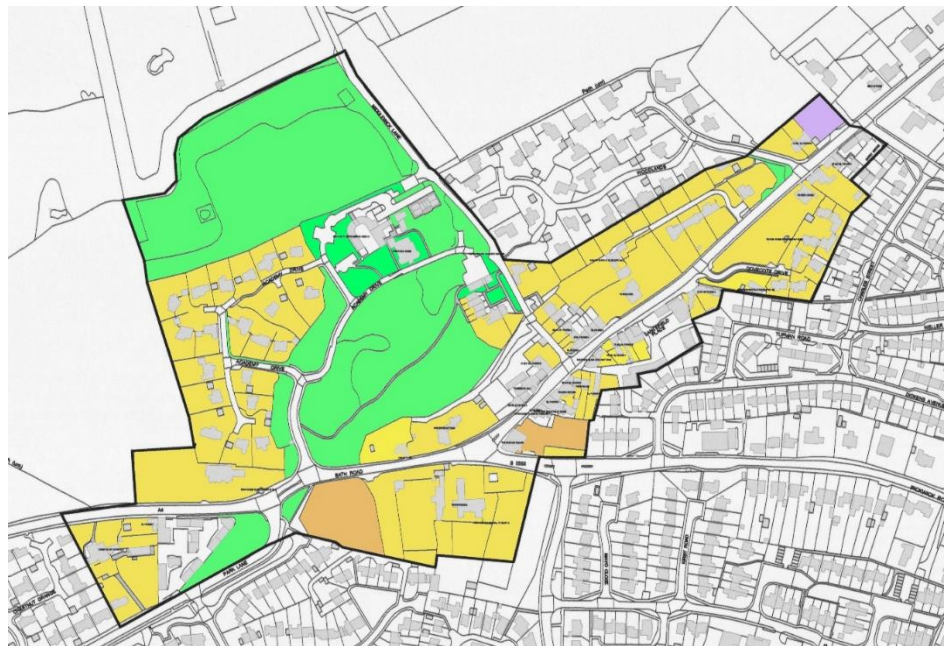
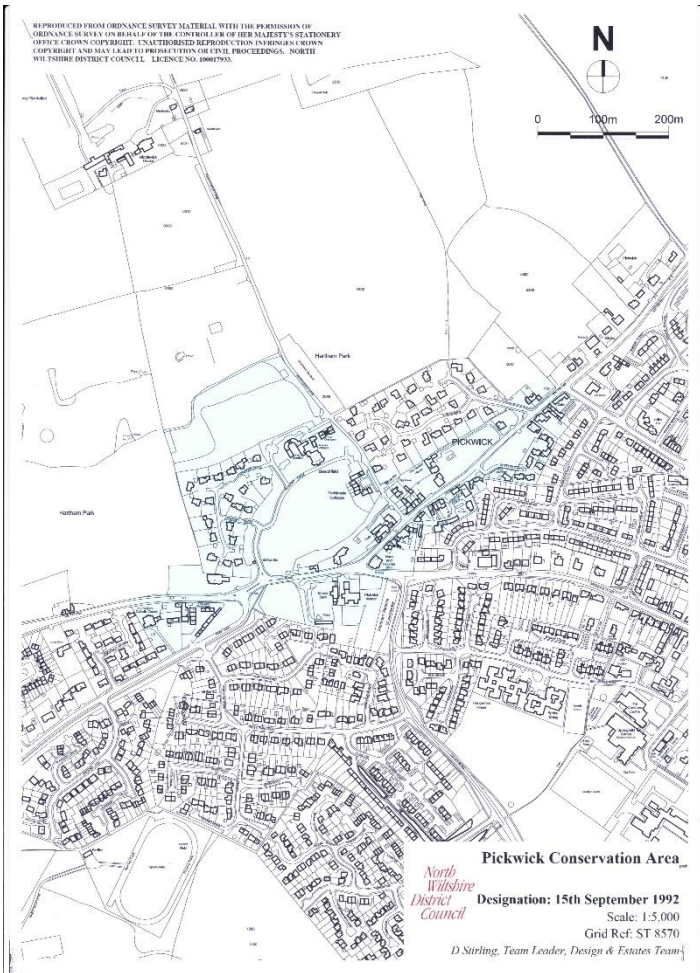


Consultation Statement on the Pickwick Conservation Area Appraisal Document (Draft for consultation, January to February 2021)



Consultation statement prepared June 2022

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1 Genesis of the need for an updated Appraisal of the Pickwick Conservation Area and the steps leading to public consultation

1.1 In 2015 the Pickwick Association took a full part, as a 'Rule 6 Party,' in the planning inquiry convened to hear the appeal by Gladman Developments against Wiltshire Council's refusal of planning permission in respect of the development of 150 houses and two office blocks on farmland immediately adjacent to the Pickwick Conservation Area.

