

Talbot Village

CONSERVATION AREA MANAGEMENT PLAN



For public consultation 2016



Join in

This document, and the accompanying draft Appraisal, have been prepared for public consultation and we would like to hear your views on the content of both. We invite you to write to us.

A **questionnaire** is available from:

1. www.bournemouth.gov.uk/talbotvillageconservationarea
2. Winton and Ensbury Park Libraries
3. Town Hall Customer Services Centre, St Stephen's Road BH2 6EB

Please send your completed questionnaire/comments:

By email to: **heritage@bournemouth.gov.uk**

Or

By post to Design and Heritage Team
 Town Hall Annexe
 St Stephen's Road
 Bournemouth
 BH2 6EA

Copies of the full documents and summaries are available from the web address and locations above.

The closing date for responses is 29th February 2016

Produced by:
Bournemouth Borough Council
Design & Heritage
Planning Services



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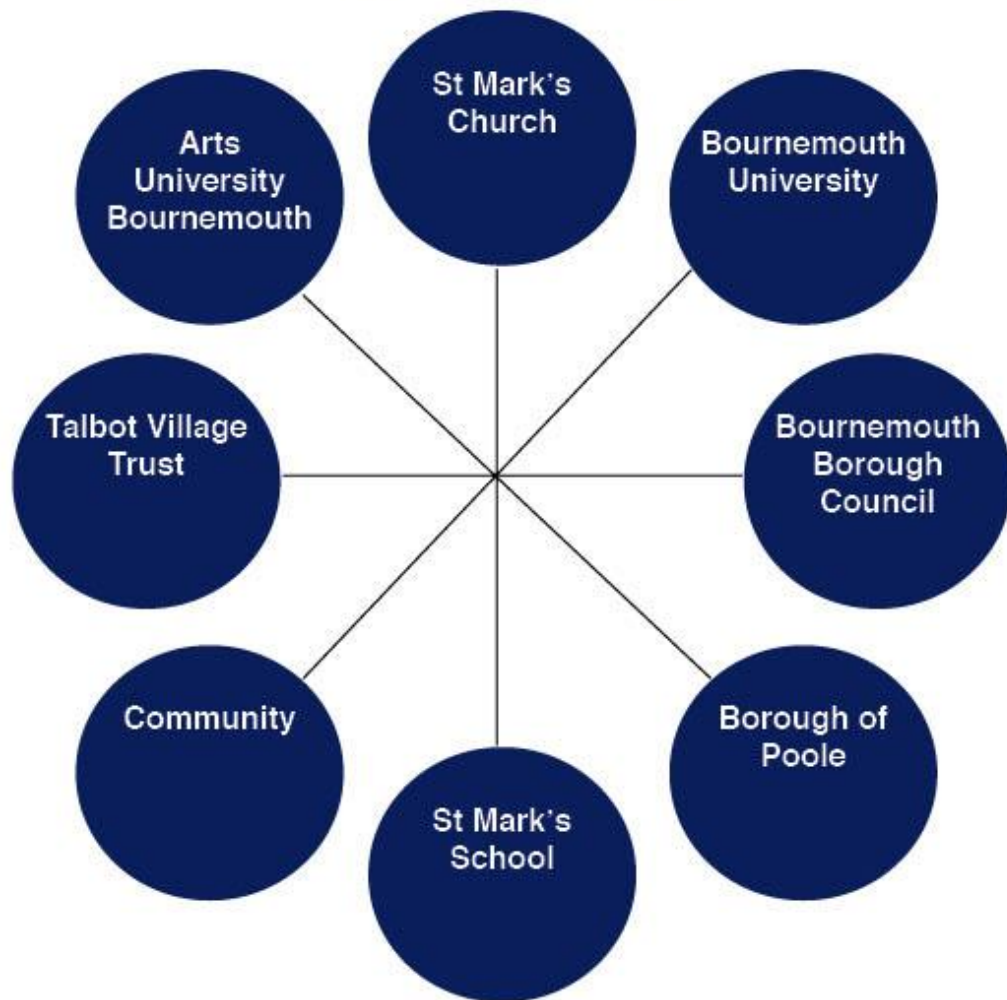
Summary of key themes:

- Sustainability
- Partnership working
- 'Preserve or enhance'

These are explored in the diagrams below and then expanded in the text that follows.



Partnership working



‘Preserve or enhance’

Through 20 actions:
(see Appendix 1 for full wording)

- | | | | |
|-----------|---|-----------|--|
| 1 | Local Authority and TVT work together to deliver the vision | 11 | Examine funding opportunities to help pay for projects |
| 2 | Universities to use the area as a cultural, educational and recreational resource | 12 | Develop a Woodland Management Plan |
| 3 | Potential to prepare a Heritage Partnership Agreement | 13 | Identify the primary north-south route through the woods and sensitively upgrade it |
| 4 | Consider how to put the woods to more active community and economic use | 14 | Improve the appearance of surfaces in key locations |
| 5 | Raise awareness of the special interests of the area | 15 | Preserve the openness to the north and seek traffic/public realm improvements to the south |
| 6 | Explore opportunities to promote self sufficiency | 16 | Introduce new signs and information boards |
| 7 | Use the Appraisal and Management Plan as evidence for planning policy | 17 | Examine opportunities to improve parking in the area |
| 8 | Widely publicise the Council's enforcement protocol | 18 | Accommodate the needs of the school whilst preserving the area |
| 9 | Ensure a viable future for White Farm | 19 | Plan for maintenance, planting and car parking around the church |
| 10 | In partnership, proactively plan the future of the area | 20 | Continue to manage the allotments positively |

Talbot Village Trust charitable objectives

Talbot Village Trust is the primary land owner for the Conservation Area. They aim:

“To maintain a consistent level of giving in the form of grants, donations and loans. At the Trustees meeting on 23rd May 2013 it was agreed that the level of charitable giving would be increased to £1,000,000 per annum (previously £800,000) disregarding the amount of their lending. This is in addition to its regular charitable support of St. Mark's Church, St. Mark's School, the University Chaplaincy and others.”

“Other Charitable bodies, churches, schools and the like for projects which support youth, the elderly and disadvantaged in the Boroughs of Bournemouth, Christchurch and Poole and the Districts of East Dorset and Purbeck.”

“GENERALLY THE TRUSTEES' FINANCIAL ASSISTANCE IS FOCUSED ON CAPITAL PROJECTS.....”

