendix 1 - Map showing the proposed boundary

Appendix 2 (i)-(iv) -Consultation responses in relation to the 2009/2010 consultation process

Appendix 3 - Consultation responses in relation to the 2014 consultation process (following Cabinet's recommendation)