1.2 Gladman pointed out during the Inquiry that sole information in the public domain regarding the Conservation Area was a single sheet plan and half a page of descriptive text. In allowing the appeal, the Inspector specifically noted (paragraph 108 of the Planning Inspectorate Decision APP/Y3940/A/14/2222641) that 'there was no conservation area appraisal or character statement before the Inquiry'.

1.3 This shortfall was addressed intermittently by the Pickwick Association Committee over the next few years. Following discussion with Wiltshire Council the Pickwick Association decided in early 2019 that work to produce an updated Appraisal should be done in house but with local professional advice as to content and structure. Both Wiltshire Council and the Corsham Town Council were highly supportive with Wiltshire Council providing a facilitating role assisting the local community to take the initiative in updating the Conservation Area appraisal. Wiltshire Council's Principal Conservation Officer (Helen Garside) was particularly helpful in advising the scope, style and content of the document and the Town Council provided targeted advice, access to its mapping contractor and generous funding for initial research.

1.4 The authors of the report – John Maloney and Tony Clark – were assisted in the early stages by Mr. Paul Kefford who had formerly been the planning lead responsible for, inter alia, conservation areas within the Department of Culture, Media and Sport and Ms. Jill Channer formerly leader of English Heritage's South West Team (now known as Historic England).

1.5 The draft document went through a number of iterations interspersed with phases of local consultation with, for example the Corsham Civic Society and members of the Pickwick Association's Committee. The Civic Society, in particular, made many helpful suggestions for improvements. These were incorporated into the text before the final version emerged towards the end of 2020. By early January 2021, we were ready to seek views of the wider public as to the content and findings of the report. By this time, we had already discussed the content of a proposed consultation programme with Wiltshire Council officers to ensure that it was acceptable. In the event we were able to keep to the proposed programme to the extent that Corona Virus lockdown prevented us from holding the envisaged face-to-face meetings. Despite in person meetings not being able to take place because of the pandemic, steps were taken to ensure the consultation was well publicised and people had the opportunity to get involved.

2 Overview of the consultation of the Pickwick Conservation Area Appraisal Document

2.2 We conducted a formal, six week, public consultation period from 11 January 2021 (ending on 28 February 2021).

2.3 This paper, our 'Consultation Statement', sets out who was consulted, by what means, summarises the main issues raised and identifies how those issues have been addressed. It contains details of:-

- The consultation methodology;
- The organisations consulted;
- The representations received and how those representations were dealt with;
- A summary of the main issues from the consultation; and
- The next steps.

3 Consultation Methodology

3.1 Our proposed consultation scheme was run past Wiltshire Council beforehand and we took their advice as to a number of professional bodies we should also consult.

3.2 We conducted a public consultation exercise (in January and February 2021) - during lockdown so we were not able to hold face-to-face meetings.

3.3 That exercise comprised

- publicity via the local media (see Annex A for the full list of who we contacted) – together with the press release we issued to them (see Annex F);
- a leaflet drop to *every* dwelling in Pickwick. A copy of the leaflet is also at Annex F;
- direct mailing to Historic England and the Council for British Archaeology (the latter of which forwarded our paper to The Society for Ancient Buildings, The Georgian Group, The Victorian Society and the Ancient Monuments Society) and to the Pickwick Association’s wider mailing list (see Annex G) and on our website (again see Annex F).
- Links to the Appraisal document were included on our own website (see, for example, Annex G) and those of the Corsham Town Council and Corsham Civic Society.
- We set up a separate email address to receive comments. The full schedule of feedback – including that of Historic England – is at Annex B (Members of the public) and Annex D (Professional Bodies).

3.4 During the consultation, we attended meetings of the Corsham Town Council and Wiltshire Council’s Area Board for Corsham. Though both these meetings were held during lockdown and had to be held via Zoom, they were public meetings, duly advertised and minuted by the appropriate authority. Copies of the presentation and their minutes are at Annex D.

4 Main issues raised through the consultation exercise

4.1 We delivered individual notices to every one of the 190 or so dwellings in Pickwick. We also emailed everyone on our list of roughly 100 contacts both within Pickwick and elsewhere. We also directly contacted a number of professional bodies.

4.2 We received 21 responses. Of these 19 were from individuals – the others were from Historic England and the Council for British Archaeology.

4.3 Without exception, all comments were highly supportive of the document. This was not unexpected given that, on the one hand, we had consulted local expertise when drafting the document and, on the other, we were recommending the status quo. A single concern was expressed that the authors’ choice of ‘character areas’ was somewhat arbitrary. Also a suggestion was made that the Conservation Area should be expanded to include the whole of the Woodlands development. As regards the first point, it is our view that the ‘character areas’ defined do reflect the principal groupings of key assets though concede that alternative boundaries could well have

been chosen. As regards the second point – again made by a single respondent – expansion of the conservation area was outside the context of our review, though may well have merit. As such we do not consider either comment required amendment to the content of the report

4.4 We were delighted to read Historic England’s particularly supportive comments – see the full text of their views at Annex C; and equally delighted to read those of Mr. Julian Orbach, a nationally well-respected expert on historic buildings (see Annex B).

