

**Chapter 01:  
The Conservation  
Areas and Historic  
Environment  
Folder**

## **Introduction**

Stockton Borough's built history is all around us – from its origins as a swampy river delta where early settlers found the area fertile and began farming, and later discovered how to extract salt from the ground and created the first chemical works on the Tees, to its growth as an important trading point between York and Durham.

Along the journey, Ironstone was found in the Cleveland Hills which, together with coal mined in County Durham, helped to found a great Iron and Steel industry on the shores of the Tees. The sea port then emerged, together with a host of petrochemical industries. Stockton's famous sons include the Ropner shipping line, John Walker, the inventor of the friction match, and of course not forgetting a certain invention that revolutionised transport: the railway. Stockton Borough has continued its rise from nothing to one of the most important economies in the British Isles.

The remnants of all these periods in time are all around us in various conditions – some obvious like the well-maintained market towns of Yarm and Stockton, many less obvious like the abandoned rock silos at Haverton Hill, some lost, such as the world's first passenger railway, and some still waiting to be discovered.

Whatever their current state, the Borough's rich history of the built environment is brought together for the first time here in this "Conservation Areas and Historic Environment Folder". Whilst the Folder is aimed at the development industry for use in Town Planning, it is hoped that it will also be used as a point of reference for local people to understand where their towns and villages have come from, and perhaps where they are going.

The importance of Conservation cannot be over-estimated, as it not only forms an important link with our past and provides us with a window on historic way of life, but also provides very real economic benefits. Historic buildings and spaces carry a certain charm that people recognise and admire, and often these areas are found to be wealthy and sought after. This in turn assists in maintaining the areas to the highest standard. It is important therefore to continue our care and enjoyment for future generations so that they may also benefit from the architecture and history, but also from the economic benefits of Conservation.

The Conservation Areas and Historic Environment Folder is divided into sections covering all aspects of historic sites, buildings and monuments in the area, and seeks to simplify the legislation surrounding them, the role they play within the Borough, and what may be done to maintain them for future generations to enjoy.

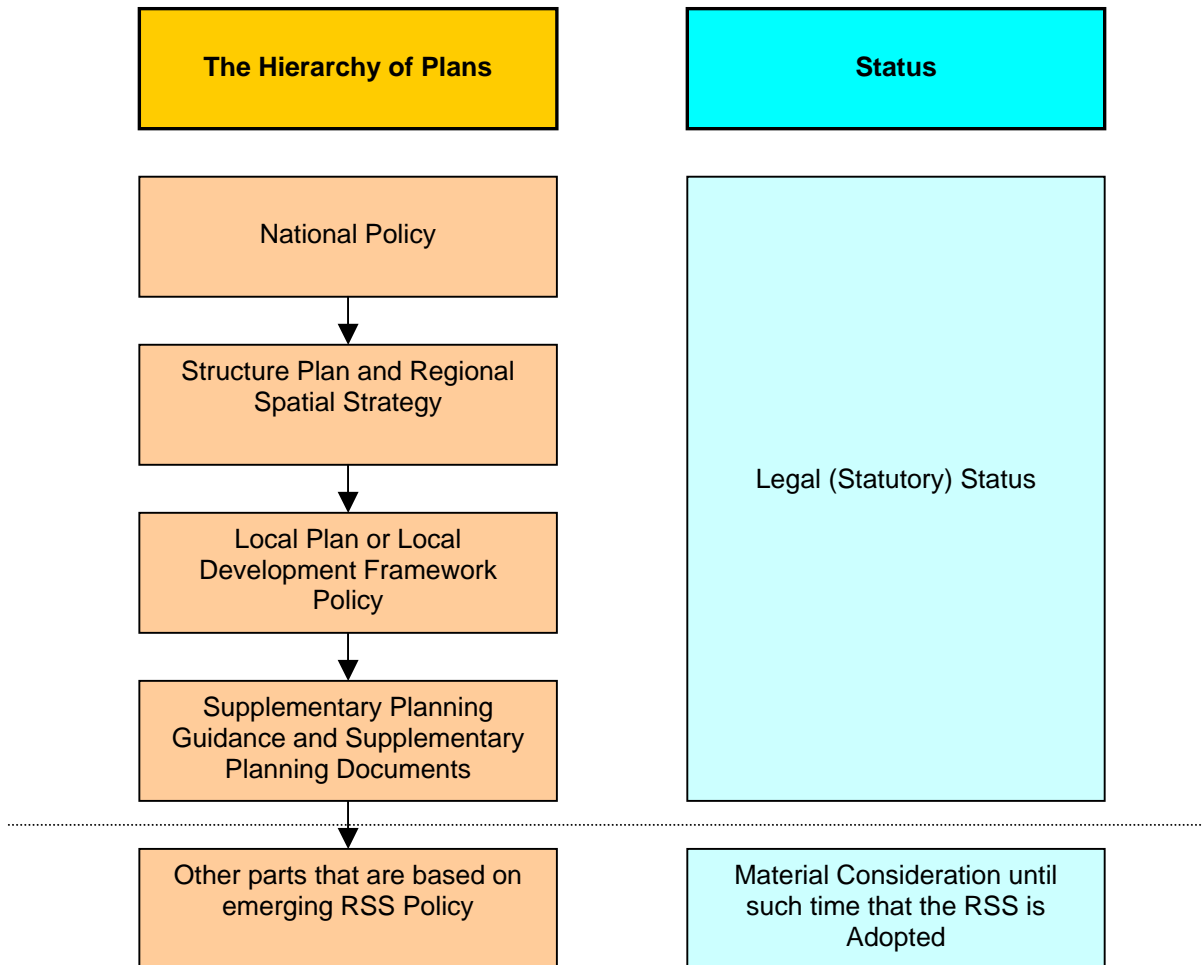
### **The status of the Conservation Areas and Historic Environment Folder.**