“FOR ANY CHARITABLE PURPOSE WITHIN THE AREA OF BENEFIT AS THE TRUSTEES FROM TIME TO TIME THINK FIT”

Charity Commission website

1. Introduction

Purpose of the Management Plan

- 1.1 This Management Plan has been prepared as a companion to the Talbot Village Conservation Area Appraisal and the two documents should be read together. It provides a framework for future actions which are mainly the responsibility of the Talbot Village Trust and Bournemouth Borough Council. However, successful implementation will also depend on the co-operation and enthusiasm of other stakeholders including St Mark's Church and School, local residents and visitors.
- 1.2 Conservation areas are not necessarily 'preservation' areas. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. This Management Plan provides advice and guidance for town planning management, but it must be emphasised that it is not a substitute for policy-making that is properly associated with the local development plan.
- 1.3 Local authorities have a legal duty to review their conservation areas from time to time and the preparation of Character Appraisals and Management Plans is a way in which that obligation can be fulfilled. Indeed, in the past, keeping Character Appraisals up to date has been a Key Performance Indicator for local authorities, and as a result, a five year review cycle is now considered to be good practice.
- 1.4 The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status. For Talbot Village, this is being achieved through public consultation and through the partnership of local authorities, the universities and the Talbot Village Trust. The documents will be the subject of a six week period of public consultation.
- 1.5 The proactive management of conservation areas provides a rationale for decision making in the planning process so that heritage issues may be more readily taken into account in planning applications and defended in planning appeals. The Conservation Area Appraisal and this Management Plan will therefore be of use to the Borough Council, in determining applications for change within or on the edges of the conservation area, and for property owners and their agents when considering schemes for refurbishment, alteration or new development.

A Vision for Talbot Village

Vision

Talbot Village will be maintained as a model village that continues to nurture the under privileged and disadvantaged within an inspiring, safe and beautiful environment. This will be achieved through 21st century interventions which enable the preservation and enhancement of the village's unique heritage and natural setting. Positive change will be to the benefit of those who live and work within the village as well as those who make use of the social facilities, or pass through to enjoy the tranquility.

- 1.6 The Vision for Talbot Village should have as its driving force the Conservation Area Management Plan which can help guide the future work and priorities for all those involved in the management of the village and its wider setting.

Key Objectives

- 1. To continue to promote the original ethos of the Talbot Sisters within a 21 century context**
- 2. To sensitively upgrade and manage the historic model cottages, hedges, gates and boundaries**
- 3. To actively and sensitively manage the woodland and allotments**
- 4. To repair and seek a sustainable future for White Farm and its outbuildings**
- 5. To enhance the setting of St Mark's School and St Mark's Church**
- 6. To seek opportunities to enable the viable maintenance and management of the area**
- 7. To increase awareness of the village's architectural and historic importance at a national and local level and its uniqueness to Bournemouth**

Talbot Village Conservation Area Appraisal

- 1.7 The draft appraisal is being prepared alongside this draft management plan. The Conservation Area Appraisal describes the historic development of the area and identifies the positive, negative and neutral elements of Talbot Village. It provides an outline of the main issues and challenges that may affect its distinctiveness. It is these factors that the Management Plan seeks to address.

Summary of special interest

- 1.8 The appraisal summarised the special architectural and historic interest of the conservation area as:
- A visionary model village developed by the sisters, Georgina and Marianne Talbot in the 1850s inspired by the writings of philanthropist Robert Owen who developed New Lanark in Scotland in the early 18th century (now a World Heritage site)
 - The village survives intact reflecting the integrity of its original model concept
 - Talbot Village was built about the same time as more-famous model villages, such as the Saltaire World Heritage Site in West Yorkshire
 - Unlike settlements developed to improve industrial workforces, Talbot Village was a purely philanthropic endeavour to address local poverty
 - Cottages were laid out on large plots to encourage self-sufficiency
 - They were designed in a rustic and picturesque style with exaggerated historical features
 - Designs were derived from Victorian pattern books by writers such as J C Loudon and P F Robinson
 - The school and a row of almshouses designed by Christopher Crabbe Creeke, the Surveyor of Bournemouth
 - The village was completed in 1870 by the construction of St Marks Church designed by Evans and Fletcher, architects from Wimborne
 - The higher status of the church and almshouses is emphasised by the use of stone
 - White Farm is the only farm house and outbuildings remaining within a rural setting of the six farms that once served the Estate
 - The cottages are characterised by a consistent use of brickwork with tiled or slated roofs and leaded light windows
 - The buildings are largely enclosed by mature woodland consisting of both specimen and self-seeded trees

- The woodland generates a tranquil atmosphere within the conservation area contrasting with the business of the adjacent Wallisdown Road
- The informal nature of the roads and paths adds to the rural character of the area
- Almost all the buildings are statutorily listed. This emphasises the high significance of Talbot Village and the importance of the setting of the buildings in the Conservation Area
- Ownership remains with the Talbot Village Trust that was set up by the Talbot sisters

Summary of the principal issues

- 1.9 The appraisal identified a range of issues and challenges for the management of the Talbot Village Conservation Area. They are expressed as a series of themes that are addressed in Sections 3-8 below:
- Strategic issues – These issues concern the role of Talbot Village in a modern urban context
 - Organisational issues – These are the practical matters affecting management and maintenance
 - Planning policy and control – How the planning regime can be used for the benefit of the area
 - Economic issues and opportunities for development – The implications of seeking an economically sustainable future for preserving and enhancing the listed buildings and conservation area
 - Spatial Issues – These issues address the management of the more public areas
 - Site specific issues

2. The implications of conservation area designation

Legal responsibilities

- 2.1 Designation as a conservation area brings a number of specific legal provisions aimed at assisting the preservation and enhancement of the area. These are:
- The local authority is under a statutory duty to review designations '*from time to time*' and to ensure the preservation and enhancement of the conservation area. There is also a particular duty to prepare proposals for enhancement and this is often achieved through conservation area appraisals and management plans
 - In the exercise of planning powers over buildings or land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area
 - Extra publicity must be given to planning applications affecting conservation areas. This is usually achieved through the use of advertising in the local newspaper
 - Planning permission is required for the demolition of any unlisted structure in a conservation area, subject to minor exceptions. In the absence of consent, enforcement action or a criminal prosecution may result
 - Written notice must be given to the Council before works are carried out to any tree in the area, subject to minor exceptions
 - The display of advertisements may be more restricted than elsewhere
 - The Council can take steps to ensure that buildings in a conservation area are kept in good repair through the use of Urgent Works Notices and Amenity Notices e.g 'untidy sites'
 - The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to historic buildings within a conservation area
 - Historic England (formerly English Heritage), now or the Heritage Lottery Fund can provide financial grant schemes to assist with the upkeep of buildings in conservation areas. However, such schemes are generally subject to rigorous testing of financial need.

