

# **CHADKIRK**

## **CONSERVATION AREA MANAGEMENT PLAN**

**(March 2013)**

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## **1. Introduction to Management Plan**

The aim of this management plan is to complement existing national and local policies by providing further advice on the management of the conservation area. It sets out a possible management plan for the conservation area. The recommendations contained within the management plan are intended to put in place management measures to ensure that the character and appearance of the conservation area is preserved and enhanced, and assist in managing change by paying due regard to the area's special interest.

This management plan has been developed from, and should be considered in conjunction with, the **Chadkirk** Conservation Area Character Appraisal.

The management plan is divided into three sections. **Section A** sets out policies and controls in relation for the preservation of the special interest of the area; **Section B** highlights the identified strengths, weaknesses, opportunities and threats to the area; **Section C** relates to general proposals for the enhancement of the conservation area.

## **2. Section A: Policies and Statutory Controls**

This section deals with the following three areas:

- An overview of the planning legislation as it relates to the conservation area
- An interpretation of the existing planning policy framework
- An overview of the statutory powers of the Council

### **2.1 Legislative Background**

The designation of a conservation area and production of an appraisal document is not an end in itself. The appraisal provides the basis for developing management proposals for the conservation area that fulfil the general duty placed on the Local Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. The purpose of this document is to present draft proposals which seek to promote the preservation and enhancement of the special character of the conservation area, informed by the appraisal for internal consultation. The special qualities of the conservation area have been identified as part of the appraisal process in the first part of this document, and both will be subject to monitoring and review. The national legislative framework for guiding development in conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990, this guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

*“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”.*

This document reflects Government policy set out in the National Planning Policy Framework (NPPF) and the supporting Historic Environment Practice Guide (2010),

English Heritage guidance set out in “Understanding Place: Conservation Area Designation, Appraisal and Management” (2011), and Local Authority policies within Stockport’s Core Strategy DPD and saved policies from Stockport’s Unitary Development Plan (UDP).

## **2.2 Stockport Local Development Framework and Core Strategy DPD**

The Planning & Compulsory Purchase Act 2004 introduced new arrangements for the Planning system. This involves the adoption of a Local Development Framework (LDF), which will in time replace the UDP. The LDF will consist of a combination of core strategies and policies supplemented by Supplementary Planning Documents on a range of topics. Where new policy is proposed to address particular issues identified in the conservation area, such documents will be incorporated in the LDF and a detailed programme for their development will be set.

The new 'Local Development Framework' (LDF) for Stockport will shape future planning and development of the Borough not just in physical and environmental terms but also in social and economic terms. The LDF will comprise a series of plan documents; the Core Strategy Development Plan Document (DPD) is one of these.

The Core Strategy is the most important document in the LDF because it sets an overall strategy and vision, establishing the broad aims and objectives for the use of land in Stockport. It embraces the priorities of the Stockport Sustainable Community Strategy, particularly where this involves the use of land. The Core Strategy outlines how future strategic development needs including housing, employment, retail, education and healthcare will be met, providing the overall context for how policies and proposals will be used to promote positive change and guide planning and other policy decisions across the Borough.

The Core Strategy was adopted by the Council on 17th March 2011 with its Development Management Policies being applied to planning applications from the 1st April 2011 onwards. It supersedes many (but not all) of the policies set out in the Stockport UDP Review; a schedule of those UDP policies that are replaced (and therefore no longer apply) is set out in Appendix B of the Core Strategy.

The proposals in this management plan reflect the policies in Stockport’s Core Strategy DPD, and most particularly those contained within **Core Policy CS8 *Safeguarding and Improving the Environment***: Development Management Policy SIE-3 (D) Protecting the Historic Environment and saved UDP policies: HC1.1: (Demolition And Tree Felling In Conservation Areas), HC1.3: (Special Control Of Development In Conservation Areas), HC1.4: (New Uses For Buildings In Conservation Areas).

