
CONSERVATION AREA BOUNDARY REVIEW

1 SUMMARY

- 1.1 This report brings to Members' attention the results of a detailed review of the boundaries of the District's Conservation Areas.

2 INTRODUCTION

- 2.1 At the present moment, there are 10 designated Conservation Areas in the District. (See Appendix 1 for details).
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to designate new Conservation Areas and, from time to time, to review the boundaries of existing designations. This report proposed no new designations within the District.
- 2.3 The Local Planning Authority is also required from time to time to publish proposals for the preservation and enhancement of the Conservation Areas. Enhancement works have recently been completed within Rayleigh Conservation Area and proposals are being formulated in the Rochford Conservation Area.
- 2.4 Therefore, the purpose of this report is to look closely at the existing boundaries of the Conservation Areas and suggest adjustments where appropriate.

3 BOUNDARY REVIEW

- 3.1 In conjunction with the Historic Buildings Advisor from Essex County Council, a detailed review has been carried out of all the Conservation Area boundaries.
- 3.2 It is proposed to recommend no changes to the boundaries of the following Conservation Areas:-
- Canewdon Church
 - Battlesbridge
 - Shopland Churchyard
 - Paglesham Church End
 - Paglesham East End
 - Canewdon High Street
 - Foulness Church End.

and some amendments to the remainder, as shown:-

Rayleigh Conservation Area

- 3.3 The map attached as Appendix 2 to this report shows a proposed amendment to the boundary of the Rayleigh Conservation Area.
- 3.4 Conservation boundaries must be drawn to take into account parts of towns/villages that exhibit an historic street pattern, have archaeological significance, or include important features such as a village green.
- 3.5 In Rayleigh, there is no doubt that the King George's field is an important amenity feature, but the park cannot be considered as an historic feature in the same way as, for example, the Castle or Church.
- 3.6 Therefore, it is concluded that the Conservation Area boundary be amended by the removal of the King George's field from the designated area, as shown in Appendix 2.

Rochford Conservation Area

- 3.7 A very minor adjustment is proposed to the boundary of the Rochford Conservation Area. See Appendix 3.
- 3.8 The houses at the southern end of Ashingdon Road (opposite the Primary School) are of no historic significance and there is no real justification for them to be included within the designated area.

Great Wakering Conservation Area

- 3.9 The proposed amendment to this Conservation Area boundary is shown in Appendix 4.
- 3.10 The proposed reduction in the boundary is significant. However, the western end of the High Street comprises, in the main, of ribbon suburban development of relatively recent origin. There are no significant clusters of historic buildings and, whilst the route of the road itself is of some importance, this is not sufficient to justify the retention of designation. Many of the buildings are of 20th Century origin and in recent years there has been an uncontrolled installation of PVC windows in many of the properties.
- 3.11 Overall, it is considered that the designated area should be significantly reduced to focus on the important clusters of listed buildings, including the Church, at the eastern end of the High Street.

4 ARRANGEMENTS

- 4.1 The legislation requires that any alteration to the boundary of a designated Conservation Area must be advertised in the London Gazette and at least one local newspaper, as well as notifying the revisions to the Secretary of State.
- 4.2 It should be noted that the designation and review procedure operates entirely outside the Local Plan preparation process. However, the Local Plan will continue to be the location for Conservation Area policies and for publication of the maps.

5 ENVIRONMENTAL IMPLICATIONS

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides control over the demolition of most buildings and the removal of most trees within a conservation area. In considering applications for development within a conservation area, the local planning is required to pay special attention to the desirability of preserving or enhancing the character of the area.

6 RECOMMENDATION

It is proposed that the Sub Committee **RECOMMENDS:**

1. That the proposed amendments to the conservation area boundaries in Rayleigh, Rochford and Great Wakering be agreed, and that arrangements be made to advertise the changes, as outlined in the report.
2. That revised Conservation Area maps be included in the Replacement Rochford District Local Plan.(HPS)

Shaun Scrutton

Head of Planning Services

For further information please contact Shaun Scrutton on:-

Tel:- 01702 318100
E-Mail:- shaun.scrutton@rochford.gov.uk