Requirements for planning permission

- 2.2 **Alterations to properties** - Certain works to single dwellings within a conservation area, which are elsewhere considered to be 'permitted development,' will require planning approval from the Borough Council. The overall effect of these additional controls is that the amount of building work which

can be carried out to a family house or within its grounds without a planning application is substantially less in a conservation area than elsewhere.

- 2.3 Property owners are therefore strongly advised to contact the Borough Council's planning officers before starting work to check whether planning permission is required.
- 2.4 Buildings that are not single dwellings, such as schools and churches, have far fewer permitted development rights and therefore planning permission is already required for most alterations to these buildings.
- 2.5 Where a building is statutorily listed, different legislation applies and any works of demolition, alteration or extension that affect the special architectural or historic interest of the building require listed building consent. It should be noted that listing applies to the interior as well as the exterior of the building.
- 2.6 **Satellite dishes and aerials** - The rules governing satellite dishes in conservation areas are significantly tighter. In a conservation area, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope facing onto a highway. In such cases, planning permission is likely to be refused. The rules governing other locations on the building are complex so it is always best to ask the Council whether planning permission is required before carrying out the work.
- 2.7 Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.
- 2.8 For listed buildings, Listed Building Consent is required for the installation of antennas or aerials on any part of the building, in addition to any planning permission. If the Council considers that the installation will have an adverse effect on the significance of the building, consent will usually be refused.
- 2.9 **Boundaries** - Historic property boundaries make an important contribution to the character of the conservation area. Planning permission is required for new walls or fences that are more than a metre high fronting the highway or two metres high elsewhere. Listed building consent is required for removal of part or all a boundary to a listed building.
- 2.10 **Article 4 directions** - Permitted development rights may be withdrawn if the Borough Council imposes an Article 4 direction. In the Talbot Village Conservation Area, the scope for such a direction is limited because most of the buildings are listed and are therefore closely controlled already.
- 2.11 A direction does not mean that development will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.
- 2.12 **Trees** - trees can offer many benefits, including:

- providing visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments;
 - displaying seasonal change and providing opportunities for wildlife in built-up areas;
 - making places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.
- 2.13 Trees are also important elements of green infrastructure, contributing to urban cooling through evapo-transpiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource that can significantly contribute to climate change adaptation.
- 2.14 Within conservation areas, anyone intending to carry out works to a tree greater than 75mm diameter when measured at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. 'Works' are defined as a). Cut down b). Top c). Lop d). Uproot e). Wilfully damage, or f). Wilfully destroy. This provision gives the Council an opportunity to assess whether the tree makes a positive contribution to the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from inappropriate works.
- 2.15 All of the woodland area at Talbot Village is protected by a 'Woodland', 'Group' or 'Individual' Tree Preservation Order. Woodland designation Tree Preservation Orders protect all trees whatever their size on the day the Order was made and all of the trees that have grown since. Group Tree Preservation Orders protect trees within that group that were present on the day the Order was made or they can be individually named trees within that group. Individual Tree Preservation Orders protect individual named trees.

Planning policy and guidance

- 2.16 The legislation and planning policy at national and local levels are set out in Section 3 of the Talbot Village Conservation Area Appraisal. The most relevant documents are:
- Planning (Listed Buildings and Conservation Areas) Act 1990
 - The National Planning Policy Framework – March 2012
 - The National Planning Practice Guidance – March 2014 and subsequent updates
 - Bournemouth Local Plan: Core Strategy – 2012
 - Bournemouth District-wide Local Plan (saved policies) – 2002
 - English Heritage – Understanding Place: Conservation area designation, appraisal and management – 2011

Sustainability

- 2.17 With rising concerns about climate change, there is an increasing demand for energy efficiency for micro-generation, for instance through wind turbines, solar and photovoltaic panels, and heat pumps. The government encourages sustainable energy generation and has indicated that devices should be permitted development provided they cause no nuisance to others. This includes any adverse effects on the character of conservation areas or harm to listed buildings. Permitted development also does not cover listed buildings. While many residents of Bournemouth will be keen to play their part, it is important that this should not lead to unintended consequences.
- 2.18 The greatest heat loss in a house is through the roof, and insulating the roof is therefore the most effective way of reducing heat loss. This has the benefit that there is no impact on the appearance of the building. The installation of double glazing can also help, but because most of the buildings in the Talbot Village Conservation Area are controlled as listed buildings, double glazing and uPVC window frames will be unacceptable in planning terms. In any case, regardless of the planning issues, the sustainability of plastics that are not bio-degradable is highly questionable.
- 2.19 Heat loss and acoustic insulation in single-glazed windows can be greatly improved by the installation of draught-stripping and there are several companies which offer a retro-fit service, the cost of which compares well against the total replacement of the original windows. The use of secondary glazing is a possible alternative that is particularly effective in reducing noise levels on busy roads and can be carried out with a minimal effect on the appearance of some original windows. A clear understanding of the impact on an individual listed building, however, is needed in order to carry out works successfully.
- 2.20 In the broader context, it is important to recognise that historic buildings are, by definition, inherently sustainable on account of their embodied energy, the low 'product miles' of local building materials, their adaptability and their high thermal mass.
- 2.21 English Heritage (now Historic England) has published a series of documents to provide guidance on climate change and the historic environment based on extensive research.
- 2.22 Trees are also important elements of green infrastructure, contributing to urban cooling through evapo-transpiration and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource that can significantly contribute to climate change adaptation.



Figure 1 – Management Plan Map

3. Strategic issues

Talbot Village Trust

- 3.1 While the layout of buildings within the conservation area remains much as it was in the 1860s, the rural context has changed completely. This has led to a role reversal: The farmland which gave the village much of its economic purpose has been largely urbanised so that what was once a settlement in open countryside has now become a rural fragment in an urban setting.
- 3.2 The physical effects of this have been seen in the loss of the outlying farms and the current dis-use of White Farm, now devoid of its agricultural land; the extent of the woodland, now more dense than at any time; and the urban pressures to increase the capacity of the school and the church, with a consequential demand for increased car parking
- 3.3 The estate cottages were originally intended to promote self-sufficiency as an antidote to poverty. Now, they are let mainly as social and charitable housing and there are concerns that the size of the plots makes them difficult for some residents to manage. There is a question mark therefore about who this housing should serve in the future if the heritage significance of the conservation area is to be preserved.
- 3.4 The way in which the area is perceived has also changed. It is now:
 - An important illustration of a remarkable history
 - Significant for the survival of its buildings with minimal change
 - Densely wooded resulting in a perceived threatening environment
 - A recreational and educational resource - a green 'oasis' with potential
 - A contrasting setting for the two universities
- 3.5 The charitable purposes of the Talbot sisters were vested in the Talbot Village Trust, which still owns most of the land and buildings in the conservation area. It too has had to adapt. Much of the farmland beyond the conservation area has been sold, or compulsorily purchased, for development and the capital derived from these sales is invested to fund charitable works throughout south east Dorset. Accordingly, the village is no longer the focus of the Trust's work.
- 3.6 The Talbot Village Trust is responsible for the fabric of the majority of the Conservation Area – the trees, woodland, paths and buildings. This fabric is now older and its heritage significance has increased over time. The stewardship and future success of the Conservation Area as a designated heritage asset, along with the individual buildings, woodland, green/open spaces and footpaths should continue to form part of the Talbot Village Trust's commitment to the management of these heritage assets. The Trust's primary objectives, however, remain to provide opportunities for social change in the wider sense.