Other relevant Saved UDP Policies include:

- LCR1.1 – 1.1a (Landscape Character Area – G Goyt Valley)
- NE1.1 and NE1.2 (SBI 19 and 24; and Local Nature Reserve status)
- GBA1.1 – GBA2.3 (Green Belt Protection and Agriculture)
- L1.5 (Countryside Recreation) L1.7 (Recreation Routes Maintenance and Expansion of Network) L1.8 (Strategic Recreation Routes) L1.9 (Recreation Routes and New Development) L1.11 (Development Related to Recreation Routes)
- TD2.2 (Quiet Lanes)

The Government's National Planning Policy Framework (NPPF) emphasises the key role of local authorities in the stewardship of the historic environment and states that through local development plans they should:

*“...set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *The desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable use consistent with their conservation;*
- *The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *The desirability of new development making a positive contribution to local character and distinctiveness;*
- *Opportunities to draw on the contribution made by the historic environment to the character of a place*

## **2.3 Statutory Controls**

### **2.3.1 Conservation Area Designation**

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the preservation or enhancement of the area. The main consequences of conservation area designation, as defined in the Planning Act (1990), are as follows:

- Conservation area consent is required for the demolition of listed and unlisted buildings
- Planning consent is required for the installation of satellite dishes visible from the public highway
- 6 week notice period for works to trees not already protected by Tree Preservation Orders
- Local planning authorities must publish detailed proposals for the preservation and enhancement of conservation areas and should show what weight will be attached to Supplementary Planning Guidance on individual conservation areas
- The desirability of preserving a conservation area is a material issue in determining a planning application
- The GPDO 1995 requires planning applications for certain types of development that do not require planning applications elsewhere and are „permitted development“
- By making Article 4 Directions Local planning authorities can further restrict development within the conservation area by withdrawing the „permitted development“ rights that would otherwise apply by virtue of the *Town and Country Planning (General Permitted Development) Order 1995* as amended (the „GPDO“)

### **2.3.2 Demolition of buildings**

Section 74 of the Act provides for control over the demolition of buildings in conservation areas, (subject to various exceptions). The NPPF states that, *“when considering the*

*impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation...As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”.*

Conservation area consent for demolition would not be granted where it affects a building or other structure which makes a positive contribution to the character of the conservation area. Permission for development involving the demolition or removal of such a building or structure will only be granted where it is beyond repair and incapable of beneficial use. In exceptional cases permission will be granted if the redevelopment or the result of the demolition would produce substantial benefits for that community (including the physical revitalisation of the conservation area) which would outweigh the loss resulting from demolition.

### **2.3.3 Article 4 Directions**

Minor development such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GDPO). However, in some circumstances unrestricted exercise of these „permitted development rights“ can harm the significance of heritage assets. Article 4 of the GPDO grants local planning authorities the power to restrict permitted development rights to bring certain types of development back under their control so that they may consider potentially harmful proposals and decide whether or not to grant consent.

Government Guidance on the use of Article 4 Directions is set out in DoE Circular 9/95. It states that permitted development rights should only be withdrawn where there is firm evidence to suggest that permitted development, which could damage the character or appearance of the conservation area, is taking place or is likely to take place.

### **2.3.4 Works to Trees**

If not already protected by a Tree Preservation Order (TPO), anyone intending to lop or fell a tree within a conservation area greater than 75mm in diameter at 1m above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a TPO may be served.

### **2.3.5 Urgent Works and Repairs Notices**

The Planning (Listed Buildings and Conservation Areas) Act 1990 also provides specific protection for buildings and areas of special architectural interest by affording the Local Planning Authority powers to take action in the following circumstances:

- Urgent Works

Where a historic building has deteriorated to the extent that its preservation may be at risk, the Act enables the Local Planning Authority (or English Heritage) to carry out urgent works for the preservation of listed buildings following notice to the owner. These powers can be used in respect of unoccupied parts of listed or unlisted buildings

in conservation areas (in the case of the latter, only with the agreement of the Secretary of State, advised by English Heritage). The powers are confined to urgent works, such as emergency repairs for example to keep the building wind and water tight and safe from collapse. The LPA may recover the cost of such works from the owner.

- Repairs Notice

If the Local Planning Authority (or English Heritage) considers that a listed building is not being properly preserved it may serve a repairs notice on the owner. The Notice specifies the works, which the authority considers reasonably necessary for the proper preservation of the building and can only be served on statutorily listed buildings.

- Section 215 Notice

Local authorities have the power to serve a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. The notice requires the person responsible to clean up the site or building, or the authority may carry out works and reclaim the cost of such works.

### **2.3.6 Compulsory Purchase Orders (CPO)**

The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with authorisation from the Secretary of state, on land or buildings that are required to secure development, re-development or improvement.

