

TELFORD & WREKIN COUNCIL

CABINET – 20 APRIL 2017

SEVERN GORGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PROPOSALS

REPORT OF ASSISTANT DIRECTOR – BUSINESS DEVELOPMENT & EMPLOYMENT

LEAD CABINET MEMBER – CLLR RICHARD OVERTON

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 Telford and Wrekin Council is required to carry out and adopt a Conservation Area Appraisal (CAA) and Management Plan (CAMP) for all Conservation Areas within its boundary, as prescribed by the National Planning Policy Framework. The development of management proposals are also required to have regard to Historic England's best practice guidelines. This report seeks the approval and adoption of the Appraisal and Management Plan which have been drawn up for the Severn Gorge Conservation Area (see Appendix 1). These documents sit alongside the World Heritage Site Management Plan which is subject to a separate Report to Cabinet as a requirement of UNESCO, ensuring the appropriate protection and enhancement of this important community and heritage site.
- 1.2 The Severn Gorge Conservation Area was adopted in 1971 (with the area covered extended on Oct 1980) as an area of special architectural and historic interest. The site was also designated, by UNESCO, as one of the UK's first World Heritage Sites in 1986. The attached documents seeks to provide a clear and concise appraisal and management Conservation Area Management Plan which will provide a sound basis for its future management. The CAA and CAMP sit together to form the foundations of managing development pressures on the historic built environment. It is then used as the basis for formulating any local planning policies. In comparison the WHS MP is an overarching document which takes a more strategic and holistic approach, setting out policies for the various WHS partner organisations, covering a much wider range of topics across the entirety of the WHS.
- 1.3 The CAA and CAMP identify and justify the designation of the Conservation Area, and create a framework for the control of development, in addition to considering and strengthening design controls. Specifically they also recognise the need to protect the areas of open views surrounding the conservation area. In preparing the management proposals the boundary of the conservation areas has been reviewed and remains, at present, as adopted.
- 1.4 Within Telford there are 7 Conservation Areas; in addition to the Severn Gorge these are Wrockwardine, Newport, Edgmond, High Ercall, Horsehay & Spring Village and Wellington. Of these Wellington, Edgmond and High Ercall and Wrockwardine have had recent Conservation Area Appraisals and Management Proposals endorsed by Cabinet. Horsehay is currently being drafted for consultation and Newport is timetabled for review in 2017-8.

2. RECOMMENDATIONS

- 2.1 That Cabinet approve the adoption of the Severn Gorge Conservation Area Appraisal and Management Plan documents to provide a sound basis for considering planning applications and for developing initiatives to enhance the area.
- 2.2 That Cabinet delegate authority to the Assistant Director: Business Development & Employment and any other officer authorised by the Assistant Director in writing, in consultation with the lead Cabinet Member to draft and consult on any further Conservation Area Management Plans within the Borough, as per the statutory regulations.
- 2.3 That following any consultation period, Cabinet delegate authority to the Assistant Director: Business Development & Employment and any other officer authorised by the Assistant Director in writing, in consultation with the Lead Cabinet Member, to amend and adopt any further Conservation Area Management Plans within the Borough.

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	<i>Business winning, business supporting. Supporting owners and developers.</i>
	Will the proposals impact on specific groups of people?	
	Yes	<i>Specifically the residents and landowners of the Severn Gorge, in managing, preserving and enhancing the conservation area.</i>
TARGET COMPLETION/DELIVERY DATE	<i>Immediately post Cabinet. To be reviewed every 5 years.</i>	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes/No	There are no financial implications arising from the recommendation within this report. AEM 21/03/17
LEGAL ISSUES	Yes/No	The Appraisal and Management Plans are legal requirements of the ongoing Conservation Area Designations EG -24-03-17
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	The CAMP forms the basis to build appropriate planning policies based on evidence, which will assist the identified SPD for the Severn Gorge. In addition to also identifies the opportunity to review the boundary of the Conservation Area within Madeley as requested by the Parish Council. This in turn will feed into a review of the World Heritage

		Site Management Plan in the coming years
IMPACT ON SPECIFIC WARDS	Yes	Ironbridge Gorge, and Madeley – as the Management of the Conservation Area, through ensuing appropriate development.

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 Local Authorities are advised by Government to review their Conservation Areas periodically and to draw up Conservation Area Appraisals and Management Plans to ensure the preservation and enhancement of the character of Conservation Areas and to address any areas within them that require proactive improvement (NPPF). Such documents form a clear guidance for any future development or enhancement proposals by setting how the Council's planning policy framework and national guidance/best practice will be practically applied to some alterations and developments and giving useful guidance on what is likely to be acceptable or not acceptable within the Conservation Area. It also identifies the rights and responsibilities of owners, occupiers, developers and the Council within the Conservation Area. The Appraisal and Management Proposals will be reviewed every 5-10 years or sooner if deemed necessary.
- 4.2 The CAA sits as the foremost appraisal of the Conservation Area, and having undertaken this assessment a CAMP can be produced, identifying the threats and opportunities to the Conservation Area from development, and makes recommendations for the appropriate management to ensure the status of the Conservation Area is retained. Whereby an area is also identified as a World Heritage Site, a further management plan is required. Any CAA and CAMP will form the foundations of the WHS MP, delaying with issues beyond development management taking a more strategic and holistic approach, setting out the policies for various WHS partner organisations, covering a much wider range of topics across the entirety of the WHS.
- 4.3 The public consultation for both the draft Appraisal and the Management Proposals ran for 21 days between November 7th and 28th 2016. The Conservation Area Management Plan was presented and discussed, by the consultants at Donald Insall Associates, to the main Severn Gorge stakeholders through the World Heritage Site Steering Group on the 17th October 2016. In addition to the above, meetings were held at both The Gorge Parish Council and Madeley Parish Council to discuss the documents on the 15th and 22nd November respectively.
- 4.4 All comments were reviewed and amendments made where relevant to produce the final version (see Appendix 1). The comments were largely constructive and supportive; there were no outright objections to the documents, however some concerns were raised by Madeley Parish Council who objected to the retention of the existing boundary. The independent consultants, having reviewed the submission made by Madeley Parish Council, did not propose a formal change in the boundary, though they have suggested a general review, as per best practice guidelines. This is consistent with the review of the boundary carried out by IGMT for the purposes of the World Heritage Site Management Plan (the boundaries of which are essentially the same bar some minor variations). Following the meeting with Madeley Parish it was agreed that a general review of the boundary matters specific to Madeley would be included in the Conservation programme. This date has yet to be finally agreed but is anticipated to commence within the next 12 months. Should any amendment to the boundary result from this is will be subject to further separate public

consultation/Cabinet approval. For the purposes of this document, no changes are proposed.

- 4.5 A summary of the consultation responses is contained in Appendix 2. It is now proposed to adopt the Appraisal and Management Proposals as a framework against which future development proposals can be assessed in conjunction with existing local and national policy, legislation and best practice guidance.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

- 5.1 No additional changes are being sought within the Conservation Area under this review, nor are there any additional statutory controls proposed under this report beyond those already in place, principally the existing Article 4 Direction. No alterations or extensions of the boundary have been proposed under this report. Therefore no additional impacts are expected within the identified area beyond the advice and guidance contained within the appraisal which is based on existing local and national policy and best practice guidance from Historic England.

6. PREVIOUS MINUTES

None

7. BACKGROUND PAPERS

Appendix 1: Severn Gorge Conservation Area Management Plan Character Appraisal

Appendix 2: Summary of Consultation Responses

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