4.5 In sum, we adjudged that none of the comments required modification of the draft Appraisal. The reasons for this are summarised above and indicated alongside the comments at Annex B.

5 Next Steps

5.1 The representations received during the consultation process have indicated full support for the document from the local community and those professional bodies which have responded. The final version of the Pickwick Conservation Area Appraisal and this accompanying statement are now submitted to Wiltshire Council for adoption by the Northern Area Planning Committee as a document of material consideration with regard to planning applications.

Annex A – List of media organisations contacted

Gazette and Herald*

Corsham and Box Matters*

The Ocelot

Neston News

Spring Spirit (magazine of Corsham Churches)

The Town Crier (Advertiser for Calne, Chippenham, Corsham & Surrounding Villages)

The West Wilts Magazine

Melksham Independent News

Warminster Journal

Bristol Evening Post

Western Daily Press

West Wiltshire Advertiser

Bath Chronicle

BBC Wiltshire

Corsham TV

BBC Radio Bristol

Heart Wiltshire

Wiltshire Life

Wiltshire Magazine

-
- Only these two media used the material supplied. The Gazette coverage is at Annex H. Corsham and Box Matters used the press release at Annex G.

Annex B – list of responses from members of the public

Item	From	Comment	Pickwick Association Comment
11/1	Victoria Vaughan	<p>Thank you so much for this document complete with really beautiful photographs. I think the fact that the buildings along the road are not uniform in date, but nevertheless all historically interesting, makes a richer story over the development of time. I was particularly interested to learn that the porch on No 2 is of a later date which makes Priory Farmhouse, more interesting. I wonder if the drawings of the original interior can be seen?</p> <p>Thank you so much for doing this.</p>	Comment noted
12/1	Simon Clark	<p>I agree with the findings of the Pickwick – Conservation Area Appraisal, particularly with regards to traffic on the A4 potentially causing damage to surrounding buildings via air pollution. This will only increase due to the number of new housing developments happening in the adjacent areas and a lack of foresight into how current roads will cope, as new road infrastructure is lacking in the wider area.</p>	Comment noted
24/1	Clare Reid	<p>You clearly have a good eye for the detailing of Cotswold cottages and a keen interest in the rich architectural heritage and History of Pickwick. I found the explanation of the history of Pickwick and Corsham really interesting.</p> <p>Page 6 has a great example of stone tile roof valley done properly and not properly, which is a great visual guide to property owners on what to ask builders to construct. It would be useful to see examples of how properties have been altered to meet modern expectations (conservatories, roof lights, bathrooms, access) in an in-keeping way to the Cotswold cottages. Maybe a list of skilled stonemasons and builders, which know the construction requirements of the stone tile roofs and stonework would be useful to avoid any cowboys and poor construction.</p>	Comment noted. Excellent point about skilled stonemasons etc – but outside the context of this Appraisal. Perhaps something the Pickwick Association might consider?
25/1	Anthea White	<p>As a Corsham Town Councillor, I wish to add my comments to the Report as follows:</p>	Comment noted

		<ul style="list-style-type: none"> - Overall it is an excellent report, giving clear factual detail. - Easy to understand and well written - Excellent maps and concise coverage of the area. - Very informative and correct detail on the buildings in Pickwick. - Photographs are clear and lead very well into the history and relevance of the buildings when you click on the link. <p>Thanks go to those involved in what will be a very wonderful piece of work for the future.</p>	
30/1	Susan Woolley	<p>Thank you very much, that all looks so interesting and I will digest it in smaller pieces but it is much appreciated and good to try and preserve this special little area.</p>	Comment noted
30/1	John Place	<p>Thank you for this most professional and interesting document. Not only did I learn much about Pickwick but my mind was focussed on the future say looking back in twenty years' time- hence my observations.</p> <p>Looking at the plan on page 17 Of the current issue of Corsham and Box matters I believe that the conservation area should be expanded to take into account the whole of Woodlands and the two-acre field currently subject of a proposal to build a care home. My reasons for this proposal are, 1. the 2-acre site abuts the conservation area and should be part of it. as it has been to the eye for years. 2. Woodlands should be included. When the site was built 30 years ago the developers, I am told were awarded recognition for the layout and design of the housing scheme. Additionally, the builders were recognised for their build quality which is evident if one has any alterations to house done. The design was ahead of its time and up with then best practice. i.e. insulation between the concrete floor and the suspended floor boards etc.</p> <p>Including Woodlands in the Conservation area would be logical and beneficial. It would help to maintain standards into the future including house modifications. Maybe even control the parking of Caravans and camper vans etc.</p>	<p>Comment noted</p> <p>We have much sympathy with the suggestion that the Conservation Area should be expanded – but this is a matter outside the context of our present work.</p> <p>It is a matter which might best be undertaken separately.</p>

