

<b>Board/Committee:</b>	REGULATORY BOARD
<b>Date of meeting:</b>	27/03/2024
<b>Title:</b>	ADOPTION OF CONSERVATION AREAS APPRAISALS AND MANAGEMENT PLANS FOR GOSPORT HIGH STREET AND STOKE ROAD
<b>Author:</b>	PRINCIPAL CONSERVATION AND DESIGN OFFICER
<b>Status:</b>	FOR DECISION

## **Purpose**

To consider the adoption of Conservation Area Appraisals and Management Plans for Gosport High Street and Stoke Road, respectively.

## **Recommendation**

That the Board resolve to adopt the Conservation Area Appraisals and Management Plans for Gosport High Street and Stoke Road.

## **1.0 Background**

**1.1** In accordance with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the Local Planning Authority is required to identify areas of special historic or architectural interest which it is desirable to 'preserve or enhance' and shall designate those areas as Conservation Areas. Additionally, the Local Planning Authority is required to periodically review Conservation Areas and determine whether any parts or any further parts of their area should be designated as Conservation Areas.

Section 72 of The Listed Buildings and Conservation Areas Act 1990 (as amended) requires that the authority also pay: "special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area" and formulate and publish proposals for the preservation and enhancement of Conservation Areas.

Gosport High Street Conservation Area was designated in 1979 and extended in 1988. The current Conservation Area Appraisal was adopted in 2006. Stoke Road Conservation Area was designated in 1992 and the current Conservation Area Appraisal adopted in 2007.

**1.2** As part of the Heritage Action Zone Delivery Plan, the existing Conservation Areas of Gosport High Street and Stoke Road have been reviewed and up to date draft Appraisals and Management Plans have been produced to be considered for adoption, in line with the Council's statutory duties.

The aim of the project is to study and assess the existing Conservation Areas to understand and articulate what makes them special, consider whether their existing boundaries are appropriate, and to produce robust appraisal documents which will guide the future management, maintenance and development of the respective areas.

## **2.0 Report**

- 2.1** In line with the aforementioned statutory duties consultants were appointed by the Council in conjunction with Historic England to undertake independent reviews of the existing Gosport High Street and Stoke Road Conservation Areas to establish if the respective areas remain worthy of Conservation Area status, and whether their respective boundaries should be amended. Following the review, consultants were engaged to produce Appraisals and Management Plans for the respective areas. The reviews concluded that both the areas of Gosport High Street and Stoke Road previously designated retain sufficient architectural and historic interest to meet the statutory definition of a Conservation Area and merit continued designation as such. The existing boundaries of both Conservation Areas were considered and recommended to remain as previously designated.

The new 'Gosport High Street Conservation Area Appraisal and Management Plan' and new 'Stoke Road Conservation Area Appraisal and Management Plan' have been produced to help guide future maintenance and development of the respective areas (should they be subsequently adopted), elucidating the special interest of each area and highlighting features worthy of preservation and/or enhancement within the accompanying Management Plans.

- 2.2** As noted above, Gosport High Street Conservation Area and Stoke Road Conservation Area were formally designated in 1979 and 1992 respectively. The purpose of a designated Conservation Area is to 'preserve and enhance' the special historic or architectural interest of an area and help ensure that future development has regard to that special interest.

Designation does not prevent development and the adoption of Conservation Area Appraisals and Management Plans help ensure that future development is appropriate in form, scale, material and design, not harmful to setting, and help to positively enhance the site's unique character. As per the existing designations, some permitted development rights are limited and planning permission is required to demolish certain buildings. Six weeks written notice is also be required to carry out a range of works to most trees. Designation as a Conservation Area is a local land charge under s.69 (LB&CA) A 1990.

Notwithstanding the designation of a specific place as a Conservation Area, the LPA has the power to issue Article 4 Directions to remove certain permitted development rights to prevent loss of historic character or unsympathetic alterations for particular buildings or structures. However, there are no identified areas or buildings where such measures are required at the present time.

As set out in the Gosport Borough Local Plan 2014, Policies LP10 (Design) and LP12 (Conservation Areas) are relevant to future development and the Appraisals and Management Plans would be material considerations in planning decisions, should adoption be supported.

- 2.3** The draft Conservation Area Appraisals and Management Plan (Appendix A, B, C and D), are proposed for adoption following stakeholder consultation and subsequent public consultation exercise, and are now brought to Members for consideration as part of the formal adoption process.

The public consultation for the draft Conservation Area Appraisal and Management Plans ran for 4 weeks and was widely accessible, using a variety of

inclusive communication methods to meet the needs of diverse stakeholders in keeping with the Council's Statement of Commitment to Equality & Diversity and Statement of Community Involvement.

Consultation methods included contacting land and property owners in the area; local interest groups; using social media, and following the Council's normal methods of communication with residents to gather as many comments as possible in addition to an online exhibition of information.

2 responses were received relating to the adoption of the High Street Conservation Area Appraisal and Management Plan. 1 was in favour of adoption and 1 against, though not for material or relevant reasons.

1 response was received supporting the adoption of the Stoke Road Conservation Area Appraisal and Management Plan, commending the documents. The full responses are included in Appendix E.

### **3.0 Risk Assessment**

**3.1** The adoption of Conservation Area Appraisals and Management Plans will provide an important framework for making decisions on future development proposals, requiring all future development to preserve or enhance the character of the area.

### **4.0 Conclusion**

The Conservation Area Appraisals and Management Plans recommend for adoption are the culmination of lengthy projects forming a key part of the Heritage Action Zone Delivery Plan and High Street Heritage Action Zone project with the financial support of Historic England. The documents and recommendations therein are in support of the Council's statutory duties as Local Planning Authority, outlined above.

The adoption of revised, up to date Conservation Area Appraisals and Management Plans will ensure that important areas and groups of historic buildings, landscapes and setting are protected. Future development is not prevented, but shall be guided by the Conservation Area Appraisals and Management Plans, as a material consideration in planning decision making.

<b>Financial Services comments:</b>	None
<b>Legal Services comments:</b>	None
<b>Equality and Diversity:</b>	Refer to the accompanying Integrated Impact Assessment.
<b>Climate Change implications:</b>	Refer to the accompanying Integrated Impact Assessment.
<b>Crime and Disorder:</b>	None
<b>Service Improvement Plan</b>	The designation of Conservation Areas and adoption of

<b>implications:</b>	the Conservation Area Appraisal and Management Plans will provide an important framework for making decisions on future development proposals, requiring all future development to preserve or enhance the character of the area; and, fulfil an identified objective of the Heritage Action Zone programme.
<b>Corporate Plan:</b>	The designation of Conservation Areas and adoption of Appraisals and Management Plans would contribute towards the corporate priority to 'enhance the environment' by recognising the unique character of this part of the Borough.
<b>Risk Assessment:</b>	See Section 3.
<b>Background Papers:</b>	Gosport Heritage Action Zone Delivery Plan 2020
<b>Appendices:</b>	<p><b>Appendix A</b> High Street Conservation Area Appraisal</p> <p><b>Appendix B</b> High Street Conservation Area Management Plan</p> <p><b>Appendix C</b> Stoke Road Conservation Area Appraisal</p> <p><b>Appendix D</b> Stoke Road Conservation Area Management Plan</p> <p><b>Appendix E:</b> Public Consultation Results</p> <p><b>Appendix F:</b> Integrated Impact Assessment (IIA)</p> <p><b>Appendix G:</b> Alleyways of Gosport</p>
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