### **3. Section B: Chadkirk Conservation Area SWOT Analysis**

This section of the management plan examines key characteristics of Chadkirk Conservation Area following the designation and appraisal process carried out in 2013. It draws upon the findings of the character appraisal as well as comments received following the public consultation exercise. **Strengths, Weaknesses, Opportunities and Threats,** are summarised below:

#### **3.1 Strengths**

- Strong historical roots
- Retention of original building fabric
- Strong development patterns and rich architectural detailing
- Strong continuity of buildings in use for their original purpose
- Dramatic panoramic views of surrounding landscape
- Retention of historic field and settlement patterns
- Quality of individual buildings reflected in statutory listings
- Generally well maintained private buildings and land
- Article 4 Directions in place to protect the erosion of the special character of the area through the exercise of permitted development rights
- Views of outstanding visual quality in all directions
- Strong visual link between buildings and the physical setting of green open space and woodland (protected by Local Nature Reserve, Green Belt Policy and Tree Preservation Orders)
- Wide range of local people and community groups as stakeholders in the management of the Estate including an active Friends Group
- DEFRA Countryside Stewardship Scheme
- Active management of the Estate through the designated „on site“ Estate Manager and approved Chadkirk Estate Management Plan
- Archaeological potential both above and below ground

#### **3.2 Weaknesses**

- Loss of traditional road surface materials, street signage/furniture and street lighting
- Loss of character arising from inappropriate alterations to residential properties (windows, doors, rendering and boundary treatments)
- Dry-stone boundary walls requiring repair/rebuilding
- Condition of farm out-buildings

#### **3.3 Opportunities**

- Enhancement and maintenance schemes in public realm involving the reinstatement of traditional street lighting and paving materials
- Improved access to design guidance, and advice on maintenance and repair for home owners, developers, property owners and agents
- Improved access to design guidance, and advice on Article 4 Directions/ expectations for quality of new development within the area
- Review of buildings of local historic and architectural merit for inclusion on local list
- Sympathetic refurbishment and reuse of farm out-buildings

- Existing historic boundaries and associated features should be retained and actively maintained

### **3.4 Threats**

- Development pressure for alterations to properties in the form of extensions etc.
- Further erosion of character through loss of historic fabric/original architectural details and field boundaries
- Further erosion of special character and appearance of the area through inappropriate new development
- Erosion of special character and appearance through pressure for increased parking provision
- Erosion of special character of the area through loss of views
- Erosion of special character of the area through loss of important trees
- Agglomeration of fields in response to the demands of modern agricultural methods, leading to a loss of boundaries and other features

## **4. Section C: Enhancement Proposals for Chadkirk Conservation Area**

This section of the management plan relates to proposals for the management and enhancement of Chadkirk Conservation Area as identified within the character appraisal.

### **4.1 Listed Buildings**

Within Chadkirk Conservation Area there are at present 2 listed buildings. Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building (and all associated curtilage buildings), and for any works of alteration – internal and/or external - or extension which would affect its character as a building of special architectural or historic interest. Listed Building Consent is not normally required for maintenance and like for like repairs unless they would result in a loss of historic fabric or change to the appearance of the building. It is an offence to carry out unauthorised works to a listed building.

The requirement for listed building consent is distinct from the need for planning permission. Under Section 6(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the Council, when considering proposals involving works to listed buildings, has a statutory duty to pay “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

#### ***Recommended Actions:***

- Use of development control powers to ensure that proposals involving works to listed buildings or affecting their settings will be considered in the context of CS8: SIE-3 (D) of the Council’s Core Strategy DPD and Government policy contained within the NPPF and supporting guidance documents
- Development of an Enforcement Strategy to identify and address unauthorised works effecting listed buildings in line with guidance contained within *Enforcement Guidance on Listed Building Prosecution* (Department for Communities and Local Government: London 2006)
- Continue to provide professional advice in relation to works to listed buildings
- Seek to work with owners to develop a pro-active strategy for maintenance and repair works

### **4.2 Key Unlisted Buildings**

Locally significant heritage assets can both singularly and collectively make an important contribution to the environment, and the desirability of conserving them and the contribution their setting may make to their significance, is a material consideration. In accordance with the NPPF the Council will take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the effect of applications on the significance of non-designated heritage assets will be taken into account when determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets regard will be paid to the scale of any harm or loss and the significance of the heritage asset.

Chadkirk Conservation Area Character Appraisal identifies key unlisted buildings of particular architectural or historic distinction which contribute significantly to the special character and appearance of the area. As such these buildings should be considered for inclusion on a local list of buildings of significance.

It is recommended that the Council carry out a survey of any buildings within the conservation area, which make a positive contribution to the conservation area, in order to identify those for inclusion on a local list of buildings of significance.