		If the Gladman site remains a field could this area be included in the conservation area as an important visual approach to Pickwick?	
3/2	Martin Cadwgan	<p>With reference to this document, here are my thoughts.</p> <p>The introduction by Tom Brakspear sets the scene and is both interesting and informative. The attention to detail is good and the highlighting of such features as the illustration of the swept stone tile valley (page 6) is made if only to bring to the attention of the planners to show that items such as this do matter. I think that the comment, also on page 6, “ facia boards should not be used for fixing gutters” speaks volumes. The detail on the general appearance of the houses and buildings in general, with reference to (page 8) lime washed walls and the “temptation to remove it should be resisted.” I could relate more examples but I think that the point has been made.</p> <p>The many fine features within the Pickwick Conservation Area are worth the effort of retaining and that this report clearly illustrates. The point that Pickwick is seen as a gateway to the town of Corsham and this must be preserved. I hope that the inspector of the current planning appeal with Gladman will take account of this.</p> <p>The report highlights the fact that Pickwick is an individual village with an identity which goes back several centuries and it is only in the early recent past that it has been encroached upon by the post war development of the land around it. Its identity is important and must be preserved by “Pickwickians.”</p> <p>This is an impressive piece of work and my thanks to John Maloney, Tony Clark and others involved in its compilation.</p>	The ‘Gladman’ case has now been resolved with the Inspector refusing Gladman’s appeal
3/2	Steve Wakley	Can I have a hard copy of the proposals please. I would like to assist in any way I can	Hard copies were not available at the time of publication. Mr. Wakley was sent a personal copy as a pdf which he said was suitable and he would print

			out and revert if any thoughts occurred. Nothing further heard
3/2	Oliver Skeates	<p>Thanks for a wonderful, interesting and detailed document.</p> <p>I only have one further comment - on page 52, three character areas are listed. It seems somewhat arbitrary (which may not be the case) and omits the eastern section of the Pickwick conservation area - the area around the entrance to Woodlands. My concern is that by only mentioning part of the Pickwick conservation area, this may negate the conservation area as a whole.</p>	The character areas as defined are in our view representative of the groupings of the focal points – including a the relative number of listed buildings within - the Conservation Area. There are a number of references to premises in the eastern end of the Conservation Area, though not on page 52.
8/2	Hugh Foreman	<p>Having read the documentation, my comments are as below:</p> <p>The document is great and found it very interesting. It should be printed in book form so all local people could get it in the local book shop.</p> <p>All the hard work should be recognised.</p>	Agreed - we are planning an expanded, saleable, document drawing on much of the content of this draft
21/2	Christine Burt	<p>My feedback on the Pickwick – Conservation Area Appraisal as requested.</p> <p>First of all I want to say what an excellent document this is. It is a great credit to the authors and also to the Pickwick Association. I would like to suggest that there is some public recognition awarded to the authors in thanks to all the hours and dedication that was required to provide such an interesting historical guide to the present Pickwick. The photos, both current and historical are also outstanding and really bring Pickwick to life.</p> <p>I feel that it may be worth printing copies for sale & distribution in the local area.</p> <p>With reference to the actual document, my only comment is on the structure. Whilst the introduction by Thomas Brakspear is excellent and a very valuable contribution, I feel that p10 titled <i>The Pickwick Association and the Pickwick Conservation Area Appraisal</i> may be better served to be before the introduction as it sets the scene before we get into the detail of the introduction. Possibly also p11 with the executive summary too might be better after the renumbered p10 & before the Introduction.</p>	<p>As above - we are planning an expanded, saleable, document drawing on much of the content of this draft.</p> <p>We experimented with various layouts and settled, in the end, for the published version. We acknowledge there may have been better.</p>

		<p>I also found it interesting in the comments that the downside of the through traffic is the factor that has so far preserved so much of Pickwick from redevelopment (p5) and yet it continues to play such an important part of its future too (p60).</p> <p>A first-rate document which is an asset to the Pickwick Association.</p> <p>Well done!</p>	Traffic is, indeed, as issue; but one over which we have little control.
26/2	Matt Whitelaw	<p>For the record , this is to confirm my wholehearted support for this appraisal as expressed in my discussion with John Maloney this morning.</p> <p>My congratulations and thanks to everyone who contributed to this impressive piece of work.</p>	Comment noted.
27/2	Helen Storey	<p>I was very impressed with the detailed contents of the document; particularly the management plan and it has made me look at familiar buildings in a new way.</p> <p>My only reservation is with the formatting i.e. the hyphenating of words at the end of a line to carry them over on to the next line, e.g. page 14 has quite a few examples. This may now be a recognised way of formatting but it didn't make the document an easy read for me.</p> <p>I wonder if John can tell me whether or not the wall that forms the boundary of my garden in Woodlands and Middlewick Lane lies within the conservation area? I have always thought that the boundary ran down the middle of the lane.</p> <p>Well done to everybody who has been involved for all their hard work.</p>	Agreed – this is a presentation matter which we found difficult to resolve. Hopefully the forthcoming book will resolve these issues.
27/2	Geoffrey Smith	<p>First of all we would like to congratulate the authors and contributors of the Pickwick conservation document for providing us with such a comprehensive and detailed report.</p> <p>We are of the opinion that the one item which can so easily break the visual delight of an area is the street furniture which can multiply almost overnight to detrimental effect .Directional signs, lamp posts, information signs, traffic signs, temporary signs etc. etc and all on separate supports. Not only do they look, at the least untidy, but are impossible to read and understand by passing traffic.</p>	Agree – the proliferation of road signs is a nightmare which is proving difficult to resolve.
28/2	Ali and Ade King	To The Pickwick Association and all contributors to the Pickwick Conservation Area Appraisal.	Comment noted