Action 1 The Local Authority should continue to work with the Talbot Village Trust to enable viable stewardship of the Conservation Area in order to deliver the Management Plan Vision.

Bournemouth University and Arts University Bournemouth

- 3.7 Talbot Village has an important and contrasting relationship with the two adjacent universities, particularly in terms of: scale of buildings, intensity of activity and movement and types of uses. University students use the Conservation Area as a route to campus and for parking, and many also use the woodland areas as part of their creative and other studies. This helps to bring life and activity to the area. However, expansion of the universities and pressure to provide high quality student experience and facilities means that the character of the conservation area is vulnerable to development pressure.
- 3.8 Increased awareness and understanding of why the area is special and unique within Bournemouth and not just 'some woods', would assist in making best use of the Conservation Area as a teaching resource. Both Universities have courses in a range of subjects which are relevant to Talbot Village. These include: biological science, animal studies, ecology and wildlife, events and leisure, marketing, tourism and arts. The Universities could increase their use of the area as a resource and as an example of a case study on their doorstep which can be and incorporated into their courses. Similarly, students could get involved with promoting, marketing and events in the area as part of their course. This could be a cost effective and creative resource and complement events and activities across the town.

Action 2 *In their forward planning, the universities will be encouraged to acknowledge, use and respect the value of the Talbot Village Conservation Area both as a backdrop to their sites and as a cultural, educational and recreational resource.*

Talbot Project (Masterplan)

- 3.9 The five major landowners in the wider Talbot area, the Talbot Village Trust (TVT), Bournemouth University (BU), Arts University Bournemouth (AUB), Bournemouth Borough Council and the Borough of Poole have agreed to collaborate to prepare a master plan. This master plan, known as 'The Talbot Project' proposes a long term strategy that will:
1. Assist the universities to flourish, develop and attract spin off enterprises and business and drive the local economy
 2. Provide opportunity for the universities to deliver their ambitions to create a better student experience
 3. Deliver a long term sustainable future for the Talbot Model Village (the Conservation Area)
 4. Protect and enhance the area's landscape and architectural assets
 5. Deliver added benefits to the wider community
- 3.10 The master plan process has been through two stakeholder consultation events. The results of this process were a draft document 'The Talbot Project Outline Masterplan' (December 2013). This work has highlighted the pressures, set out a vision, explored ideas for change and how these could be delivered.

- 3.11 Currently, the masterplan, reflects these early ideas as part of an on-going dialogue and mechanism to think cross boundary and in partnership. It has no formal status within the planning decision making process. The masterplan requires the information and approach from this Conservation Area Appraisal and Management Plan to make it realistic and robust. Therefore, we anticipate that following public consultation on both these documents, the master plan can be updated to reflect the outcome of the work.
- 3.12 The Borough of Poole are simultaneously taking forward a supplementary planning document (SPD), based on the work in the masterplan setting out opportunities for change including both Universities that fall within their boundary. The SPD does not include land within the original Talbot Village i.e the Conservation Area, which falls within Bournemouth.
- 3.13 Details for Borough of Poole's SPD are available:

<http://www.poole.gov.uk/newsroom/august-2015/a-bold-new-vision-for-talbot-village/>

Details for the Talbot Project can be found here:

www.talbotproject.org

4. Organisational issues

Common standards

- 4.1 The benefit from common ownership of almost all of the buildings in the conservation area provides the opportunity to adopt common standards and expectations. These can cover the proper use of traditional building materials and appropriate upgrading of listed buildings for 21st century use. They can also set out the balance of expectations between owner and occupiers for stewardship and use that best maintains the special interest of the buildings.
- 4.2 Although primarily the responsibility of the Talbot Village Trust, Bournemouth Council's planning section could assist with the exploration of the content of common standards. There will also need to be a programme of investment and refurbishment to be agreed with the Local Planning Authority.

Action 3 *The Talbot Village Trust in partnership with the Local Planning Authority should consider the potential for the preparation of a Heritage Partnership Agreement dealing with aspects of the repair and use of properties and land within the Conservation Area.*

Use of the woodland

- 4.3 When the village was first set out, in the second half of the 19th century, it would not have been within a woodland setting, as it was created out of the extensive

open heathland of South East Dorset. Marianne Talbot is known to be responsible for strategic tree planting and the extensive tree cover that we see today is a combination of her work and self-seeded trees.

- 4.4 The woodland, it's tranquil atmosphere and verdant setting for the listed buildings today is a key part of the special interest of the conservation area as it is today. However, the woodland is also perceived to be underused, overgrown and as a result people can fear for their personal safety. This is partly because of the quick transition from an urban to a rural and wooded area. Some of these perceptions would not arise in a woodland set in a wider rural context, but they are a reality here.
- 4.5 Woodland areas can be used in a variety of ways to enliven them, to provide an educational or recreational experience and to provide the land owner with income or a secondary source of fuel (through wood pellet recycling for example). Enlivening activities can include use by children and youth groups – natural camping, tree climbing, survival, orienteering and Duke of Edinburgh Award scheme training. Learning experiences for all ages could include: wildlife, trees and woodland and heritage trails, photography, painting and other creative projects and woodland management demonstrations. Action 2 also notes the current and potential use of the woods by students at the nearby Universities.

Action 4 The Talbot Village Trust will be encouraged to consider how the woods could be put to a more active community and economic use which is sympathetic to the natural, historic and wooded aspects of the Conservation Area.

Appreciation and promotion

- 4.6 The formal involvement of Bournemouth Borough Council is largely through the planning system. However, there is a strong case for publicising conservation areas both to raise awareness of the contribution they make to the cultural value of the Borough and to promote 'ownership' by local communities. Bournemouth's Tourism Strategy, Cultural & Arts Strategy and the sustainable tourism agenda should promote conservation areas and encourage and engage with visitors and the local community and promote understanding through the use of heritage trails.