### ***Recommended Actions:***

- Where appropriate consideration should be given to the inclusion of buildings identified as key historic buildings on the Council's Local List
- Works to buildings identified as historic assets or affecting their settings will be considered in the context of CS8: SIE-3 (D) of the Council's Core Strategy DPD and Government policy contained within the NPPF and supporting guidance documents
- Conservation area consent for the demolition of all „key historic buildings“ (as identified within the Character Appraisal and on the relevant appraisal map) should only be granted where there is clear justification justified

### ***Supplementary Documents /Guidance***

- Good Practice Guide for Local Heritage Listing (English Heritage 18 May 2012)

## **4.3 Minor Alterations**

The special character of the Stockport part of Chadkirk Conservation Area is essentially derived from its rich farm and woodland setting, its historic development and the architectural quality of its buildings and the survival of original detailing and materials which make a significant contribution to the individual character of buildings in the area.

An attractive street scene which enhances the character of the environment and setting of its historic buildings is an important objective of the Council. The cumulative impact of minor alterations to buildings including fixtures and fittings and the removal or replacement of original materials and architectural details has had a negative impact on the character and appearance of many buildings in the conservation area. All minor alterations should therefore be sympathetic to the architectural styles of the building and the character and appearance of the conservation area. Opportunities for the reinstatement of original architectural features shall be encouraged.

While some minor alterations may be carried out without the need to apply for planning permission under „permitted development rights“ or under advertisement regulations, permitted development rights are more restricted in conservation area. Flats, commercial and industrial buildings, educational buildings and properties in mixed use enjoy only limited permitted development rights and planning permission will therefore be required for most development, including minor alterations to the exterior of buildings, the construction of hard surfaces etc.

Controls on development through the removal of certain permitted householder development rights have been considered appropriate for this Conservation Area and as such an Article 4(2) Direction has been applied to all single dwellings within the area since

2005. Prior to this many unsympathetic changes could occur without the need for planning permission as they would have constituted "permitted development". The aim of the Article 4(2) Direction is to encourage retention of the high quality features of buildings in the Conservation Areas and to enhance the environment of which they are part. „Like for like“ repairs and replacements of original architectural features will be encouraged, as will the removal of previous unsympathetic changes to buildings.

Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of the fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs, in particular, in a good state of repair. It is therefore the responsibility of the owners and tenants of buildings in the Conservation Area or those likely to affect its setting, to ensure minor alterations are sympathetic to the architectural style of the building and the character and appearance of the area. The Council will work with owners and tenants of buildings in the area to encourage such sympathetic works and to provide guidance and advice.

### ***Recommended Actions***

- Make available advisory notes for owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area to raise awareness of their role in preserving or enhancing the character and appearance of the conservation area
- Continue to provide information and guidance as requested to property/land owners in respect of Article 4 Directions and whether planning permission is required for any proposed works
- Provide informal guidance and advice to the owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area, as requested, in relation to sympathetic works
- Seek to procure funding to make grant assistance available to home owner for repair/restoration/reinstatement schemes
- Ensure all minor alterations are sympathetic to the architectural styles of the building and the special character and appearance of the conservation area

### ***Supplementary Documents / Guidance:***

- Article 4 Direction Guidance Notes (SMBC)
- Town and Country Planning (General Development Procedure) Order 1995 (plus relevant amendments)

## **4.4 Adapting to the Impacts of Climate Change**

Climate change is one of the most important and urgent problems facing us today. Without action to reduce greenhouse gas emissions, the direct impacts of a changing climate will have major adverse effects on society, the economy and the environment, including our cultural heritage. The wide-ranging actions required to limit further damaging emissions, combined with the need to adapt historic assets to make them more resilient to a changing climate, will also have significant implications for the historic environment.

Some of the Borough's historic assets have already experienced and survived significant climatic changes in the past and may demonstrate considerable resilience in the face of future climate change. However, many historic assets are potentially at risk from the direct impacts of future climate change. Without action to adapt to a changing climate and limit further changes it is likely that these will be irreparably damaged and the cultural, social and economic benefits they provide will also be lost.

Equally, the significance and integrity of important historic assets can be threatened by poorly designed adaptation and mitigation responses. The non-renewable character of historic features and the potential for their damage and loss should, therefore, always be taken into account when adaptation and mitigation responses are being planned and executed. Guidance on the adaptation of heritage assets to ensure their safeguarding against the impacts of climate change is available from English Heritage.