		<p>We totally agree with and fully support the views, opinions and values detailed in the excellent, informative and extremely comprehensive appraisal document.</p> <p>With our grateful thanks to everyone involved in producing this document.</p>	
20/2	Sylvia Goodfellow	Thanks for sharing this. An excellent effort by all concerned. I agree with its conclusions.	Comment noted
3/3	Julian Orbach	The Pickwick Conservation Area Appraisal draft is a model of its kind, a really expert piece, which is not surprising given your collective expertise.	Comment noted and much appreciated from such an expert.
6/3	Barbara Philpot	Well done – I completely agree with the conclusions.	
15/1	Wilts Principal Conservation Officer	Congratulations Tony – a mammoth task but it is looking very impressive. Good luck with the consultation.	

Annex C – list of responses from Professional Bodies

Item	From	Comment	Our response
14/1	Casework - Council for British Archaeology	<p>Thank you for getting in touch with us. I'm very impressed by the initiative your local group has taken!</p> <p>Since this is a shared email address, I've forwarded your email on to caseworkers at the CBA, SPAB, Georgian Group, Victorian Society and Ancient Monuments Society, who'll get back in touch with you individually with any comments they have on your work as it relates to their special area of interest. I do hope we'll be able to help.</p>	<p>Comment noted. We are grateful for CBA's onwards referrals, even though no further responses from them were forthcoming.</p>
19/3	Historic England	<p>Dear Mr Clark</p> <p>Thank you for sending us a copy of your draft Conservation Area Appraisal and Management Plan.</p> <p>Historic England does not need to be involved in or consulted upon the preparation and adoption of Appraisals and Management Plans outside of London. With over 10,000 Conservation Areas in existence we would not have the capacity to be involved in exercises associated with what is a locally designated heritage asset and its management. But we are happy for those locally responsible to exercise discretion and consult us where particularly significant, innovative or contentious issues affecting the Area may exist or we have agreed that there are pre-existing matters affecting our interests where our involvement would be helpful.</p> <p>In the case of Pickwick the main interest would seem to be the initiative which has been taken by your community to instigate and prepare the Appraisal in question, with the mandate and support from Wiltshire Council as local planning authority. Certainly since "austerity" measures were introduced some years ago adding to the difficulties local authorities already faced in managing their Conservation Areas it has become even more of a challenge for them to create and maintain a comprehensive regime of Appraisals and Management Plans and to review and update them every 5 years or so in accordance with good practice guidance.</p>	<p>We are grateful for the very positive and encouraging comments from Historic England.</p>

		<p>But many are finding an enthusiasm within their local communities to undertake such exercises, particularly since the Localism Act facilitated such activities as Neighbourhood Planning. In providing a brief and agreeing a management approach to the preparation of Appraisals local planning authorities are able to work from the outset with local communities and in doing so create a process which fosters an enriched understanding and appreciation of an Area's special and locally distinctive historic environment among stakeholders and a buy-in which in turn helps in the Area's protection and enhancement.</p> <p>The Appraisal which has been prepared for Pickwick is a most impressive document in its grasp and comprehensive display of the qualities which make the Conservation Area special and those matters which would benefit from attention in order that it should remain so. Much time, thought and effort has clearly gone into the content and design of the document and how its structure best suits its application and those who are likely to be its users.</p> <p>There are no specific issues concerning the Area that we would wish to raise and so I would wish only to congratulate and applaud your community on its achievement. Your success can provide a useful precedent to inspire other communities in the county.</p> <p>On this basis we would not anticipate being consulted at the formal consultation stage or having additional comments to offer at that time. Once again, our thanks for being given the opportunity to have sight of your Appraisal.</p> <p>Kind regards David David Stuart Historic Places Adviser</p>	
15/1	Wilts Principal Conservation Officer	<p>Congratulations Tony – a mammoth task but it is looking very impressive. Good luck with the consultation.</p>	<p>Comment noted.</p>

