

# Appendix 3

## Conservation Area Appraisal Review

### Introduction

1. The council is required by Section 69 (2) of the Listed Buildings and Conservation Areas Act, 1990 to periodically review Conservation Areas. Section 71 of the same requires councils to draw up and publish proposals for the preservation and enhancement of said Conservation Areas (i.e. appraisals and management plans). If the Conservation Area boundaries are not reviewed the Local Planning Authority could be criticised by Historic England, Stakeholders, members of the public etc. for failing to comply with the requirements of the Act or for relying on outdated Conservation Area policy documents, making it difficult to defend conservation policies effectively at appeal.
2. The NPPF at Para 185 also sets out how Plans should set out a positive strategy for the conservation of the Historic Environment.  
1.3 Para 186 of the NPPF directs that Local Planning Authorities should ensure an area justifies its status because of its special architectural or historic interest, and that the concept of conservation should not be devalued through inclusion of areas which lack special interest. It is taken that this should also apply to the retention of previously included parts of the Conservation Area which no longer met the criteria for designation.

### Background

3. Heritage assets are defined in the National Planning Policy Framework as: a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)
4. There are 22 conservation areas in the district, some share a boundary with the National Park Authority. The larger settlements of Hythe; Ringwood; Lymington; Fordingbridge and Milford-on-Sea have Conservation Area Appraisals dating from 2000 and 2001, the remaining conservation areas have brief Character Statements dating from 2015-19.
5. The conservation areas in the district are:
  - Ashlett Creek
  - Bickton
  - Breamore

- Buckland (Lymington)
- Damerham
- Eling
- Fordingbridge
- Hanger Farm
- Hazel Farm
- Harbridge
- Hythe
- Ibsley
- Kings Saltern (Lymington)
- Lymington
- Martin
- Milford-on-sea
- Old Milton Green
- Ringwood
- Rockbourne
- Royal Naval Armaments Depot (Marchwood)
- Sopley
- Whitsbury

6. The council has 1.8 FTE Conservation Officers who propose to conduct a review of the Conservation Areas.

## **Process**

### **Stage 1**

7. The first stage will involve a full survey of the pilot conservation areas, checking the boundaries to see if there are any anomalies or changes to the area which no longer merit designation.

### **Stage 2**

8. The second stage will prepare the Appraisal which sets out what is significant about the Conservation Area and the reasons for designation. This includes an analysis of buildings or features within the Conservation Area which make a positive contribution. Positive features include listed buildings, non-designated heritage assets, historic parks, public realm, green and open space. Character areas, landmark features and views within the conservation area may also be mapped. The Management Plan sets out how and why change in the Conservation Area is controlled, advice on alterations and extensions and good practice advice on repair and maintenance.
9. A draft Conservation Area Appraisal, Management Plan and boundary map will be sent to the relevant parish/town council and Ward Members for their comments prior to a public consultation. This is early-stage stakeholder engagement.

10. Public consultation will be promoted on social media. An in-person public meeting/exhibition will be held in the conservation area, as per Section 71 of The Act (see above) as well as face-to-face meetings for Ward Members and Stakeholders. Following the public consultation representations will be recorded.

### **Stage 3**

11. If there is support for the conclusions of the Appraisal a Portfolio Holder Report will be prepared recommending the updated Appraisal is adopted as a Technical Guidance Note.
12. Any amendments to the boundary of a Conservation Area will require designation in accordance with the legislation.