### ***Recommended Actions:***

- Within the conservation area all microgeneration equipment should be sited, where possible, to be concealed from view of public vantage points. The careful siting of solar panels, and such like is particularly important, in order to ensure they have minimal impact on the street scene and key views in the conservation area.
- Make available advisory notes for the owners and tenants of land and buildings within the conservation area
- The Council will ensure that alterations to buildings within the conservation area preserves or enhances the special character or appearance of the building and wider conservation area through the implementation of policies CS1: SD-6 and CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD

### ***Supplementary Documents / Guidance:***

- Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to historic and traditionally constructed buildings (English Heritage May 2011)
- Energy Efficiency and Historic Buildings (full series of English Heritage guidance documents 2011)
- Climate Change and the Historic Environment (English Heritage 2007)
- [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk)
- Small-scale solar thermal energy and traditional buildings (English Heritage 2008)

## **4.5 Satellite Dishes and Antennae**

Inappropriately sited satellite dishes are identified as a concern within certain areas of the conservation area. These have a negative impact on the special character and appearance of the conservation area as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points.

### ***Recommended Actions:***

- Continue to provide advice and information on suitable locations for satellite dishes on buildings within the conservation area
- Ensure that where there is an application for consent for the erection of a satellite dish or antennae a suitable and unobtrusive location is sought
- Make available advisory notes for the owners and tenants of land and buildings within the conservation area and those affecting the setting of the conservation area to raise awareness of their role in preserving or enhancing the character and appearance of the conservation area
- Undertake a review of satellite dishes in prominent locations on buildings within the conservation area
- Development of an enforcement strategy to address inappropriately sited satellite dishes and antennas

### ***Supplementary Documents / Guidance***

- A Householder's Planning Guide for the Installation of Antennas, including Satellite Dishes (Department for Communities and Local Government 2008)

## **4.6 New Development**

The character and special interest of Chadkirk Conservation Area derives from its historic value in reflecting the development of a rural settlement from the 16<sup>th</sup> to the 19<sup>th</sup> century. Key elements include the interplay between the areas few buildings and the open rural nature of the surrounding landscape. The significance of the area's open rural quality and mature woodlands is acknowledged through its Local Nature Reserve and Green Belt status and the designation of Little Wood and Kirk Wood as Grade B Sites of Biological Importance (SBI) with TPO protection. Any proposed development must therefore give due recognition to these additional levels of planning controls.

New development which pays minimal respect to local building traditions and which detracts from the special character and appearance of the conservation area such as inappropriate new housing/commercial developments, the construction of unsympathetic extensions, and development which results in the loss of open spaces would result in the loss of the special qualities the designation is intended to protect. It is therefore critical that any development which occurs within the conservation area complements the qualities of its context.

The scale, massing, architectural detailing and pattern of development of any new development within the conservation area or affecting the setting of the conservation area will be expected to respect that of the existing built environment of the conservation area. Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area, identified within the appraisal, will be encouraged to complement the local built heritage. Where modern materials are proposed these should be in harmony with traditional materials. Extensions and alterations to buildings will be expected to follow scale, proportions, features, detailing and materials of existing buildings. Dry-stone boundary walls in the area are important in defining field patterns and in providing visual continuity through the area and as such boundary treatments will be expected to reflect those identified as typical of the area.

Protection of building lines and historic street pattern is important in preserving and enhancing the area's character. Existing historic plot outlines and the fabric of surviving early boundaries should be retained and the restoration or reinstatement of relict field boundaries should be considered in order to enhance the legibility of earlier historic landscapes.

***Recommended Actions:***

- The Council will ensure that the area's Green Belt, SBI, TPO and Landscape Character Area status is given due recognition through the implementation of relevant policies of the Council's Core Strategy DPD and saved policies of the UDP
- The Council will ensure that new development within the conservation area or affecting the setting of the conservation area preserves or enhances the special character or appearance of the area through the implementation of CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD and saved policies of the UDP
- Enhance and maintain the fabric of the built environment and public realm in accordance with policies CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD, and saved UDP policies HC1.3 and HC1.4
- Encourage pre-application discussion with the Council's Conservation Officer and Development Management Officers in relation to all development proposals affecting the special character and appearance of the conservation area
- The Council will expect any proposal for a development within the conservation area to be supported by a Design and Access Statement to justify the design decisions that have been made as the scheme was developed and to show how proposal relate to their context
- Proposals for development must demonstrate by means of a townscape/landscape impact assessment, how the proposal sits within the existing townscape and landform and describe the extent to which the proposal contributes to the creation of an attractive cluster of buildings or individually.
- Continued production of design briefs and guidelines in relation to any specific development sites in the area
- Promote high standards of design of any new development within the conservation area, in accordance with national best practice and guidance (e.g. English Heritage and CABE)
- The Council will resist developments which have a detrimental effect on the character or appearance of the conservation area. Applicants with development proposals within the conservation area should provide accurate elevations of surrounding buildings and landscape setting showing how any proposed new development will relate to its context