Annex D – Consultation with Public Bodies

24/2	Corsham Town Council	<p>Endorsed by Town Council’s Planning Committee on 24 February 2021 (virtual event)</p> <p>Extract from Minutes</p> <p>T Clark explained that the Pickwick Association had produced a Pickwick Conservation Area Appraisal. The appraisal included the historical development of Pickwick; a description of the Conservation Area and its three main character areas; details of features that made it special and worthy of protection; plotted all of the Listed Buildings and contained an annexe which suggested ideas for the future management of the Conservation Area. He thanked the Town Council for its support in the production of the document and asked that the Town Council endorse the Appraisal.</p> <p>Resolved:</p> <p><i>that the Town Council formally support the Pickwick Conservation Area Appraisal and the aims and proposals within it. The Chairman thanked Mr Clark for his interesting presentation and all of the work that had gone into producing the Appraisal.</i></p>	<p>Presentation at Annex F</p> <p>This was a public meeting held virtually by MS Teams.</p>
18/3	Wiltshire Council	<p>Corsham Area Board was briefed on 18 March 2021 (virtual event)</p> <p>Minutes:</p> <p>Tony Clark – Pickwick Association gave a short presentation outlining the Pickwick Conservation Area</p> <p>Points made included:</p> <p>That Wiltshire Council was very heavily committed elsewhere at the present time</p> <p>That planning applications continue to flood in and are judged, in part, by a substantially outdated Conservation Area Appraisal</p> <p>That the Pickwick Association had offered – and the Council has supported the offer to prepare an up-to-date and comprehensive Appraisal</p>	<p>Presentation at Annex F</p> <p>Another public meeting held virtually by MS Teams</p>

		<p>That the Town Council had been immensely helpful in providing funds for research and access to their mapping contractor</p> <p>Why the need for an Appraisal</p> <p>That It had been clear since Gladman that Pickwick was vulnerable to speculative planning applications unless our defences are in order</p> <p>That the key part was to have in place a systematic and properly argued plan which could be adopted by Wilts Council as a supplementary planning tool</p> <p>That an up to date Appraisal of the Pickwick Conservation Area was such a plan</p> <p>Decision <i>That the Area Board commended the Pickwick Conservation Area project</i> <i>Note: that a letter would be sent to Wiltshire Council advising this</i></p> <p>The Chairman thanked Tony Clark for his presentation and felt that Wiltshire Council needed to support the project, as did the Area Board</p>	

Annex E



Plan for presentation versior



Press Release

Pickwick Conservation Area review

Long associated with Charles Dickens and his 'Pickwick Papers', Pickwick is a small village you might drive through along the A4 on the way from Chippenham to Bath. But the core section of this 800-year-old historic village has been a Conservation Area for many years.

For over 30 years, the Pickwick Association has been dedicated to protect the village from increasing urbanisation, insensitive development and road traffic.

The core section of Pickwick has been a Conservation Area for many years. Normally, Local Authorities review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.

But with authorities such as Wiltshire Council increasingly strapped for cash and resources, such things are often not immediately possible. Fortunately, the Pickwick Association does contain some expert knowledge and skills through local residents John Maloney (author of *A history of Pickwick and its buildings*) and Tony Clark.

With the support of both Wiltshire Council and Corsham Town Council, John and Tony have produced their own appraisal of the Conservation Area on behalf of the association.

'Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms' explains the association's chairman David Taylor.

'This is particularly important during the present times when decisions are made regarding planning applications or any proposed future developments in Pickwick.' he added.

The association now needs people's input, comment and views to enable Wiltshire Council's adoption of the appraisal. This will give the Conservation Area the recognition it deserves, ensure it is appropriate for 2021 and beyond, and places it in the context for any future expansion.

The appraisal document has been published on the association's website: pickwickassociation.org.uk . Comments are requested by 28 February. They may be sent to pickwickappraisal@gmail.com .

Ends

Contact: Tony at tony.clark88@btinternet or 01249 715905.

Letter box flyer



Pickwick Conservation Area reviewed

We need your opinion

The Pickwick Association has just completed an appraisal of our Conservation Area.

Our aim in this is to get the document endorsed by Wiltshire Council as a supplementary planning tool so that it can be used as guidance by the Council when they come to determine Planning Applications.

In fact the Council itself is, in theory, obliged to review all Conservation Areas in Wiltshire from time to time. But we know they have not, for some years, had the readily available resources to do so. So, with the support and encouragement of both Wiltshire Council itself and Corsham Town Council - we offered our local knowledge to carry out the necessary research and prepare this draft on their behalf.

The Appraisal we have drafted sets Pickwick in its historical and physical context, examines the origin of the principal buildings and concludes that the area presently set aside as 'Pickwick Conservation Area' is fit for purpose.

But this is just the view of the Association. Before we can get Wiltshire Council's endorsement we have to consult our local public so that you can have your say.

This is where we would value any input, comment or views you may have on what we have drafted. So please have a look at the draft document and tell us what you think. The Appraisal and its supporting papers are available to view or download at ([Pickwick Association – Representing the Pickwick community](#)). The press release we have issued is attached for further reference.

