

**CABINET– 13 OCTOBER 2011**

**CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS – CHIPSTEAD VILLAGE, AND BRITTAINS FARM ( SEVENOAKS)**

Report of the: Community and Planning Services Director

Also considered by: Environment Services Select Committee – 6 September 2011

Status: For Decision

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**Executive Summary: To review Conservation Area and Management Plans for Chipstead village Conservation Area and Brittain's Farm, Sevenoaks Conservation Area.**

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**This report supports the Key Aim** of the Green and Healthy Environment theme of the Community Plan

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**Portfolio Holder** Cllr. Mrs. J. Davison

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**Head of Service** Head of Development Services, Jim Kehoe

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**Recommendation:** That the Chipstead Village and Brittain's Farm draft Conservation Area Appraisal and Management Plans attached as Appendices B and C to this report be adopted as informal planning guidance.

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**Background**

- 1 This report seeks Members support for new Conservation Area Appraisal and Management Plans for Chipstead village and Brittain's Farm. These new plans have been prepared to meet our local Best Value performance requirements and as part of background work which will contribute to the Local Development Framework (LDF).
- 2 Large scale maps of these areas will be displayed in the Committee Room before the meeting.
- 3 People in the District place a high value on the quality of its landscape, historic character and open spaces according to the Sevenoaks District Sustainable Community Plan. The views expressed through consultations on the Plans are influencing the emerging policies in the Local Development Framework and the Community Plan themes to maintain and enhance a high quality landscape and

built environment.

- 4 Two of the priorities for the next three years are to protect the historic character of towns and villages and encourage quality design that respects the scale and design of existing developments. These new plans will help to achieve these priorities. Sevenoaks is the only District in Kent to have all forty of its conservation areas covered by Appraisals although some are now more than five years old. These are being updated over the coming years to take account of revised boundaries and policy and developmental changes.

### **Introduction**

- 5 The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Clear and concise appraisals of the character of conservation areas provide a sound basis for their designation and management and will inform local development documents (LDDs), and provide a framework for the control of development. Management proposals can be used to inform future policy and guide all involved in the planning, design and development of specific conservation areas.
- 6 The Council adopted and published our first tranche of conservation area appraisals from 2000 to 2003. They assessed character and made some suggestions about future policy, including revised conservation area boundaries. These appraisals have been used by development control officers and included in land charge searches since that time. These new documents will replace the Chipstead and Brittain's Farm Conservation Area Appraisals. Relevant parts of the original appraisals are retained in the new conservation plans.

### **Conservation Area Boundary Review**

- 7 A review of the boundary for Chipstead village was undertaken in 2006 when it was extended. No further extension is considered appropriate as part of this study.
- 8 No extension to the Brittain's Farm boundary is considered appropriate.

### **Conservation Area Management**

- 9 The management of the historic environment depends on three things:
  - sound core principles;

- clear adopted policies, based on those principles;
  - the quality of decisions and actions that stem from these policies.
- 10 The key aims of the draft Appraisal and Management Plans are to: -
- Raise awareness of the importance and value of the local heritage;
  - Identify distinctive built form character areas within the conservation area; including buildings, structures and features;
  - Identify distinctive public realm character within the conservation area and provide guidance and establish key actions to preserve and enhance the public realm;
  - Outline the key statutory requirements in respect of development within the conservation area and provide guidance and set out actions to secure the proper and effective application of these requirements;
  - Propose the implementation of management procedures to co-ordinate the delivery of new works and maintenance works within the public realm.
- 11 When adopted as informal planning guidance these Appraisal and Management Plans will be a material consideration in the determination of development proposals.

### **Procedure**

- 12 There is no statutory duty to consult when preparing appraisals or management plans but consultation has been carried out with the Residents and the Parish and County Council in order to comply with the Council's Statement of Community Involvement. Local Conservation Groups, local Members and English Heritage have also been consulted. The plan has been amended in response to these consultations. The results of the consultation are attached at Appendix A..

### **Options**

- 13 The Council has a statutory duty to both designate and review conservation areas and to produce appraisals and management plans.

## **Key Implications**

### Financial

- 14 The production of these appraisals and management is accommodated within existing budgets.
- 15 the cost of printing and map production has been allowed for in existing budgets.

### Legal, Human Rights

- 16 The council has a statutory duty under the provisions of section 69 of the Planning ( Listed Buildings and Conservation Areas) Act 1990 to designate and review conservation areas and is now required to produce appraisals and management plans for each area.

### Resource (non-financial)

- 17 No specific resource implications arising from the content of this report.
- 18 When reviewing conservation area appraisals or producing management plans it is important that the implications are fully understood. There are implications for owners of buildings and land in conservation areas, and for local authorities who must take their resource limitations into account when designating boundaries and producing plans.

### Sustainability

- 19 The LDF will be subject to a statutory Sustainability Appraisal.

### Risk Assessment Statement

- 20 Conservation areas are a statutory land designation, which will be identified in the emerging LDF. Section 20 of the Planning and Compulsory Purchase Act 2004 requires that the documents should be up to date and sound. It is considered that the preparation of Conservation Area Appraisals and Management Plans will satisfy the test for soundness required under the Act.

## **Conclusions**

- 21 The Council has a statutory duty under the provisions of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate and

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review conservation areas and is now required to produce appraisals and management plans for each of our areas. This plan will help the local community, developers, local authorities and development professions engage in the conservation and enhancement of the local historic environment and secure the long term viability of this conservation area as an important heritage asset.

**Sources of Information:**

Conservation Principles – English Heritage  
2008

Guidance on the Management of  
Conservation Areas – English Heritage 2006

Guidance on Conservation Area Appraisals -  
English Heritage 2006

Sevenoaks District Local Plan - Sevenoaks  
District Council 2000

Conservation Area Appraisals - English  
Heritage 1997

“Planning for People” Statement of  
Community Involvement

Development in the Historic Environment  
(1995)

**Contact Officer(s):**

Aaron Hill/ Nicole Twort

**Kristen Paterson  
Community and Planning Services Director**

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**Chipstead Conservation Area Appraisal and Management Plan -  
Consultation Results**

<b>Response received from:</b>	<b>Object:</b>	<b>Support:</b>	<b>Comment:</b>
Cllr Davison			Various comments incorporated
Chevening Parish Council			No comments made
DC Chair and Vice-Chair and Local Members: Cllrs London, Bosley, Mrs Dawson and Piper			No comments made
Aaron Hill, internal DC			Comments incorporated
Richard Wilson, internal, Head of Environmental & Operational Services			No comments made
Kristen Patterson, internal, Community & Planning Services Director			Comments incorporated
Alan Dyer, internal policy manager			Comments incorporated
Tony Cresswell –local resident	No	Yes	Comments incorporated

**Brittains Farm Conservation Area Boundary Review**  
**Consultation Results**

<b>Response received from:</b>	<b>Object:</b>	<b>Support:</b>	<b>Comment:</b>
DC Chair and Vice Chair and local members: Cllrs Bosley, Mrs Dawson, Mrs Broomby, Mrs Hunter			No comments made
Sevenoaks Town Council			No comments made
Kristen Paterson, internal Community and Planning Services Director			No comments made
Mr Hedley Jeune local resident	No	Yes	
Sevenoaks Society	No	Yes	No comments made
Alan Dyer, internal			Made appropriate changes
Aaron Hill, internal DC			Suggested changes made
Cllr Davison			