***Supplementary Documents/Guidance:***

- *SPD Sustainable Design and Construction* (SMBC 2012)
- *SPD Extensions and Alterations to Dwellings* (SMBC 2011)
- *SPD Design of Residential Development* (SMBC 2007)
- *Conversion of Traditional Farm Buildings: A Guide to Good Practice* (English Heritage 2006)
- *Historic Farm Buildings: Constructing the Evidence Base* (English Heritage)
- *A Future for Farm Buildings* (SAVE Britain's Heritage 1988)
- *Farming the Historic Landscape: Caring for farm Buildings*
- *Buildings in Context: New Development in Historic Areas* (CABE & English Heritage 2001)

- Design and access statements How to read, write and use them (CABE 2006)
- Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity (Town & Country Planning Association and The Wildlife Trusts 2012)

#### **4.7 Farmhouse and Outbuildings**

Chadkirk Farm out-buildings are in need of refurbishment, due to a long-term lack of maintenance during the previous farm tenancies, which has resulted in a decline in structural integrity. There are two open barns, which are primarily used for storing tractor equipment, and other machinery. These buildings fall within the curtilage of the listed Farmhouse and are acknowledged for their group value and as such applications for alteration or change of use will require Listed Building Consent. A structural survey has been undertaken to ascertain the condition of the farm outbuildings.

##### *Supplementary Documents/Guidance:*

- Conversion of Traditional Farm Buildings: A Guide to Good Practice (English Heritage 2006)
- Historic Farm Buildings: Constructing the Evidence Base (English Heritage 2005)
- A Future for Farm Buildings (SAVE Britain's Heritage 1988)

#### **4.8 Chadkirk Chapel Graveyard**

Chadkirk Chapel graveyard, which is of significant historic interest, has undergone required restoration works involving the relaying of stones as a result of being very uneven due to varying degrees of settlement across the whole area. The open area to the immediate north of the graveyard presents a possible future opportunity for archaeological survey in order to determine whether the site was previously used as a graveyard predating the existing graveyard. The Chapel is listed grade II\*.

##### ***Recommended Actions:***

- Consult with GMAAS on future investigations/interpretation works involving the site
- Continue to monitor condition of the graveyard in line with English Heritage best practice guidance

##### *Supplementary Guidance/Documents*

- Caring for Historic Graveyards and Cemetery Monuments (English Heritage 2011)
- Paradise Preserved (English Heritage 2007)

#### **4.9 Boundary Treatment**

Chadkirk Conservation Area Character Appraisal identifies dry-stone boundary walls and mature hedgerows as important features in the area in demarcating field boundaries and private gardens and in lining lanes through the conservation area. As highlighted within the conservation area character appraisal some walls are in need of repair and rebuilding. The demolition/removal, unsympathetic alteration and lack of maintenance of these important

elements would have a detrimental impact on the special character and appearance of the area and alter the important demarcation of spaces. Applications for the removal or inappropriate alteration of boundary treatments in the area will be resisted.

As a result of the Article 4 Direction, permission is required to remove or breach boundary walls, fences and railings, and to remove gates and gate piers of dwelling houses. Permission will also be required to erect a wall, railings, fence or gate and is only likely to be granted where they would contribute positively to the appearance of the conservation area, particularly where there has been a loss of such features. The Council will seek to control the details and materials of construction to ensure they are in harmony with the conservation area and its immediate location.

***Recommended Actions:***

- Undertake a comprehensive photographic survey of boundary treatments in the area
- Continue to provide design guidance/advice to owners/occupiers in the area
- Retain and actively maintain existing historic boundaries and associated features

**4.10 Setting and Views**

As identified and described within the character appraisal, the character of Chadkirk Conservation Area is defined by views of outstanding visual quality. It is vital therefore that any development proposals which come forward for the area must be considered in this context and their impact on important views should be fully assessed as part of the planning process. The Council will seek to ensure that all new development respect all important views as identified within the character appraisal.