The closing date for any comments is 28 February 2021. Please address your comments to pickwickappraisal@gmail.com.

Ends

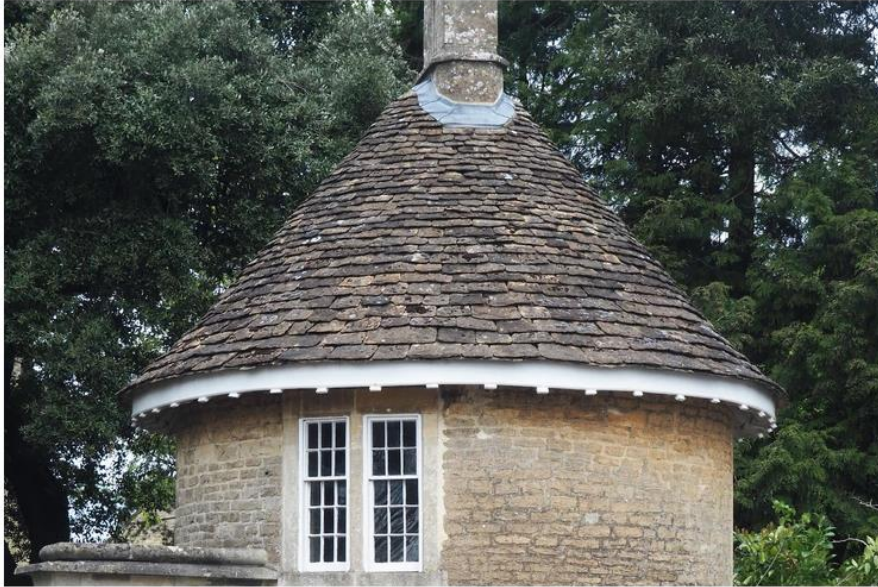
Note: The Appraisal has been drafted by John Maloney and Tony Clark – both local residents. John is author of *A history of Pickwick and its buildings* much of which has been incorporated in the paper. Tony dealt with regulations, landscape and open spaces, and other aspects.

For queries contact John at johnmaloney2003@aol.com or Tony at tony.clark88@btinternet.com or 01249 715905.

Notice on website

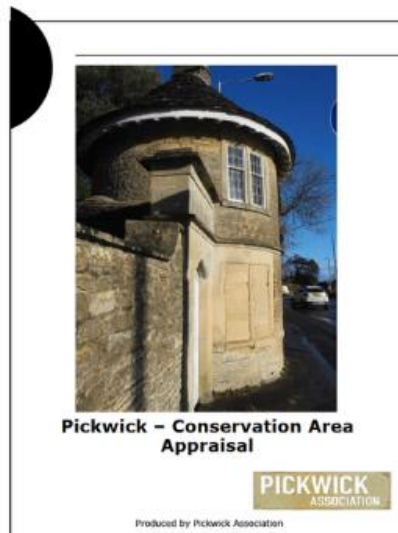
Conservation Area Appraisal

Updated: Jan 11



Pickwick's Conservation Area is being reviewed...
... and we want to hear **your views** on the appraisal document.

AI



Pickwick Conservation Area Appraisal draft forpdf
Download PDF • 6.12MB



The core section of Pickwick has been a Conservation Area for many years. Local authorities normally review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.



As Wiltshire Council does not presently have the resources to carry out such an appraisal, Pickwick Association – which does have available expert resources – has assisted by drafting its own appraisal of the Conservation Area. Both Wiltshire Council and Corsham Town Council have been supportive of this move.

Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms. This is particularly important when decisions are made regarding planning applications or any proposed future developments in Pickwick.



But this needs to be more than just the view of the Association. Before we can get Wiltshire Council's adoption of the appraisal we need to ensure that we carry local opinion with us.

This is why we need your input, comment and views to ensure the Conservation Area designation gets the recognition it deserves, is appropriate for 2021 and beyond, and places it in the context for any future expansion.

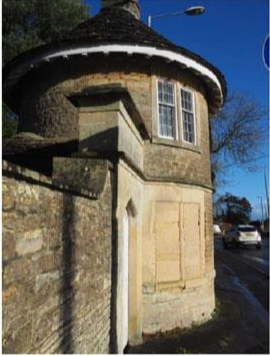
After you have looked through the document, please let us have your views by 28 February. Just email us at pickwickappraisal@gmail.com

Discover more about the buildings of Pickwick


Notice on Corsham Civic Society Website



PICKWICK ASSOCIATION WANT TO HEAR YOUR VIEWS



Pickwick – Conservation Area Appraisal



Produced by Pickwick Association



Pickwick's Conservation Area is being reviewed... and we need your views on the appraisal document.

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- Pickwick Winters Tales

But this needs to be more than just the view of the Association. Before we can get Wiltshire Council's adoption of the appraisal we need to ensure that we carry local opinion with us.