Action 5 In combination with other actions, Bournemouth Borough Council, together with the Talbot Village Trust should raise awareness of the special interest of this conservation area in order to promote its wider stewardship and enjoyment.

Self sufficiency

- 4.7 As part of enlivening the area and promoting an awareness of some of the original ideas about land use and self sufficiency, the Talbot Village Trust and Bournemouth Council could explore the potential to reignite the self sustaining

agenda. The existing allotments already provide a positive and complementary use within the Conservation Area.

- 4.8 The self sustaining agenda could also be promoted through the work of Bournemouth and Poole Sustainable Food Cities and include the encouragement of further individual and community gardening and self sufficiency. This is a highly popular and fast growing community activity. There could be a link with local restaurants who promote locally grown produce on their menus.

***Action 6** The Talbot Village Trust, with other stakeholders and potential commercial partners should explore opportunities to re-invigorate and provide the opportunities to promote a self sufficiency agenda within Talbot Village Conservation Area.*

5. Planning policy and control

Updates to Planning policy and guidance

- 5.1 Section 12 of the National Planning Policy Framework expects local authorities to set out a strategy for conservation in their local plans. This can be achieved through:
- general points of principle, such as the need to sustain the significance of heritage assets
 - policies specific to particular assets, such as conservation areas
 - policy and guidance related to the conservation and enhancement of the more-vulnerable aspects of heritage
- 5.2 The Local Planning Authority will need to work closely with the Talbot Village Trust and other relevant partners in order to meet its statutory obligations to preserve or enhance the character or appearance of the Conservation Area. This includes working through the justification for enabling development to secure a sustainable future for the Conservation Area. If enabling development is pursued, any significant development should be limited to the opportunities already identified in the Bournemouth Local Plan; this will also include securing the appropriate and sympathetic design of new buildings as well as examining potential alterations to existing ones. Important design details will include: appropriate boundary treatment, size, scale, form, footprint, materials and appearance, with design cues taken from the original cottages. (This does not necessarily mean pastiche). The primary consideration however will be to ensure the promotion of the preservation or enhancement of the special character and appearance of the area.

Action 7 *Planning policy for Talbot Village will be developed with the Appraisal and Management Plan forming part of the evidence base.*

Enforcement

- 5.3 Maintaining compliance with legal and policy requirements, and enforcement against breaches of control, are important elements of planning management. While public safety must always come first, enforcement in the historic environment is particularly important because the loss of heritage assets is irreplaceable. A protocol for enforcement should also cover the circumstances in which Urgent Works Notices, Repairs Notices or Amenity Notices will be served.

Action 8 *The Borough Council's Enforcement Protocol, giving due weight to the historic environment, will be widely publicised in order to avoid any claims of ignorance about requirements and expectations.*

Protected Trees

- 5.4 Within the conservation area, trees are protected by the requirement to give six weeks' notice to the Borough Council before undertaking any works. However, much of the woodland in the Talbot Village Conservation Area is anyway protected by Tree Preservation Orders.
- 5.5 In the area designated as Woodland TPO, a management agreement between the Council, The Forestry Commission and the Talbot Village Trust could reduce the amount of bureaucracy where so many trees are involved. The Forestry Commission provide grants for creating a management plan and for maintenance. See text at Action 12. Outside of the designated Woodland area, existing procedures for TPOs and Conservation Area consent would continue as these appear to work well.

Proactive Planning – White Farm

- 5.6 The majority of the buildings within the Conservation Area are well maintained, however, the buildings at White Farm require significant attention. A plan for the short term protection and repair and medium term re-use of these buildings needs to be prepared and implemented as a matter of urgency to safeguard these important listed buildings.

Action 9 *The Local Planning Authority will proactively seek the repair and re-use of the buildings and land associated with White Farm to ensure a viable future for this important farm group.*

6. Economic issues and opportunities for development

Talbot Village Trust

- 6.1 Talbot Village Trust is the primary land owner in the Conservation Area. The Talbot Village Trust was originally established in order to maintain a community as a means for taking people out of poverty through self-sufficiency by providing a healthy communal living and working environment. Over time, the delivery of the Trust's charitable purposes has changed. Income from land sales has enabled the Trust to extend its work to meet needs beyond the confines of the original estate and to donate to causes across SE Dorset. In 2013, 37 different organisations benefitted from a pot of £1,141,000.
- 6.2 Within the conservation area, the roles of the school and the church have intensified to serve a much-wider area. Meanwhile, the houses continue to meet a local housing need and tenants benefit from not having the expense of carrying out repairs and maintenance to the properties as these fall to the property owner – Talbot Village Trust. However, the plots of up to an acre, which are a major part of the character of the area, are generally used more for leisure than self-sufficiency/food provision. (See the start of this Management Plan for the Trust's charitable objectives).

***Action 10** Bournemouth Council, partners and interested parties will encourage the Talbot Village Trust to proactively plan to enable the future management of the conservation area.*

Potential development

- 6.3 Talbot Village Conservation Area has areas which have the potential for development. Areas have been and are currently defined by planning policy ('saved' Policy 4.12) and have been precise in their scope and extent (6 houses), justified through clear rationale and link with the historic pattern of development.
- 6.4 This Management Plan has a number of Actions which in and of themselves are laudable and appropriate for the potential long term sustainability of the Conservation Area. However, there is no designated budget to deliver these actions. Whilst the Talbot Village Trust is committed to maintaining the good repair of buildings in its ownership it cannot justify or budget for Actions which are over and above its charitable objectives.
- 6.5 In order to deliver these actions which will preserve and enhance the Conservation Area, an enabling works protocol should be developed between the Council and the Talbot Village Trust whereby development parcels are defined (but not in detail) with a view to enabling sustainable development. The nature and extent of this potential enabling development will need to be proportionate to the need to sustain the heritage assets. They will therefore need to be justified

and accountable through the planning system (see also Delivering the Actions - para 9.5).

Action 11 *Bournemouth Council, Talbot Village Trust and other relevant parties should work together to pursue the potential to fund projects highlighted in the Management Plan with consideration given to appropriate and proportionate enabling development, based on 'saved' Policy 4.12 of the District Wide Local Plan, and other funding opportunities. This could take the form of a Development Delivery Plan.*

7. Spatial Issues

Trees and woodland

- 7.1 The extent and density of tree cover has progressively increased since the First World War when the area of Albion Woods was also exploited with gravel workings. As part of a management plan for the natural areas of the Conservation Area, proposals could include for example, cutting back of the shrub layer adjacent to the main lanes in order to improve amenity and security, and the planning of appropriate succession planting where trees are becoming over-mature as well as encouraging increased biodiversity. The Forestry Commission provide grants for creating a management plan and for maintenance.

