



GROVES TOWN PLANNING

Groves Town Planning

Chartered Town Planners

Designation of Conservation Areas

“ Created where the LPA identifies an area of special architectural or historic interest which deserves careful management to protect their character”

Designation of Conservation Areas

- The centres of our historic villages, towns and cities
- Fishing and mining villages
- 18th, 19th and 20th-century suburbs
- Model housing estates, including late 20th century housing projects
- Country houses set in their historic parks
- Historic transport links and their environs, such as stretches of canal and railway and airfields
- Industrial heritage sites





Designation of Conservation Areas

Additional controls

- Limitation of usually applied permitted development rights.
- Testing development proposals against the significance of a heritage asset and the degree of harm resulting from development

Designation of Conservation Areas

NPPF Paragraph 191

When considering designation of conservation areas, local planning authorities should ensure that an area justifies such status because of special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest

Designation of Conservation Areas

3 listed buildings

- Hatton Hall
- Hatton Arms
- Telephone Kiosk
- 14 locally listed buildings

The Greenside Goose Lane, opp. 49 Hatton

School House 10 & 12 Goose Lane Hatton

Queasty Birch Hall Off Summer Lane Hatton

The Orchard, 1 New House Farm Cottages Hatton lane Hatton

2 New House Farm Cottages Hatton Lane Hatton

Holly Bank Cottage Warrington Road Hatton

Factory Cottage Warrington Road Hatton

Greenside farmhouse Goose Lane Hatton

1 & 2 New Cottages- East side of Hatton Lane Hatton Lane Hatton

Bobs Old Cottage & Newtons Cottage Hatton Lane Hatton Pillmoss

Farmhouse Pillmoss Lane Hatton

Blue Coat cottage & 4 New Cottage Hatton Lane Hatton

Goose Cottage 35 Goose Lane Hatton

Hatton House Hatton Lane Hatton

Hatton Gate Farmhouse Daresbury Lane Hatton

Designation of Conservation Areas

Bewsey St

Bridge St

Buttermarket St

Church St

Culcheth

Grappenhall/S Heath

Grappenhall Village

Greenhalls Brewery

Lymm

Palmyra Sq

Stockton Heath

Thelwall Village

Town Hall

Walton Village

Winwick Street

Designation of Conservation Areas

Actions

- Scoping report for designation
- Discussion with Council specialist officers

Designation of Conservation Areas

References

Historic England – Designating and Managing a Conservation Area

WBC Heritage Champion – Janice Hayes

Save Britain's Heritage – Conservation Area Designation

Section 70 Planning (Listed Buildings and Conservation Areas) Act

Neighbourhood Development Plans

Localism Act 2011

“ direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area”

Neighbourhood Development Plans

Powers

- ◉ Set policies which form part of the development plan
- ◉ Grant planning permission through Neighbourhood Development Orders and Community Right to Buy Orders
- ◉ Receipt of revenues from CIL

Neighbourhood Development Plans

Who leads

- ◉ Parish or town council
- ◉ Neighbourhood forum
- ◉ Community organisation

Qualifying bodies

Neighbourhood Development Plans

Process

- ◉ Advisory committee of sub-committee
- ◉ Appoint local people – not necessarily Parish Councillors
- ◉ Members have voting rights on the NPD
- ◉ Advisory committee has published terms of reference and minuted meetings.

Neighbourhood Development Plans

Key Stages

- ◉ Application to LPA to designate a neighbourhood planning area
- ◉ Develop proposals
- ◉ Presubmission consultation
- ◉ Consideration of consultation responses
- ◉ Submission to LPA to check legality
- ◉ LPA publicity

Neighbourhood Development Plans

Key Stages

- Appointment of independent examiner
- Examination
- Report
- Publication
- Referendum
- Neighbourhood Plan comes into force

Neighbourhood Development Plans

Actions

- ⦿ Review benefits
- ⦿ Capacity
- ⦿ Resources

Neighbourhood Development Plans

References

Planning Advisory Service Neighbourhood
Plan Project Management Tool

MHCLG – Guidance Neighbourhood
Planning