***Recommended Actions:***

- Seek to ensure all development respects the setting of the conservation area and important views within, into and out of the area as identified in the Appraisal
- All proposals for development in the conservation area must be accompanied by a comprehensive Design and Access Statement which includes a thorough analysis of the potential impact on views through the area and how key strategic views will be protected
- Key views are to be protected from inappropriate forms of development in accordance with policy CS8: SIE-1 and SIE-3 of the Council's Core Strategy DPD and relevant saved UDP policies.

*Supplementary Documents / Guidance*

- The Setting of Heritage Assets (English Heritage August 2010)
- Understanding Place (English Heritage 2010)

**4.11 Public Realm**

**4.11.1 Street Scene**

The appraisal has identified little surviving original floorscape within the conservation area with the carriageway surfaces of the area largely being of Tarmac. There is however courses of stone setts in some areas which contribute some welcome texture and differentiation to the floorscape and are complimentary to the local building material. It is important to understand the impact of floorscape and street furniture on the street scene and to ensure that this does not further detract from the character and appearance of the area. Street furniture should be introduced only where necessary and in a coordinated manner which is sympathetic to the area and is high quality design. As such the sensitive repair and reinstatement of traditional paving materials and the introduction of high quality street lighting, street furniture and signage of a sympathetic design where appropriate would do much to enhance the character and appearance of the area and reinforce its special identity.

#### 4.11.2 Quiet Lanes

Identified Quiet Lanes within the conservation area are subject to saved policy TD2.2 of the Unitary Development Plan and are subject to specific guidance to control developments and highway improvements that have an impact upon rural roads and which would detract from their character and value as “Quiet Lanes”.

#### ***Recommended Actions:***

- Seek to procure a co-ordinated approach to public realm works via consultation between all relevant Council Departments/stakeholders etc. including Highways, Street scene, Planning, Conservation and Utility companies
- Seek to procure funding for the implementation of sympathetic environmental enhancement schemes within the conservation area
- Liaison between Planning, Conservation and Highways should be further developed, with an agreed approach to new surfacing within public areas or those likely to be adopted
- Ensure developments and highway improvements do not detract from recognised “Quiet Lanes” in line with specific guidance contained within saved policy TD2.2 of the Council’s UDP and CS10 of the Core Strategy.
- Street furniture should be co-ordinated as part of new highway and development schemes, and the addition of new poles and features should be avoided where possible in order to reduce visual clutter and obstacle to pedestrians
- The Council will seek to ensure the retention of any surviving historic streetscape features
- Any future highway works should bring a positive improvement to the character and appearance of the conservation area in line with best practice recommendations
- Undertake a comprehensive photographic audit of „street furniture” in the conservation area and within the setting of the conservation area.
- Seek to develop specific guidance for public realm works within conservation areas which addresses reinstatement/repair works

#### ***Supplementary Documents/Guidance***

- Transport and Highways in Residential Areas – (SMBC 2007)
- Footways Policy (SMBC 2005)
- Local Transport Note 108 – Traffic Management and Streetscape (Department for Transport 2008)

- Traffic Management in Historic Areas (Department for Transport)
- *Streets for All* (North West) - English Heritage Publication (2006)
- *Manual for Streets* (CABE/Department for Transport March 2007)
- *Save Our Streets* (English Heritage October 2004)
- *Understanding Place* (English Heritage 2010)
- New Roads and Street Works Act 1991 (c. 22)
- *Managing Works on the Street* (Department for Transport 2007)
- *Paving the Way* (CABE ODPM 2002)

#### **4.12. Trees and Open Space**

As identified within the character appraisal, fields and mature deciduous woodland make up the greater portion of the conservation area and are therefore essential to the special character and appearance of the conservation area, both as the setting to the hamlet and in key views. In addition, public and private gardens in the conservation area make an important contribution to both the setting of buildings and to the amenity value of the area. The interaction between built and natural elements is therefore a strong factor in defining Chadkirk's overall character and creating a distinctive sense of place.

Conservation area designation automatically protects trees over a certain size. Additionally the significance of the area's open rural quality and mature woodlands is acknowledged through its Local Nature Reserve and Green Belt status and the designation of Kirk Wood and Little Wood as Sites of Biological Importance, with TPO protection. This means that formal permission is required from the Council to fell or lop them. A formalised review and appraisal of trees in the area would however indicate any need for increasing the number afforded this extra level of control.