As stated above, The Conservation Areas and Historic Environment Folder is intended primarily for use in Town Planning, and therefore must be Adopted through the Planning System as a "Supplementary Planning Document" (SPD).

Supplementary Planning Documents sit within a hierarchy of plans and strategies that guide development in Stockton. National guidance in the form of Planning

Policy Guidance (PPG) notes and Planning Policy Statements (PPS) set out the broad Government objectives. Structure Plans and the Regional Spatial Strategy then introduce area-based strategic plans and policies. Then Local Plans add more detailed policies that are site specific. Supplementary Planning Documents are used to add detail to the Local Plan policies by adding ‘flesh to the bones’ of the policy.

Supplementary Planning Documents are used in preparing and determining planning applications, but where there are overriding circumstances, it can be set aside.



In order to Adopt the Folder as SPD there must be Policies within the Local Plan or Local Development Framework upon which to base the guidance. However, where there are not any Adopted Policies, the advice in the Folder cannot be used as SPD, and instead is a Material Consideration, and thus is given less weight in decision-making. Nevertheless, the Council will use the advice positively to ensure that the built heritage is managed in the best interests of the Borough. Where development proposals are contrary to any of the Conservation Areas and Historic Environment Folder advice, it must be demonstrated that the development will not harm the integrity of the Borough's built heritage.

It is the Council's intention to develop existing and new Policies to give greater emphasis to our built heritage, and this will also give the non-SPD sections of the

Conservation Areas and Historic Environment Folder greater status by allowing them to become SPD.

### **Policy Background**

At the national level, PPG15 "Planning and the Historic Environment" sets out the Government's position and the Council's obligations towards its historic environment.

Regionally, the emerging Regional Spatial Strategy sets out broad policies, including a section on the historic environment. The Policy states:

#### ***"POLICY 34 – HISTORIC ENVIRONMENT***

*Strategies, plans and programmes should seek to conserve and enhance the historic environment of the region by:*

- a) clearly identifying and assessing the significance of any heritage assets and their vulnerability to change;*
- b) using the process of characterisation to understand their contribution to the local environment and to identify options for their sensitive management;*
- c) encouraging the refurbishment and re-use of appropriate disused or under-used buildings and incorporating them into regeneration schemes;*
- d) seeking to preserve, in situ, archaeological sites of national importance and, where appropriate, other archaeological remains of regional and local importance; and*
- e) recognising the opportunities for business, education and tourism.*

*Strategies, plans and programmes adopt an approach of informed management to maintain and enhance the North East's built heritage by preparing Management Plans by April 2007 for all of the region's World Heritage Site designations, outlining the objectives and delivery proposals for each site.*

*Local authorities should:*

- f) prepare, and regularly maintain registers of Grade II listed buildings 'at risk'; for their areas, and pursue policies and measures which seek to repair and remove all grades of building from 'at risk' registers through repair;*
- g) consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs, which seek, as far as possible, their protection against inappropriate change;*
- h) consider preparing Conservation Area Appraisals for existing and proposed conservation areas, and proceed to the preparation of Management Plans for the delivery of improvements to those areas;*
- i) consider preparing lists of locally important registered landscapes, Historic Landscape Assessments and Conservation Management Plans for historic designated landscapes; and*
- j) consider preparing urban surveys of historic towns and other substantial settlements, to improve knowledge of their entire historic fabric as a guide*

*to ensure future development maximises the potential for preservation, protection and enhancement.”*

At the Local Level, the Adopted Local Plan 1997 contains several policies relating to the historic environment, as well as a number of more broad policies relating to design issues. Together, these form the Policy basis for Adopting this Supplementary Planning Document.

