



Solihull MBC Conservation Areas

General information

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01 Introduction

The concept of conservation areas was first introduced under the Civic Amenities Act 1967. The Act required local planning authorities to identify places of special architectural or historic interest and to designate them as conservation areas. The current statutory provisions for the designation and management of conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Solihull MBC has a statutory duty to review its conservation area designations from time to time and to formulate and publish proposals for their enhancement and preservation.

A conservation area appraisal and management plan records the area's special architectural and historic interest by describing and evaluating its significance. It identifies negative features that harm its significance and puts forward proposals to preserve or enhance its character or appearance.

The Council will review all twenty conservation area designations within the Borough. Following each review the Council will produce an updated appraisal and management plan and will seek the views of the public.

Following consultation with the public, the conservation area appraisal and management plan will be adopted by the Council for development management purposes and will form part of the evidence base for the local plan.

Once adopted a conservation area appraisal and management plan will be a material consideration in the determination of planning applications. It will provide a basis for rational and consistent judgements when determining planning applications within a conservation area.

This document provides information relevant to all twenty conservation areas and should be read alongside the relevant conservation area appraisal and management plan.

02 Solihull MBC conservation areas

Conservation area	Designation	Amendments	Appraisal
Ashleigh Road Conservation Area	1985		1985
Barston Conservation Area	1972		1977
Berkswell Conservation Area	1968	2012	2012
Bickenhill Conservation Area	1977		1977
Castle Bromwich Conservation Area	1980		1980
Granville Road Conservation Area	2002		N/A
Grove Avenue Conservation Area	1994		N/A
Hampton-in-Arden Conservation Area	1969	1995; 2015	2015
Knowle Conservation Area	1968	2008	2007
Malvern Hall and Brueton Avenue Conservation Area	1995	1995	1995
Malvern Park Farm Conservation Area	1992		1993
Meriden Green Conservation Area	1988		1990
Meriden Hill Conservation Area	1977		1977
Olton Conservation Area	1980	1996; 1999	2005
Solihull Conservation Area	1968	1977; 2023	2023
Station Approach Dorridge Conservation Area	1992		1993
Temple Balsall Conservation Area	1968		1977
Walsall End Conservation Area	1991		1993
Warwick Road Conservation Area	1998		N/A
White House Way Conservation Area	1999		2007

03 Legislative framework

The statutory provisions for the designation and management of conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Act places the following duties on a local planning authority:

- **To determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and to designate those areas as conservation areas.**
- **To review existing conservations areas from time to time.**
- **To formulate and publish proposals for the preservation and enhancement of conservation areas within their area and to consult the local community .**

The Act places the following duty on a local planning authority when making decisions on planning applications within a conservation area.:

- **To pay special attention to the desirability of preserving or enhancing the character or appearance of that area.**

Following the designation, variation or cancellation of a conservation area the local planning authority must notify the Secretary of State and Historic England. It must also publicise the designation, variation or cancellation by placing a notice in the London Gazette and a local newspaper.

The Planning (Listed Buildings and Conservation Areas) Act 1990 may be accessed at: www.legislation.gov.uk/ukpga/1990/9/contents

04 Policy framework

Solihull Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the local planning authority to make planning decisions in accordance with the Development Plan, unless material planning considerations support a different decision being taken.

The Solihull Local Plan, adopted on 3rd December 2013, is the statutory development plan for the Metropolitan Borough of Solihull for the period 2011 to 2028. The development plan sets out the long-term spatial vision for how the Borough will develop and grow over its lifetime and how it will be delivered through a strategy that promotes and delivers sustainable development. The plan recognises the cultural, social, environmental and economic benefits generated by the historic environment and its capacity to attract investment. The plan provides the policy framework against which development proposals within the Borough are assessed.

Relevant Solihull Local Plan 2013 policies:

Policy P15 Securing Design Quality: *'All development proposals will be expected to achieve good quality, inclusive and sustainable design, which... Conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment.'*

Policy P16 Conservation of Heritage Assets and Local Distinctiveness. *'Development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place.'*



04 Policy framework

Neighbourhood plans: Conservation area policies



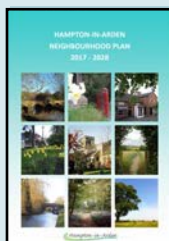
Balsall Parish Neighbourhood Development Plan 2018-2033

- POLICY BE.2: Local Character and Design
- POLICY BE.3: Temple Balsall Conservation Area and Heritage Assets



Berkswell Parish Neighbourhood Development Plan 2019-2033

- POLICY B5: Berkswell Conservation Area



Hampton-in-Arden Neighbourhood Plan 2017-2028

- POLICY ENV4: Heritage



Knowle, Dorridge and Bentley Heath Neighbourhood Plan 2018-2033

- POLICY VC2: Conservation Areas
- POLICY VC3: Heritage Assets
- POLICY D2: Design in Conservation Areas



Meriden Neighbourhood Development Plan 2018-2033

- POLICY BE1: Responding to Local Character
- PROJECT 1: Heritage Assets

05 National Planning Policy Framework

The National Planning Policy Framework Plan (December 2023) sets out the Government's requirements for achieving sustainable development.

Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. The planning system has three overarching objectives, which are interdependent and should be pursued in mutually supportive ways. The three objectives are economic, social and environmental. The environmental dimension includes contributing to the protection and enhancement of the historic environment.

