

Below are a series of questions and answers, which we hope will help you to understand the process, and reasoning, behind this Conservation Area Appraisal and Management Plan, and the changes being proposed.

It should be read in conjunction with the more detailed technical guidance note.

1. What is the Council doing, and why?

The Council is consulting on the review of a new document called the Grand Western Canal Area Appraisal and Conservation Area Management Plan (CAAMP). Legislation places a duty upon the Council to publish proposals for conservation areas for their preservation and enhancement. Best practice guidance suggests that this should be reviewed every 5 years. The appraisal and review is necessary as it is the vehicle for understanding both the significance of the area and the identification of positive management proposals.

It is important to carry out such appraisals to:

- Understand the significance of the conservation area, because of its special architectural or historic interest;
- Identify ways to positively manage the area (to guide future development); and
- Ensure the designation of an area is justified, so the concept of conservation areas is not devalued.

2. Is the Council intending to remove the Conservation Area status from the canal?

No.

The purpose of the review is to ensure the Council has a robust strategy to protect and enhance the Conservation Area and ensure areas located within the boundary contribute to its special interest.

3. What do the changes mean in practice?

The Council proposes some change to the existing conservation area boundary, including removing some areas. This is because these areas lack the special architectural or historic interest required to be designated a conservation area. This allows the Council to have a robust strategy for the conservation and management of the area.

Whilst these areas would be outside the boundary, they would be within the immediate 'setting' of the Conservation Area. Careful consideration will be given to the determination of planning applications where proposed development would result in change to the setting or have the potential to affect the significance of the Conservation Area.

Please see the accompanying technical note for more information.

4. Has a decision already been made to change the Conservation Area?

No.

The draft Conservation Area Appraisal and Management Plan has been prepared for public consultation so that there is an opportunity for anyone to comment on its content and the proposed changes to the conservation area boundary. The Council is actively seeking the engagement of local residents and communities on the proposed changes.

5. Will responses be taken in to account?

Yes.

Once the public consultation has ended the Council will carefully consider all comments that have been received and will make any changes that are considered necessary to the document before it is represented to members for approval.

It is important that comments must be about the content of the document that is being consulted on. Comments should include clear reasons for any suggested changes or additions to the draft document, and explain why these are justified. Justification can include things such as historic maps, documents, etc. which are related to the canal and help explain or justify proposed changes or additions.

6. Do these changes relate to the current planning application and proposed development at Tidcombe Hall, Tiverton?

No.

The review of the conservation area boundary is part of the Council's duty as detailed within **Point 1**. The review is independent of and is not related to any planning application that has been submitted to the Council for determination.

7. When will a final decision be made?

The consultation period will be for 8 weeks, and will close on the 16th September. It is anticipated that an updated document will be presented to a meeting of the Council's Cabinet later this year for consideration and decision.

8. I want to know more about this process, where can I find out more?

This document is accompanied by a technical guidance note where you can find out more about the review of the conservation area appraisal and its management plan. If you have further queries, please contact us at Forward Planning, Mid Devon using the email fplan@middevon.gov.uk or by telephone on 01884 255255.

You can also contact us by post using the following address: Phoenix House, Phoenix Lane, Tiverton EX16 6PP.