The Conservation Areas and Historic Environment Folder fulfils the requirements of Local Plan Policies EN22 and EN23 for reviewing the existing Conservation Areas. Other Policies in the Local Plan set the framework for development affecting each of the sites and buildings that are subject to protection.

General Policy: applied to all development proposals:

***POLICY GP I***

*PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED IN RELATION TO THE POLICIES OF THE CLEVELAND STRUCTURE PLAN AND THE FOLLOWING CRITERIA AS APPROPRIATE:*

- (I.) THE EXTERNAL APPEARANCE OF THE DEVELOPMENT AND ITS RELATIONSHIP WITH THE SURROUNDING AREA;*
- (II.) THE EFFECT ON THE AMENITIES OF THE OCCUPIERS OF NEARBY PROPERTIES;*
- (III.) THE PROVISION OF SATISFACTORY ACCESS AND PARKING ARRANGEMENTS;*
- (IV.) THE CONTRIBUTION OF EXISTING TREES AND LANDSCAPE FEATURES;*
- (V.) THE NEED FOR A HIGH STANDARD OF LANDSCAPING;*
- (VI.) THE DESIRE TO REDUCE OPPORTUNITIES FOR CRIME;*
- (VII.) THE INTENTION TO MAKE DEVELOPMENT AS ACCESSIBLE AS POSSIBLE TO EVERYONE;*
- (VIII.) THE QUALITY, CHARACTER AND SENSITIVITY OF EXISTING LANDSCAPES AND BUILDINGS;*
- (IX.) THE EFFECT UPON WILDLIFE HABITATS;*
- (X.) THE EFFECT UPON THE PUBLIC RIGHTS OF WAY NETWORK*

Historic parkland: applies to Wynyard Park. Ropner Park was designated after the Adoption of this Policy, and so the Council will consider any development proposals affecting Ropner Park in the same way.

**POLICY EN9**

*DEVELOPMENT WHICH IS LIKELY TO BE DETRIMENTAL TO THE SPECIAL HISTORIC INTEREST OF WYNYARD PARK WILL NOT BE PERMITTED.*

Conservation Areas: These Policies set out the commitment to undertake appraisals and boundary reviews. Clearly the Council has gone further and has appraised all 11 Conservation Areas.

**EN 22**

*THE BOUNDARIES OF EXISTING CONSERVATION AREAS WILL BE REVIEWED AND ADJUSTMENTS MADE WHERE APPROPRIATE. PRIORITY WILL BE GIVEN TO THE FOLLOWING AREAS:*

- (A.) BILLINGHAM GREEN;*
- (B.) EGGLESCLIFFE;*
- (C.) HARTBURN;*
- (D.) TOWN CENTRE; STOCKTON;*
- (E.) THORNABY GREEN;*
- (F.) WOLVISTON.*

**EN 23**

*SCHEMES WILL BE PREPARED FOR THE PRESERVATION AND ENVIRONMENTAL ENHANCEMENT OF ALL EXISTING CONSERVATION AREAS. PRIORITY IN PROGRESSING SCHEMES WILL BE GIVEN TO YARM AND COWPEN BEWLEY CONSERVATION AREAS.*

Conservation Areas: these Policies set out the requirements for new development within a Conservation Area.

**EN 24**

*NEW DEVELOPMENT WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE:*

- (I.) THE SITING AND DESIGN OF THE PROPOSAL DOES NOT HARM THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA; AND*
- (II.) THE SCALE, MASS, DETAILING AND MATERIALS ARE APPROPRIATE TO THE CHARACTER AND APPEARANCE OF THE AREA.*

**EN 25**

*THE DEMOLITION OF BUILDINGS AND OTHER STRUCTURES WHICH REQUIRE CONSENT FOR DEMOLITION WITHIN CONSERVATION AREAS WILL NOT BE PERMITTED UNLESS:*

*(I.) IT CAN BE SHOWN THAT THE LOSS IS NOT DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA; OR*

*(II.) THE STRUCTURAL CONDITION RENDERS IT UNSAFE; OR*

*(III.) THE STRUCTURE IS BEYOND REASONABLE ECONOMIC REPAIR.*

*CONDITIONS WILL NORMALLY BE IMPOSED TO SECURE THE SATISFACTORY REDEVELOPMENT OF THE SITE.*

Listed buildings: These policies set out the requirements for development affecting a Listed Building.