Action 12 *Talbot Village Trust, Bournemouth Council and other partners should develop a woodland management plan beyond the immediate scope of the planning process to address the future role of woodland and its contribution to the character of the conservation area.*

Routes

- 7.2 Talbot Village has a proliferation of public rights of way (see Conservation Area Appraisal, map at Figure 3). These are used by those visiting: the school, church, its hall and graveyard, nearby Universities, along with dog walkers and general walkers including residents of the village. The nearby dog training area in Slades Farm complements the dog walking activity.
- 7.3 Planning policy for Talbot Village (Policy 4.12) currently expressly resists modern detailing for the public realm, such as kerbs and lighting. This maintains the important distinction between the rural character of the conservation area and its urbanised surroundings.

- 7.4 The use of the existing primary north-south through route, from Slade's Farm (Slades Lane), has intensified over the years as major land uses, such as the universities, have developed. This contributes to enlivening the area, but puts pressure on the unmade surface. Use of this route by young people also brings concerns about personal safety. This route now forms part of Bournemouth's local cycle network, although its present condition is not ideal for cycle use. It would be helpful therefore to see a sensitive upgrade of this route to some form of a hard surface, but one which is sympathetic to its rural woodland setting in colour, texture and design ie it must incorporate soft edges Option 1 – See Management Plan Map). This could be extended to include the northern entrance from Slades Farm to the woodland, which is currently laid to tarmac.
- 7.5 The wider Talbot Project (see paragraphs 3.9 - 3.13) suggests reconfiguration of the buildings on the University site to the south of Wallisdown Road (within the Borough of Poole). This may mean that an alternative north – south route will be more appropriate (Option 2 – Management Plan Map). Further work should be undertaken to establish the most appropriate primary north-south route.
- 7.6 The issue of lighting however, is more complex. Although the introduction of lighting could help to address the issue of perceived personal safety, it may also result in greater contrast between the areas that are lit and those not lit. Therefore, dark areas, still close to the path, would appear to be even darker. Lighting will also be an urban intrusion into the woodland. The appropriate solution therefore needs further investigation.

Action 13 *Talbot Village Trust together with the local planning and highway authorities and other partners should identify the most appropriate primary north-south route and consider a sensitive upgrade to its surface. Further study around the issues and options of potential lighting of this route should also be undertaken.*

- 7.7 There is also scope for improving the quality and appearance of some of the existing tarmac surfaces to the northern and southern gateway entrances to the Conservation Area, at Slades Farm and Wallisdown Road, or to the setting of or routes between key buildings, particularly public buildings.

Action 14 *Talbot Village Trust together with the local planning authority should consider upgrading and improving the appearance of areas of existing tarmac relating to gateway entrances to the Conservation Area or to the setting of and routes between key buildings (see map)*

Setting of the Conservation Area

- 7.8 The setting of the Conservation Area has changed significantly during the last 150 years and continues to be put under pressure from adjacent uses and infrastructure (such as transport interventions).
- 7.9 In views from the north, the belt of trees provides a strong edge to the contrasting openness of the adjacent playing fields.
- 7.10 To the south, the Arcadian character of the conservation area contrasts with the urban developments south of Wallisdown Road (within the Borough of Poole). Views towards the Conservation Area have changed over time, with the trees now providing a heavy screen, protecting residents from the worst effects of the traffic, and hiding high quality listed buildings. This road carries a heavy volume of traffic, with traditional transport junction solutions which favour motor vehicles. This detracts from the character and appearance of Talbot Village.
- 7.11 The partnership working between Bournemouth and Poole Councils, both Universities and the Talbot Village Trust, should include an exploration of public realm/road improvement schemes. This is with a view to improving the appearance and functionality of this part of Wallisdown Road, which includes the gateway entrance to the Conservation Area, for pedestrians and cyclists.
- 7.12 Appropriate interventions to improve the setting and appearance of the Conservation Area, particularly from Wallisdown Road could be explored as part of the management of the woodland and landscape.

Action 15 *The setting of the conservation area will be safeguarded through the planning system and other processes by preserving the openness of the playing fields to the north and by traffic management and or public realm/road improvement schemes and exploration of sensitive woodland management on Wallisdown Road to the south.*

Signs

- 7.13 There are a number of different types of signs with the Conservation Area. These range from traditional highway signs identifying a principal walking and cycling route, through to wooden signs near the ground or on trees identifying that the land belongs to the Talbot Village Trust or pointing to the direction of White Farm. There is also an original stone sign at the corner of Wallisdown Road and Alton Road which identifies Talbot Village.
- 7.14 There is scope to improve the quality of many of these signs and to provide information boards with maps of pathways and details about the history and nature conservation value of the area. The Talbot Village Trust could take a lead

in this, working in partnership with the Council, who have responsibility for highway signs, including walking and cycling.

Action 16 *The Talbot Village Trust should consider re-branding the village signage and providing a consistent and uniform design of signs and information boards in discussion with key stakeholders.*

Parking and vehicle movement

- 7.15 The combination of a successful school and church in close proximity to 2 Universities puts the area under significant pressure – in terms of parking, vehicle movement and access arrangements. These are therefore important issues within the Conservation Area and a key challenge to resolve, particularly at peak times.
- 7.16 The Management Plan does not necessarily advocate more car parking spaces. However the design, particularly in terms of surface materials and landscaping (much is laid to tarmac) and future needs and management do need to be addressed (see also Actions 18 and 19).

Action 17 *The Talbot Village Trust and Bournemouth Council should produce a parking strategy to look at: existing and future capacity, traffic management within the Conservation Area, alternative parking provisions, detailed design of present and proposed parking provision within the Conservation Area and a Travel Plan to include parking, cycling and walking. This is with a view to promoting solutions which will preserve and enhance the character and appearance of the Conservation Area.*

8. Site specific issues

White Farm

- 8.1 White Farm, as noted in the Planning policy and control section above requires intervention and Action 9 covers this.

St Mark's School

- 8.2 The school has expanded significantly over time to fill its plot and now appears to be at capacity. A key issue for the school are the problems caused by pick up and drop off at the start and end of the school day. Changes are likely to be needed to improve the management of this. The appearance of the existing car park is also poor, consisting of a large area of tarmac.

- 8.3 Any further change to the building, playground or car parking would need to preserve or enhance the character or appearance of the Conservation Area and maintain the integrity of the listed building and its setting (see also Action 17).

