

Sandbach Conservation Area Review feedback Form

We are reviewing the Sandbach Conservation Area and propose some changes and ideas about how to best manage the area. We would like to hear your views on these changes, management proposals and any other suggestions that you may have. The data collected will be stored in a file on Cheshire East Council's corporate server and will be used to prepare a short consultation statement, to be presented within the Appraisal document. Your individual response will not be shared with any external agency.

Name _____ Contact email/address _____

Questions

1. The review proposes to extend the Conservation Area to include:

- Middlewich Road (45 – 67, including Foden terrace and Drill Hall)
- South side Wesley Avenue/4-12 Bradwell Road/Old Middlewich Road
- 9-15 The Commons
- Curtilage area of Dingle Farmhouse (north east of Farmhouse and barn)

Do you think the proposed extensions to the Conservation Area are correct? Please tick one of the following

- ☐ Yes
☐ No
☐ Not sure

If 'no' what would you change and why?

2. It is proposed that part of Green Street/Welles Street be excluded from the Conservation Area because of the extent of change to features like windows and doors, which has watered down the special architectural and historic interest of the area.

Do you think the proposed exclusion of part of the area is correct? Please tick one of the following

- ☐ Yes
☐ No
☐ Not sure

If 'no' please explain why?

3. We have developed some management proposals and timescales (as described in the table overleaf). Do you agree with them? (please indicate yes or no against each and provide a concise explanation)

DRAFT MANAGEMENT PLAN		Please indicate your top 5 actions from the list below by marking each with a X			
No.	Action	Lead Body	Key Partners	Top 5 actions	Please explain why certain actions are more important or if you think some actions are not appropriate
Theme 1: heritage management					
1	Serve Article 4 direction: remove rights to alter residential properties without planning permission	CEC	-		
2	Promote/raise awareness of the conservation area to residents/businesses: leaflets, website etc.	STC	CEC		
3	Identify local assets at risk: compile a list of buildings that are vulnerable to change or are in poor condition	CEC	STC		
4	Investigate unauthorised works and assess the need for enforcement action	CEC	STC		
5	Establish a Heritage Watch group including assessing the risk of heritage crime to heritage buildings and features and respond to incidents	STC,	CEC, Police, local community		
6	Ensure that highways and streetscape works protect/reinstate areas of historic streetscape	CEC	STC		
7	Consider serving discontinuance notices and designating area of special advertisement control to remove rights for certain adverts that normally do not require advertisement consent	CEC	-		
Theme 2: design/quality management					
8	Improve design quality in planning process: preparation of design guidance and ensure planning decisions take account of management plan for the conservation area	CEC	STC		
9	Ensure protection and enhancement of historic street pattern/views/assets	CEC	STC		
10	Prepare public realm guidelines: principles to manage and improve the quality of streets and spaces in the conservation area	STC	CEC		
11	Prepare urban design framework: regeneration principles for town centre and key development sites in the conservation area	STC	CEC		
Theme 3: Implementation projects					
12	Promote a High Street/Hightown public realm enhancement scheme (new paving, seating, street lighting etc.)	STC	CEC		
13	Promote a shop front/building frontage improvement scheme (signage, shop fronts and building condition)	STC	CEC		
14	Promote a landmark buildings project: lighting and fabric improvements to key buildings	STC	CEC		
15	Undertake heritage interpretation project: heritage trails, local plaque scheme, website, interpretation of crosses etc.	SCHG	STC, CEC		
16	Promote improvement to lanes/alleyways including Hope Street and Warm Walls: improvements to lighting, surveillance etc.	STC	CEC		
17	Promote gateway enhancements: improvements to vehicle and pedestrian routes into and within the conservation area	STC	CEC		
18	Promote a detractor sites projects: Identify sites that are in poor condition and undertake remedial works	community	STC , CEC, land owners		
19	Secure protection/enhancement of green spaces: ensure trees and landscape are well managed and secure future planting	STC	CEC, land owners		

STC - Sandbach Town Council, CEC – Cheshire East Council, SCHG – Sandbach Conservation and Heritage Group

NB: The actions identified above are all subject to the availability of resources and funding.

Please note that other recommendations have been made for actions involving the wider town centre but that are not part of the Conservation Area Management Plan. These are identified at the end of the Management Proposals section of the Appraisal document and can be commented upon separately by email or in writing.

4. Are there any other management proposals that you would recommend?

Please tick one of the following

- ☐ Yes
☐ No
☐ Not sure

If yes please explain what other measures you would like to see

5. Do you wish to make any other comments about the appraisal/management plan? If so, please use the space below (continue on a separate sheet if necessary)

The consultation will close on **15th October 2013**, so please ensure that your feedback is sent to us by then, as we cannot guarantee that late responses will be considered.

If you wish to discuss the review or the consultation then please either contact us by email:

SandbachCA.consutation@cheshireeast.gov.uk or by telephoning David Hallam, Principal Conservation and Design Officer on 01625 383733

Thank you for taking the time to provide us with your comments