**EN 26**

*ALTERATIONS, EXTENSIONS AND CHANGES OF USE TO LISTED BUILDINGS WILL BE PERMITTED WHERE THE PROPOSALS ARE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING, AND ITS ARCHITECTURAL OR HISTORIC INTEREST IS NOT ADVERSELY AFFECTED.*

**EN27**

*THE TOTAL DEMOLITION OF A LISTED BUILDING WILL NOT BE PERMITTED UNLESS THE BUILDING IS BEYOND ECONOMIC REPAIR.*

**EN28**

*DEVELOPMENT WHICH IS LIKELY TO DETRACT FROM THE SETTING OF A LISTED BUILDING WILL NOT BE PERMITTED.*

Scheduled Ancient Monument: This policy sets out the requirements for development affecting a Scheduled Ancient Monument.

**EN 29**

*DEVELOPMENT WHICH WILL ADVERSELY AFFECT THE SITE, FABRIC OR SETTING OF A SCHEDULED ANCIENT MONUMENT WILL NOT BE PERMITTED.*

Areas of Archaeological Interest: These policies set out the requirements for development affecting a site of archaeological interest.

**EN 30**

*DEVELOPMENT WHICH AFFECTS SITES OF ARCHAEOLOGICAL INTEREST WILL NOT BE PERMITTED UNLESS:*

*(I.) AN INVESTIGATION OF THE SITE HAS BEEN UNDERTAKEN;  
AND*

*(II.) AN ASSESSMENT HAS BEEN MADE OF THE IMPACT OF THE DEVELOPMENT UPON THE REMAINS; AND WHERE APPROPRIATE;*

*(III.) PROVISION HAS BEEN MADE FOR PRESERVATION 'IN SITU'.*

*WHERE PRESERVATION IS NOT APPROPRIATE, THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE APPLICANT TO MAKE PROPER PROVISION FOR THE INVESTIGATION AND RECORDING OF THE SITE BEFORE AND DURING DEVELOPMENT*

The table below summarises the Policies upon which this SPD is based.

<b>Section</b>	<b>Status</b>	<b>Policy Background</b>
Archaeology	SPD. Given greater weight upon the Adoption of RSS	Local Plan Policy EN30. Regional Spatial Strategy Policy 34
Listed Buildings	SPD. Given greater weight upon the Adoption of RSS	Local Plan Policies EN26, EN27 and EN28. Regional Spatial Strategy Policy 34
Scheduled Ancient Monuments	SPD	Local Plan Policy EN29.
Historic Parks and Gardens	SPD. Given greater weight upon the Adoption of RSS	Local Plan Policy EN9. Regional Spatial Strategy Policy 34
Conservation Areas	SPD. Given greater weight upon the Adoption of RSS	Local Plan Policies EN22, EN23, EN24 and EN25. Regional Spatial Strategy Policy 34
Local List of Buildings	Material Consideration until RSS is Adopted when it will then become SPD	No Local Plan Policy. Regional Spatial Strategy Policy 34

Other Historic Areas	SPD. Given greater weight upon the Adoption of RSS	Local Plan Policy GP1. Regional Spatial Strategy Policy 34
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Following extensive public consultation, the Conservation Areas and Historic Environment Folder was amended in line with comments received, and then put back before Planning Committee on 15 November 2006, and Cabinet on 4 January 2007. The CaHEF was formally adopted for use on 17 January 2007 by Full Council.

**Sustainability Appraisal and Strategic Environmental Assessment**

*Sustainability Appraisals* are required for all Supplementary Planning Documents under the Planning and Compulsory Purchase Act 2004. In addition, European Directive EC/2001/42 requires that a *Strategic Environmental Assessment* (SEA) is undertaken of Supplementary Planning Documents.

The purpose of these assessments is to ensure the Council is fulfilling all of its environmental and sustainability obligations. There is a large amount of overlap between the assessments and therefore for ease of reference both the Sustainability Appraisal and Strategic Environmental Assessment will be referred to as Sustainability Appraisal.

The first step in the Sustainability Appraisal was to produce a Scoping Report which was published for a five week consultation period in January 2006. The purpose of the Scoping Report is to record the scope and level of detail for the Sustainability Appraisal.

A draft SA was published alongside the main report for consultation, and comments were invited on this. Comments have been considered and the SA report amended where necessary, and a summary of changes is included in chapter 15 along with comments made to the Conservation Areas and Historic Environment Folder itself. The final SA report forms part of this SPD and the two should be read together.