Action 18 *Ensure that the needs of the school, its playground and the car park are accommodated without detracting from the character or appearance of the Conservation Area or harm to the listed building or its setting.*

St Mark's Church

- 8.4 Car parking around the church is haphazard and irregular, creating car dominated areas. The character and appearance of the Conservation Area would benefit from a reduction in the amount and organisation of the car parking. The existing tarmac surface could also be improved – see Action 14 and 17.
- 8.5 The churchyard has many excellent mature trees and succession planting is needed to ensure that the mature green character is maintained. The northern more modern part of the churchyard is rather devoid of planting in comparison. Additional tree and other planting here would help to reinforce the character of this part of the Conservation Area.
- 8.6 The church is already part of the national Living Churchyard Project run locally by the Dorset Wildlife Trust. This helps to promote planting and other methods for encouraging wildlife into churchyards and cemeteries. This is a positive community minded enterprise, which complements the Conservation Area.

Action 19 *St Mark's Church, Talbot Village Trust, Bournemouth Council and other partners should plan for maintenance, planting and appropriate car parking in and around the church and churchyard.*

Allotments

- 8.7 The allotments are owned by the Talbot Village Trust and have been identified in the Appraisal accompanying this Management Plan, as part of the significant open space in and around the Conservation Area. Its use and openness complements the self sufficiency origins of the area and provides a soft buffer and edge to the Conservation Area. Therefore, it is important that this use continues.

Action 20 *Talbot Village Trust will be encouraged to continue to manage the allotments positively as a complementary activity and as part of the Conservation Area Action Plan.*

9. Delivering the Actions

The strategy

- 9.1 The Conservation Area Appraisal, published as a companion to this Management Plan, has identified the challenges that Talbot Village faces and these are summarised at 1.8 above. These issues can be addressed by the actions listed in Appendix 1.
- 9.2 The actions range from those that can start immediately to those that can only be seen as aspirations at present pending the development of enabling works, resources and commitment. Spending decisions are constantly being made by the Talbot Village Trust, Bournemouth Council and its partners and the challenge is to ensure that such investments take account of the special interest of the conservation area. To be effective, this will require awareness and understanding of what will have the most positive effect on the Conservation Area in the most cost effective way.
- 9.3 It follows that priorities are a matter of expediency as well as urgency. The Action Plan at Appendix 2 sets out the required tasks in immediate, medium and longer-term timescales over a five-year period.
- 9.4 The management plan can only be effective if it is actively implemented and it is, therefore, important that responsibility for the actions is accepted and that tasks are included in the work plans assigned to specific groups or individuals. Success will require the commitment of a range of Council departments and the Talbot Village Trust to ensure sensitivity in the exercise of controls and the deployment of resources.
- 9.5 **Action 11** introduces the idea of enabling development as a mechanism to ensure the sustainable future of the Conservation Area and provide funding to allow the delivery of the pro-active actions in the Management Plan. It is anticipated that the detail of how this might develop into an effective enabling tool, will take the form of a Development Delivery Plan. In order to have the necessary weight in the Planning system, such a plan would need to give clear justification and be prepared in an accountable and transparent manner. It would need to involve key stakeholders in its preparation and be open to the public through a period of consultation (subject to some potential limitations on the release of sensitive financial information).

Expectations

- 9.6 **Bournemouth Borough Council** -The designation and review of conservation areas are legal requirements. In support of these statutory duties, the Borough Council can be expected to commit adequate resources by ensuring it maintains access to the necessary conservation skills and that it adopts appropriate planning policies. It should also ensure that communities are sufficiently well informed about the implications of designation so that they too can play their part.

- 9.7 While the administration of conservation areas is largely a reactive planning function, there are other activities that can have a bearing on character and appearance, for instance management of woodland, school maintenance, social housing, building control and fire regulation. It is important, therefore, that conservation aims are coordinated across local authority departments.
- 9.8 **Owners and residents** - The majority owner is the Talbot Village Trust which clearly understands the significance of the Talbot sisters' legacy. Nonetheless, it has to be remembered that standards used for modern environments should not be applied unthinkingly to areas and buildings that have stood the test of time.
- 9.9 Some degree of change is inevitable in conservation areas and in many cases the issue is not so much whether change should happen, but how it can be accommodated sensitively. Owners and residents can minimise the less desirable effects of change by employing specialist advice, by taking a contextual view of proposals rather than acting in isolation, and by avoiding unrealistic aspirations.
- 9.10 **Communities** - There are several communities with an interest in Talbot Village: those for whom it is home, the school, the church, those who use it for recreation, and neighbouring residential and educational communities. It is important that all are well-informed about the qualities of their conservation area and the management opportunities.

Priorities

- 9.11 The immediate (6-12 months), medium term (1-3 years) and longer term or continuous projects/actions are set out in Appendix 2, along with responsibilities. It is intended that these can be reviewed and updated as a living part of this document.

Commitment and adoption

- 9.12 It is important that the Borough Council and its partners should commit themselves corporately to the delivery of the Action points in the Management Plan.
- 9.13 It is also important that the Management plan is formally adopted by the Borough Council for planning purposes. It can then properly inform the Local Plan and it can carry due weight in the consideration of planning proposals.

Monitoring and review

- 9.14 The efficient delivery of heritage services requires regular monitoring of change and the drivers of change so that management adjustments can be made. For this, the Borough Council expects to undertake:
- Periodic reviews of the effectiveness with which the service addresses pressures for change
 - Reviews of the Talbot Village Conservation Area Appraisal aim to follow good practice of a five-year cycle

- Regular monitoring, review and updating of the Talbot Village Conservation Area Management Plan – aiming for annual review.
- 9.15 The reviews and monitoring can only be achieved if the local authority maintains sufficient resources and skills to be able to carry out the work within the time scales noted here.

10. Conclusion

- 10.1 The Talbot Village Conservation Area has undergone significant change and intensification over a period of time, in particular to the church and school.
- 10.2 It is vital that the Conservation Area is preserved and enhanced – that it is not harmed by over intensification and that features, such as woodland, allotments and open space, are appropriately managed.
- 10.3 It is also vital that the 3 key themes of:
- Sustainability
 - Partnership working and
 - 'Preserve or enhance'

are taken forward as a means to ensuring a positive future for the Talbot Village Conservation Area.

