

NEW FOREST NATIONAL PARK AUTHORITY

AUTHORITY MEETING – 22 MAY 2008

CONSERVATION AREA MANAGEMENT PROPOSALS

Report by: Mark Stephenson, Building Conservation Officer

Summary:

This report sets out proposals for the management of conservation areas in the National Park and presents a draft management plan for consultation with stakeholders.

Recommendation:

To approve the draft conservation areas management plan and proposals for consultation.

Resources and Corporate Plan:

Corporate Plan Objective C7: Support high quality building and open space design in village and town centres, reflecting the distinctive character of the built environment

Papers:

NFNPA 253/08:	Cover paper
NFNPA 253/08 Annex 1:	Conservation area management framework background paper
NFNPA 253/08 Annex 2:	Conservation areas management plan
NFNPA 253/08 Annex 3:	Draft list of stakeholders for consultation and some of the issues

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1 Background

- 1.1 A conservation area is defined in Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an “area of special architectural or historic interest, the character of which it is desirable to preserve or enhance”.
- 1.2 A review of conservation area designations in the National Park began in 2007 and continues in parallel with these proposals. This has resulted in the designation of four new conservation areas. There are now 18 conservation areas in the National Park. The review moves on to look at the appropriateness of the boundaries of the existing conservation areas inherited by the National Park Authority.
- 1.3 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority to formulate and publish proposals for the preservation and enhancement of its conservation areas.
- 1.4 In pursuance of its responsibilities under both national park purposes and through the duty imposed by the Planning (Listed Buildings and Conservation Areas) Act, the National Park Authority is developing a framework for the management of conservation areas in New Forest National Park (Corporate Plan Objective C7).

2 Management framework

- 2.1 A three part conservation area management framework has been developed which comprises:

Conservation area character appraisals - one for each conservation area, which identifies the special historic and architectural qualities of an area which justify its designation;

Conservation areas management plan - covering all conservation areas;

Conservation area specific management plan - covering individual conservation areas.

Conservation area management framework - background paper

- 2.2 The conservation area management framework background paper, at **Annex 1**, sets out the current context for management of conservation areas, the present situation in terms of systems and procedures used for management, work undertaken and practices in place and opportunities for development of these through a strategic framework. The following summarises the key components of the framework.

Character appraisals

- 2.3 It is important to understand what gives an area its distinct and unique character. Character appraisals are prepared to identify these special qualities and to highlight features of particular significance. By establishing what makes a conservation area special, the reasons for designation should be clearer to those who live, work or propose to carry out development within them. The appraisals are intended as an overview, providing the framework within which individual planning applications can be assessed.
- 2.4 Character appraisals have been approved for the four new conservations areas and will be produced for the other areas as part as part of the ongoing review. The first report on this part of the review will be presented to the September meeting of the National Park Authority.

Conservation areas management plan

- 2.5 The conservation areas management plan applies equally to all the conservation areas in the National Park. Placing all this material in one document avoids repetition that would occur if the same information were included in management proposals for each conservation area.
- 2.6 The plan comprises a number of core principles for the management of conservation areas and collaboration with stakeholders. These are broad based as more detailed objectives will be developed in the conservation area specific management plans. The plan has a set of objectives which will facilitate management of conservation areas.
- 2.7 Collaboration with stakeholders is particularly important because, whilst the National Park Authority is the local planning authority, its role as a manager of conservation areas is limited as it is not a landowner and has no remit for carrying out or maintaining physical works.

Conservation area specific management plan

2.8 The conservation area - specific management plans will cover issues to do with conditions and circumstances particular to an individual conservation area and management of specific sites in the conservation area. These management plans will be drafted on completion of character appraisals for each area and will be reported to members.

2.9 A full management plan for each conservation area will therefore comprise the conservation areas management plan, and the conservation area specific management plan for the conservation area.

3 Proposed consultation on draft conservation areas management plan

3.1 Internal consultation has already taken place with National Park officers in the drafting of these documents. It is now proposed to consult widely on the draft management plan, given the importance, for its effective implementation, of engaging stakeholders in the issues it raises.

3.2 A draft list of stakeholders with whom it is proposed to consult is included at **Annex 3**, together with some of the issues to be raised.

3.3 Many of the issues noted in **Annex 3** have come out of public consultation on the designation of the new conservation areas. Further issues raised through consultation taking place as part of the ongoing review of existing conservation area designations will be drawn into consultation and management arrangements.

3.4 Public consultation on matters relating to individual conservation areas will take place at the time of production of individual annexes.

Recommendation

To approve the draft conservation areas management plan and proposals for consultation.

Draft list of stakeholders for consultation and some of the issues anticipated

- New Forest District Council (Test Valley Borough Council, Salisbury District Council), including:
 - Building control
 - Any different approach for the conservation area components of their work / areas.
 - Encouraging alternative solutions to meet the regulations in a less harmful manner.
 - Economic development
 - Any difference in policy within conservation areas.
 - Targeting of funding to economic centres that are conservation areas, joint funding of conservation based regeneration.
 - Refuse collection
 - Any permanent physical infrastructure.
 - Sea defences
 - Any involvement in Keyhaven or Ashlett Creek
 - Parking
 - Any permanent physical infrastructure. Signage, payment meters.
 - Surfacing, markings, tree planting / landscaping.
 - Public open space maintenance
 - Retention of landscape character in maintenance practices.
 - Ecological value. Suitability of physical infrastructure.
 - Litter picking.
 - Priorities for attention.
 - Enhancement
 - Opportunities to work together to produce enhancement schemes.
 - Agreement of enhancement protocols for new / repair works.
- Hampshire County Council
 - Highways - Signage. Painting on roads. Bridges. Other physical infrastructure. Highway surfacing. New works. Maintenance.
 - Protecting local character.
 - Enhancement schemes - Implications and nature of schemes carried out recently. . Criteria for expenditure. Local involvement.
 - Programmes and periods. Areas identified. Local distinctiveness.
- Town and Parish Councils
 - Opportunities for input in management for example of open spaces and other local Council owned land.
- Environment Agency
 - Maintenance of watercourses. Flood defence measures.

- Forestry Commission
Management for visual amenity. Parking areas. Infrastructure.
- Natural England
Visual and ecological value of open land (open Forest, verges, hedgerows).
- Statutory undertakers
Notification and consultation. Ground disturbance and reinstatement. Wirescape. Any above ground infrastructure and opportunities for improvement.
- Public transport operators
Bus stops and bus shelters.