

## SANDBACH CONSERVATION AREA ACTION PLAN

### Priority actions - short term

No.	Action	Short, medium or long term	Lead body	Key partners	Notes
1	Serve Article 4 direction: remove rights to alter residential properties without planning permission	short	CEC	-	For residential properties within the CA boundary to restrict alterations without planning permission, including changes to windows and doors, satellite dishes, changes to boundaries
2	Improve design quality in planning process: preparation of design guidance for key sites and ensure planning decisions take account of management plan for the conservation area	ongoing	CEC	STC	CEC: prepare development briefs on key sites and in processing applications, TC in commenting on applications
3	Identify local assets at risk: compile a list of buildings that are vulnerable to change or are in poor condition	short then ongoing	CEC	STC	Identify candidates and feed into relevant Borough wide lists
4	Promote a shop front/building frontage improvement scheme (signage, shop fronts and building condition)	Short-long	STC	CEC	Long term programme for frontage improvement on key frontages as part of wider public realm uplift in conservation area, focused primarily on High Street/Hightown
5=	Promote/raise awareness of the conservation area to residents/businesses: leaflets, website etc.	short	STC	CEC	To ensure that residents and business are fully aware of the conservation area and the implications of being located within it
5=	Ensure that highways and streetscape works protect/reinstate areas of historic streetscape	ongoing	CEC	STC	Liaison with highways, streetscape and utilities to protect areas and features of historic streetscape and to reinstate where practicable as part of day to day management of the highway

### Non-priority actions

#### Theme 1: Active heritage management

No.	Action	Short, medium or long term	Lead body	Key partners	Notes
1	Investigate unauthorised works and assess the need for enforcement action	short then ongoing	CEC	STC	Planning enforcement investigations for issues identified during survey or brought to attention of CEC and then ongoing
2	Establish a Heritage Watch group including assessing the risk of heritage crime to heritage buildings and features and respond to incidents	short then ongoing	STC	CEC, police, local community	Promote heritage crime awareness in town – establish heritage watch group, undertake HC risk audits for key assets/areas and prompt reporting of incidents
3	Consider serving discontinuance notices and designating an area of special advertisement control to remove rights for certain adverts that normally do not require advertisement consent	short	CEC	STC	Remove advertising rights for cases of inappropriate signage and ensure more forms of advertising require advertisement consent where the quality can be managed in accordance with the design guidelines
4	Facilitate a conservation area friends group	short	STC	Sandbach Partnership CEC, local community	Encourage the establishment of a trust group as suggested by members of the community, to encourage community ownership of the conservation area and its management

#### Theme 2: design/quality management

5	Ensure protection and enhancement of historic street pattern/views/assets	ongoing	CEC	STC	Ensuring development guidance reflects this objective, consideration in planning decisions
6	Prepare public realm guidelines: principles to manage and improve the quality of streets and spaces in the conservation area	short - medium	STC	CEC	Preparation of principles for street design and management within the conservation area
7	Prepare urban design framework: regeneration principles for town centre and key development sites in the conservation area	short - medium	STC	CEC	Preparation of a framework to inform regeneration within or on the edge of the conservation area

#### Theme 3: Projects

8	Develop a High Street/Hightown public realm enhancement scheme (new paving, seating, street lighting etc.)	Medium - long	STC	CEC	Potentially 2 or 3 phases. Phase 1 likely to be High Street between the Cobbles and Sandbach Town Hall, with further phases in Hightown and High Street (eastern end)
9	Promote a landmark buildings project: lighting and fabric improvements to key buildings	Medium	STC	CEC	Heritage led programme for key buildings, including fabric, setting and lighting
10	Undertake heritage interpretation projects: heritage trails, local plaque scheme,	Short-medium	SHG	STC CEC	To promote the heritage credentials of Sandbach as part of an enhanced tourist offer and to promote 'dwell time' with its economic

	website, interpretation of crosses etc.				spin offs in the town centre
11	Promote improvement to lanes/alleyways including Hope Street and Warm Walls: improvements to lighting, surveillance etc.	Short-medium	STC	CEC	Townscape enhancements to improve image/usability of key alleyways/pedestrian routes
12	Promote gateway enhancements: improvements to vehicle and pedestrian routes into and within the conservation area	Medium-long	STC	CEC	Enhancement to vehicular and pedestrian gateways into the conservation area to improve image and sense of arrival into the area
13	Promote a detractor sites/buildings project: Identify sites that are in poor condition and undertake remedial works	Short - medium	Local Comm unity	STC, CEC, land owners	Improvement of condition of detractor sites through temporary interventions in advance of longer term solutions
14	Protection/enhancement of green spaces: ensure trees and landscape are well managed and secure future planting	ongoing	STC	CEC, land owners	Positive management of green spaces and promotion of an urban greening project/succession planting

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