Appendix 1 – List of Actions

Strategic issues

- Action 1** *The Local Authority should continue to work with the Talbot Village Trust to enable viable stewardship of the Conservation Area in order to deliver the Management Plan Vision.*
- Action 2** *In their forward planning, the universities should be encouraged to acknowledge, use and respect the value of the Talbot Village Conservation area both as a backdrop to their sites and as a cultural, educational and recreational resource.*

Organisational issues

- Action 3** *The Talbot Village Trust in partnership with the Local Planning Authority should consider the potential for the preparation of a Heritage Partnership Agreement dealing with aspects of the repair and use of properties and land within the Conservation Area.*
- Action 4** *The Talbot Village Trust should consider how the woods could be put to a more active community and economic use.*
- Action 5** *In combination with other actions, Bournemouth Borough Council, together with the Talbot Village Trust should raise awareness of the special interest of this conservation area in order to promote its wider stewardship and enjoyment*

Planning policy and control

- Action 6** *The Talbot Village Trust, with other stakeholders and potential commercial partners should explore opportunities to re-invigorate and provide the opportunities to promote a self sufficiency agenda within Talbot Village Conservation Area.*

Action 7 *Planning policy for Talbot Village should be developed with the Appraisal and Management Plan forming part of the evidence base.*

Action 8 *The Borough Council's Enforcement Protocol, giving due weight to the historic environment, should be widely publicised in order to avoid any claims of ignorance about requirements and expectations.*

Action 9 *The Local Planning Authority should proactively seek the repair and re-use of the buildings and land associated with White Farm to ensure a viable future for this important farm group.*

Action 10 *Bournemouth Council, partners and interested parties will encourage the Talbot Village Trust to proactively plan to enable the future management of the conservation area.*

Economic issues and opportunities for development

Action 11 *Bournemouth Council, Talbot Village Trust and other relevant parties should work together to pursue the potential to fund projects highlighted in the Management Plan with consideration given to appropriate and proportionate enabling development and other funding opportunities. This could take the form of a Development Delivery Plan.*

Spatial issues

Action 12 *Talbot Village Trust, Bournemouth Council and other partners should develop a woodland management plan beyond the immediate scope of the planning process to address the future role of woodland and its contribution to the character of the conservation area.*

Action 13 *Talbot Village Trust together with the local planning and highway authorities and other partners should identify the most appropriate primary north-south route and consider a sensitive upgrade to its*

surface. Further study around the issues and options of potential lighting of this route should also be undertaken.

Action 14 *Talbot Village Trust together with the local planning authority should consider upgrading and improving the appearance of areas of existing tarmac relating to gateway entrances to the Conservation Area or to the setting of and routes between key buildings (see map)*

Action 15 *The setting of the conservation area should be safeguarded through the planning system and other processes by preserving the openness of the playing fields to the north and by traffic management and or public realm/road improvement schemes and exploration of sensitive woodland management on Wallisdown Road to the south.*

Action 16 *The Talbot Village Trust should consider re-branding the village signage and providing a consistent and uniform design of signs and information boards in discussion with key stakeholders.*

Site specific issues

Action 17 *The Talbot Village Trust and Bournemouth Council should produce a parking strategy to look at existing and future capacity, traffic management within the Conservation Area, alternative parking provisions and the detailed design of present and proposed parking provision within the Conservation Area, with a view to promoting solutions which will preserve and enhance the character and appearance of the Conservation Area.*

Action 18 *Ensure that the needs of the school, its playground and the car park are accommodated without detracting from the character or appearance of the Conservation Area or harm to the listed building or its setting.*

Action 19 *St Mark's Church, Talbot Village Trust, Bournemouth Council and other partners should plan for maintenance, planting and appropriate car parking in and around the church and churchyard.*

Action 20 *Talbot Village Trust should continue to manage the allotments positively as a complementary activity and as part of the Conservation Area Action Plan.*

Appendix 2 - Action Plan

Intended as living part of this management plan

KEY

TVT = Talbot Village Trust

BBC = Bournemouth Borough Council

IMMEDIATE PROJECTS/ACTIONS (6-12 MONTHS – YEAR 1)

ACTION	RESPONSIBILITY
Formal adoption of the Talbot Village Conservation Area Appraisal as part of the evidence base for the Local Plan	BBC – Planning
Formal adoption of the Talbot Village Conservation Management Plan for planning purposes	BBC – Planning
Designate the small amendment proposed to the conservation area boundary (ie delete the small area east of White Farm)	BBC – Planning
Publicise the Borough Council's Enforcement Protocol with amendment if necessary (Action 8)	BBC – Enforcement
Establish a viable future for White Farm (Action 9)	BBC – Planning TVT

MEDIUM-TERM PROJECTS/ACTIONS (2-4 YEARS)

ACTION	RESPONSIBILITY	TIMESCALE
Potential preparation for a Heritage Partnership Agreement (Action 3)	BBC – Planning TVT	Year 2
Consider how the woods could be put to a more active community and economic use (Action 4)	TVT	Year 3
Explore opportunities to re-invigorate and provide opportunities to promote a self sufficiency agenda (Action 6)	TVT	Year 4
Develop Planning policy using the Management Plan as part of the evidence base (Action 7)	BBC – Planning	Year 3
Consider appropriate and proportionate enabling development to fund the projects in the Management Plan through a Development Delivery Plan (Action 11)	BBC – Planning TVT	Year 2
Develop a woodland management plan (Action 12)	TVT	Year 3

Consider a modest upgrade of surfacing to the primary north-south route (Action 13)	BBC – Planning and Transport TVT	Year 4
Preserve the openness to the north and traffic management and or public realm improvement schemes and woodland management to the south. (Action 15)	BBC – Planning and Transport TVT	Year 4
Provide new, consistent signs and information boards (Action 16)	TVT	Year 2
Produce a parking strategy for the Conservation Area (Action 17)	BBC – Planning and Transport TVT	Year 4
Regular review of this management plan - aim for annual review	BBC – Planning	Year 2

LONGER-TERM PROJECTS/ACTIONS (5-7 YEARS/ CONTINUOUS)

ACTION	RESPONSIBILITY	TIMESCALE
Partnership working in order to deliver the Management Plan vision (Action 1)	All	Ongoing
Universities encouraged to acknowledge, use and respect the Conservation Area (Action 2)	Bournemouth Uni Arts Uni	Ongoing
Raise awareness of the special interest of this Conservation Area (Action 5)	BBC – Planning, Tourism, Parks TVT	Ongoing
Proactively plan the future management of the Conservation Area (Action 10)	TVT	Ongoing
Upgrade and improve the appearance of existing tarmac areas (Action 14)	TVT	Year 5/6
Ensure the needs of the school area accommodated without detracting from the character of appearance of the Conservation Area (Action 18)	BBC – Planning St Mark's School	Ongoing
Plan for maintenance, planting and appropriate parking around the church and churchyard (Action 19)	BBC – Planning St Mark's Church	Year 5/6
Manage the allotments positively as a complementary activity as part of the Conservation Area (Action 20)	TVT	Ongoing
Review of the Talbot Village Conservation Area Appraisal – aim for 5 year review	BBC – Planning	Year 5