The National Planning Policy Framework (NPPF) reaffirms the requirement within the Planning (Listed Buildings and Conservation Areas) Act 1990 that when considering the designation of a conservation area, the local planning authority should ensure that such status is justified because of its special architectural or historic interest, and that the concept is not devalued through the inclusion of areas that lack special interest. (NPPF paragraph 197.)

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.' (NPPF paragraph 212.)

'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.' (NPPF paragraph 213.)



06 Implications of designation

Conservation area designation is not intended to restrict or prevent new development, its purpose is to manage change in a manner that ensures the character or appearance of the area is either preserved or enhanced. Designation of a conservation area is the initial stage of a process to encourage the positive management of change within an area identified as being of special architectural or historic interest. Conservation area appraisal and management plans record an area's special architectural and historic interest by describing and evaluating its significance. It identifies negative features that harm its significance and puts forward proposals to preserve and enhance its character and appearance. Conservation area appraisal and management plans will be updated and adopted by the Council for development management purposes and will be material considerations in the determination of planning applications.

Designation brings with it additional planning controls and measures aimed at preserving or enhancing the area's special interest.

Additional measures include the following:

- The local planning authority has a statutory duty to consider the desirability of preserving or enhancing the character or appearance of a conservation area when determining planning applications.
- Planning applications for development must be publicised and any representations received must be taken into account when determining an application.
- Planning permission is required for the demolition of:
 - Any unlisted building; or any outdoor statue; memorial or monument with a volume of 115 cubic metres or greater.
 - Any gate; fence, wall or other means of enclosure with a height of one metre or more if next to a highway (including public rights of way) or a height of two metres or more elsewhere.
- Six weeks written notice of intention to cut down, lop or top trees (subject to certain restrictions) must be given to the local planning authority. On receipt of a notification the authority will assess the amenity value of the tree and may consider making it the subject of a tree preservation order.
- The display of advertisements is more restricted than elsewhere.
- The local planning authority may be authorised by the Secretary of State to carry out urgent works to preserve unlisted buildings which are unoccupied.
- The introduction of planning control over some types of minor development that elsewhere may be carried out as permitted development. In such situations an application for planning permission must be made to the local planning authority. The additional controls include alterations to roofs; extensions; the cladding of the exterior of buildings, the installation satellite dishes and changes of use.

07 Heritage statements

Heritage statements

Applications for development proposals that affect the significance of a conservation area will require the submission of a heritage statement in accordance with the requirements of paragraph 200 of the National Planning Policy Framework.

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' (NPPF paragraph 200.)

When formulating development proposals within a conservation area an understanding of its significance at the start of the process is key to ensuring a positive outcome. The heritage statement should demonstrate that the significance of the conservation area and any other affected heritage assets has informed the design process.

The heritage statement should be a balanced, evidence-based assessment of the potential impact of the proposed development on significance. It should demonstrate that all relevant issues have been considered objectively and that the analysis and understanding of the significance has informed the decision-making process. If potential harm to the significance of the conservation area and any other affected heritage assets is identified, it should demonstrate how any adverse impact has been addressed. to ensure the preservation or enhancement of the character or appearance of the conservation area .

The heritage statement should not be written at the end of the process in an attempt to justify a proposal and should be sufficiently detailed to allow the local planning authority to be able to assess the potential impact of the proposed development on the significance of the conservation area and any other affected heritage assets.

For further information on producing a heritage statement refer to Historic England's *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*.

The document may be accessed on-line at:

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

08 Appendices

Appendix 1. Legislation and policy

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

www.legislation.gov.uk/ukpga/1990/9/contents

National Planning Policy Framework

NPPF (December 2023)

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

Development Plan

Solihull Local Plan Shaping a Sustainable Future December 2013

https://www.solihull.gov.uk/sites/default/files/migrated/Planning_LDF_Local_Plan_Final.pdf

Balsall Parish Neighbourhood Development Plan 2018-2033

[The Balsall Parish Neighbourhood Development Plan \(solihull.gov.uk\)](https://www.solihull.gov.uk)

Berkswell Parish Neighbourhood Development Plan 2019-2033

[Berkswell Parish Neighbourhood Development Plan \(solihull.gov.uk\)](https://www.solihull.gov.uk)

Hampton-in-Arden Neighbourhood Plan 2017– 2028

[Hampton-in-Arden Neighbourhood Plan 2017 - 2028 \(solihull.gov.uk\)](https://www.solihull.gov.uk)

Knowle, Dorridge and Bentley Heath Neighbourhood Plan 2018-2033

[Planning_KDBH_NP_Final_webversion.pdf \(solihull.gov.uk\)](https://www.solihull.gov.uk)

Meriden Neighbourhood Development Plan 2018-2033

[Meriden NDP FINAL \(solihull.gov.uk\)](https://www.solihull.gov.uk)

SMBC Supplementary planning documents

SMBC SPG No.1 The Historic Environment (2001)

https://www.solihull.gov.uk/sites/default/files/migrated/Planning_SPG1Historicenvironment.pdf

08 Appendices

Appendix 2. Guidance

Government guidance

Historic Environment

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Historic England guidance

Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (2019)

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

Statements of Heritage Significance: Analysing significance in Heritage Assets. Historic England Advice Note 12 (2019)

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Valuing Places: Good Practice in Conservation areas

<https://historicengland.org.uk/images-books/publications/valuing-places/valuing-places-good-practice-conservation-areas/>

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