

Report to:	Housing, Economy and Business Committee	Date:	19 March 2019
Report title:	Draft Carshalton Village Conservation Area Appraisal and Management Plan		
Report from:	David Moore, Interim Strategic Director of Environment, Housing & Regeneration		
Ward/Areas affected:	Carshalton Central, Wallington North and The Wrythe		
Chair of Committee/Lead Member:	Councillor Jayne McCoy		
Author(s)/Contact Number(s):	Duncan Clarke, Strategic Planning Manager, 0208 770 6453		
Corporate Plan Priorities:	<ul style="list-style-type: none"> • Making Informed Choices 		
Open/Exempt:	Open		
Signed:		Date:	4 March 2019

1. Summary

- 1.1 This report seeks authority to consult on a Carshalton Village Conservation Area Character Appraisal and Management Plan.
- 1.2 The new document updates the 2007 Character Appraisal to reflect changes since 2007 and, for the first time, includes a management plan to highlight site-specific issues and general guidelines for all stakeholders on how the council will seek to manage development while seeking to conserve and enhance the character and appearance of the Conservation Area. The management plan also refers to issues of specific concern where a more proactive approach to improvement is recommended.

2. Recommendations

The Housing, Economy and Business Committee is recommended to:

- 2.1 Approve the Draft Carshalton Village Conservation Area Character Appraisal and Management Plan for consultation.

3. Background

- 3.1 At the request of residents, the council has updated its 2007 Carshalton Village Character Appraisal to include more recent changes. To complement this and in response to some issues around the condition of parts of the Conservation Area and pressures for development, a management plan has been drafted which includes six site-specific guidelines, highlighting where improvements can be made, where retaining heritage assets intact is a priority or where change may be permissible if heritage assets can be incorporated within new development. The management plan also deals with more generic issues, such as how new development should complement existing heritage assets and protection of particular aspects of the conservation area such as open space, biodiversity, trees and hedges and it also supports specific social aspects of Carshalton Village, such as its sustainability heritage and its flourishing artistic scene.
- 3.2 In order to give the document weight in the determination of planning applications, it is proposed to consult on the document so that it would have the same status as a Supplementary Planning Document. Therefore, the consultation will involve, as a minimum:
- A dedicated page on the council's website
 - The use of the consultation hub
 - A notice in a local newspaper
 - Emails and letters to consultees on the Strategic Planning database
 - A press release
 - Use of Facebook and Twitter
 - An item on Carshalton and Clockhouse Local Committee
- 3.3 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires a public meeting to be held within the proposed Conservation Area. However, the council may also deploy additional methods to promote engagement in the appraisal and management plan, such as a stall in Grove Park.

4. Issues

- 4.1 Given that the character appraisal section of the document was an update, there are no particular issues to highlight other than to note that there has been concern about the condition of the High Street frontage and specific buildings which are at risk from development proposals that threaten the character and appearance of the Conservation Area. In response, officers have considered the scope and detail of the management plan in that context.

Content of the Management Plan

- 4.2 The management plan is proposed to include guidelines which are in conformity with the adopted Sutton Local Plan but are more specifically adapted to address the unique features and character of Carshalton Village and some of the challenges of ensuring that growth and conservation are considered as complementary and not opposing elements. The guidance

addresses Carshalton Village-specific issues, such as school building development, protection of the area's numerous Listed and other notable buildings, development and upkeep of open spaces and more general issues relating to new development, as well as the social aspects that make Carshalton special.

5. Options Considered

- 5.1 Residents have recently requested an updated character appraisal and management plan for Carshalton Village Conservation Area to the ward members, who, in turn, passed the request on to officers. In addition, Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: "It shall be the duty of a 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."

6. Impacts and Implications

Financial

- 6.1 There are two consultations proposed as per the Housing, Economy and Business Committee approval at the February 2018 committee meeting. These have been confirmed within the minutes of the meeting held on 13th February 2018.
- 6.2 The two consultations will run simultaneously from April to June 2019 in order to make it a more cost effective process. Total consultation and adoption costs are estimated to be circa £2,000 for the two, provision has been made within existing revenue budgets to accommodate these costs. These costs will all reside within the Strategic Planning service budget.

Legal

- 6.3 Section 71 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on local planning authorities to carry out a review of conservation areas from "time to time". However, the Act does not prescribe how often this should be.

Other impacts and implications

- 6.4 The Draft Sutton Town Centre Conservation Character Appraisal and Management Plan is in conformity with the Sutton Local Plan, which was subject to an extensive Equalities Impact Assessment. Therefore, no additional Equalities Impact Assessment is required.

7. Appendices and Background Documents

Appendix letter	Title
A	Draft Carshalton Village Conservation Area Character Appraisal and Masterplan

Background documents
None

Audit Trail		
Version	Final	Date: 4 March 2019
Consultation with other officers		
Finance	Yes	Steven Watts
Legal	Yes	Allison Letts
Equality Impact Assessment required?	No	N/A