This is why we need your **input, comment and views** to ensure the Conservation Area designation gets the recognition it deserves, is appropriate for 2021 and beyond, and places it in the context for any future expansion.

After you have looked through the document, please let us have your views by **28 February 2021**. We can also supply you with a hard copy of the appraisal document if you prefer. Just email us at pickwickappraisal@gmail.com or send to 12 Pickwick, SN13 0HZ (200 yds from Hare and Hounds towards Chippenham).



by admin | Jan 15, 2021 | News

You can view the document on our website: pickwickassociation.org.uk

The core section of Pickwick has been a Conservation Area for many years. Local authorities normally review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.



As Wiltshire Council does not presently have the resources to carry out such an appraisal, Pickwick Association – which does have available expert resources – has assisted by drafting its own appraisal of the Conservation Area. Both Wiltshire Council and Corsham Town Council have been supportive of this move.

Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms. This is particularly important when decisions are made regarding planning applications or any proposed future developments in Pickwick.



Annex G

Email document to Pickwick Association's wider email list

[View this email in your browser](#)

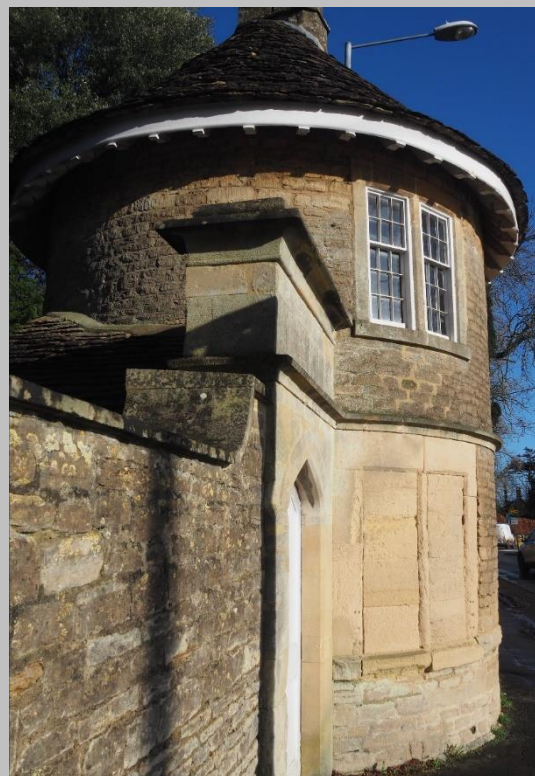


We want to hear your views...

**Pickwick's
Conservation Area is
being reviewed...**

... and we need your
views on the appraisal
document.

Click on the



Roundhouse to view the document:

The core section of Pickwick has been a Conservation Area for many years. Local authorities normally review each conservation area from time to time to update the content of the appraisal and to identify what is important and needs to be respected.



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Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms. This is particularly important when decisions are made regarding planning applications or any proposed future developments in Pickwick.



But this needs to be more than just the view of the Association. Before we can get Wiltshire Council's adoption of the appraisal we need to ensure that we carry local opinion with us.

This is why we need **your input, comment and views** to ensure the Conservation Area designation gets the recognition it deserves, is appropriate for 2021 and beyond, and places it in the context for any future expansion.



After you have looked through the document, please let us have your views by **28 February**. Just email us at pickwickappraisal@gmail.com

Remember, you can also visit our website to discover more about the **Historic Buildings in Pickwick**

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Our mailing address is:

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9 Academy Drive

Corsham, Wiltshire SN13 0SA

United Kingdom

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Annex H

Press Coverage

From Gazette and associated newspapers 13 Jan 2021

Pickwick Conservation Area Appraisal in Corsham could influence planners

By [John Baker](#) [@JohnBakerNewsW1](#) Multi Media Journalist



[0](#) comment

RESIDENTS in the Pickwick Conservation Area of Corsham are to be consulted for a local appraisal that could influence planners.

The Pickwick Association is carrying out the consultation on behalf of Wiltshire Council. The appraisal could become part of planning policy when it is adopted.

It has been put together by local residents John Maloney, author of *A History of Pickwick and its Buildings*, and Tony Clark, the Association's vice-chairman.

Association chairman David Taylor said: "Our aim has been to provide a written record of what's special about Pickwick in historic, architectural and social terms.

"This is particularly important during the present times when decisions are made regarding planning applications or any proposed future developments in Pickwick."

The association now needs people's comments and views to enable Wiltshire Council's adoption of the appraisal.

This will give the Conservation Area the recognition it deserves, ensure it is appropriate for 2021 and beyond, and places it in the context for any future expansion.

The appraisal can be found at: www.pickwickassociation.org.uk. The deadline for comments is February 28. Please send to pickwickappraisal@gmail.com

From Corsham and Box Matters

We did not retain a copy of the particular issue involved. Suffice to say that Corsham and Box matters published the press release at Annex G in full together with the photographs used by the Gazette.