##### **4.12.1. Goyt Valley Landscape Character Area**

Chadkirk Conservation Area lies within the Goyt Valley Landscape Character Area, defined within Stockport's Unitary Development Plan, and as such development of the countryside is strictly controlled and is subject to guidance under LCR1.1 of Stockport's Unitary Development Plan

#### ***Recommended Actions:***

- The Council will continue to ensure that the area's Green Belt and Landscape Character Area status is given due recognition through the implementation of all relevant saved UDP policies contained within GBA1 & GBA2 & LCR1
- Review of protection afforded to trees through Tree Preservation Orders
- Continue to provide professional advice on all tree matters as required
- Continued application of the Council's planning powers and policies contained within the UDP Review to protect trees and woodland which contribute positively to the character and appearance of the conservation area
- Continue to develop relationships and work in partnership with internal Council departments and local community groups

#### ***Supplementary Documents / Guidance***

- *The Setting of Heritage Assets* (English Heritage October 2011)

- Understanding Place (English Heritage 2010)
- Environmental Protection Act 1990
- Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity (Town & Country Planning Association and The Wildlife Trusts 2012)

#### **4.13. Archaeology**

Chadkirk Country Estate is rich in historical interest as an area of settlement since the Anglo Saxon period and having a Chapel occupying the site since the 7th century. The enhanced Historic Environment Record (HER) for Stockport identifies a large number of sites of archaeological significance within the conservation area. Inclusion of a site on the HER gives it formal recognition in the planning system. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

In addition there is above ground potential in this conservation area for remains associated with earlier farming activity and historic land use and land division, including: Buildings; Relict field boundaries, including hedges, dry stone walls and ditches; Earthworks, including boundary banks; Burial sites.

Field boundaries are common archaeological features in the countryside where the patchwork is the product of evolving social norms, political interventions, regional preferences, developments in farming techniques and a variety of initiatives by generations of individual farmers. There is evidence to suggest that ancient land management were influenced by similar forces, as well as the effects of changing climatic conditions.

The conservation area therefore has archaeological potential both above and below ground which will require further consideration to be given to the effect of applications for any significant new development in the area.

#### ***Recommended Actions:***

- Continued application of the Councils planning powers and relevant policies contained within Core Policy CS8: SIE-3 of the Council's Core Strategy
- Guidance/advice or consultation should be sought from the County Archaeology service where development involves sites identified on the HER
- An archaeological assessment or field evaluation may be required where archaeology is known or thought likely to exist or where the indications are that remains are likely to prove important, prior to a decision on the planning application being made
- Detailed recording will be required where substantial alteration/demolition of key historic buildings is proposed

#### ***Supplementary Documents / Guidance:***

- Archaeology and development – a good practice guide to managing risk and maximising benefit (2008)
- NPPF Chapter 12: Conserving and enhancing the historic environment

#### **4.14. Monitoring Change**

Guidance from English Heritage in relation to the management of conservation areas (Understanding Place: Conservation Area Designation, Appraisal and Management) recommends that arrangements for the monitoring of conservation areas should be considered. Changes in the appearance of conservation areas resulting from both the implementation of approved schemes and permitted or unauthorised alterations, as well as the condition of the areas' physical fabric, should be monitored regularly, the effects reviewed and policies modified, or specific action proposed as necessary, to deal with current issues. A review of the conservation area as a whole will also need to be undertaken on a regular basis in order for the character appraisal to be kept up to date in line with recommendations within the English Heritage publication Understanding Place: Conservation Area Designation, Appraisal and Management (March 2011). Existing appraisals should ideally be reviewed at least on a five yearly basis. Where there is a comprehensive and up to date appraisal in place and in areas where little significant change has occurred a review is likely to result in a supplement to the existing appraisal which records any changes, confirming or redefining the special interest that warrants designation, setting out any new recommendations and revising the management strategy.

Detailed change can be monitored using initial audits and photographic records as a bench mark. The creation of a comprehensive photographic record of the conservation area will provide an invaluable aid to any later enforcement action. It will also provide an important baseline for measuring change in the appearance of the area and monitoring the physical condition of the buildings. Once established, such a record should be kept up to date to maintain its usefulness (enforcement action cannot be taken unless the unauthorised alteration can be shown to have been carried out within the previous four years). Where appropriate, the local community might be encouraged to help with creating a photographic record of the area and monitoring change.

#### ***Recommended Actions:***

- Seek to engage the local community in the production of a comprehensive photographic survey/record of the area
- General monitoring of the area to inform updates to appraisal and management and enhancement proposals
- Development of an Enforcement Strategy