

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

PROPOSED DESIGNATION OF SEVENOAKS WEALD CONSERVATION AREA

Local Planning and Environment Advisory Committee - 19 November 2013

Report of Chief Planning Officer Community and Planning Services

Status: For Decision

Also considered by: Cabinet - 5 December 2013

Key Decision: No

Executive Summary: The area around and near The Green at Sevenoaks Weald is recommended for designation as a conservation area and adoption of the Conservation Area Appraisal and Management Plan.

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

Portfolio Holder Cllr. Ian Bosley

Contact Officer(s) Aaron Hill Ext. 7399 / Nicky Twort Ext. 7334

Recommendation to the Advisory Committee: That it be recommended to Cabinet that

- (a) a new Conservation Area be designated for Sevenoaks Weald; and
- (b) the Conservation Area Appraisal and Management Plan be adopted as Supplementary Planning Guidance

Recommendation to Cabinet: That

- (a) a new Conservation Area be designated for Sevenoaks Weald; and
- (b) the Conservation Area Appraisal and Management Plan be adopted as Supplementary Planning Guidance

Reason for recommendation. : It is considered that the special architectural and historic interest of the area meets the criteria for designation as a Conservation Area

Introduction and Background

- 1 This report seeks Members' support for a new Conservation Area at Sevenoaks Weald and the adoption of the Conservation Area Appraisal and Management Plan as a Supplementary Planning Document.
- 2 Large scale maps of the area 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.
- 4 The Planning (Listed Buildings and 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 management proposals 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.

Proposed Sevenoaks Weald Conservation Area

This Conservation Area Appraisal and Management Plan (CAMP) is the first to be produced for Weald and supports the designation of a proposed new conservation area. It has been produced in collaboration with District Council Members, Sevenoaks Weald Parish Council and local residents.

The evaluation of the area has involved an assessment of historic maps and a site survey and several 'walkabouts'. This has informed the recommendation to designate the area as a Conservation Area and its proposed boundary. A thorough assessment of the boundary has been made, and following a minor change to the position of the boundary on the east side of the Green, the boundary illustrated in the CAMP is recommended.

Sevenoaks Weald Conservation Area Appraisal and Management Plan

This Appraisal and Management Plan is based on best practice contained within the English Heritage guidance on Conservation Area Appraisals and Management Plans.

The Appraisal has been produced to set out the character and quality of the area as a whole, centred on the village green but extending beyond it to include properties in Church Road and Long Barn Road which contribute to the village character. When adopted as informal planning guidance the Appraisal and Management Plan will be a material consideration in the determination of development proposals.

Much of the village is within the Metropolitan Green Belt and the whole is in the Kent Downs Area of Outstanding Natural Beauty.

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 derive from these policies. In terms of future development and enhancement, all development in a conservation area, or which forms part of its setting, must respect its immediate environment and context, in terms of scale, alignment, form, materials and detailing.

The key aims of the CAMP are to raise awareness of the importance and value of the local heritage, identify distinctive buildings structures and features which contribute to the overall character, provide guidance and establish key actions to preserve and enhance the public realm, outline the key statutory requirements in respect of development.

Procedure

There is no statutory duty to consult when preparing appraisals/ management plans but consultation has been carried out with residents and the Parish Council in order to comply with the Council's Statement of Community Involvement. Local Members have also been consulted. Some changes have been made to the draft document in response to these consultations. The results of the consultation are attached at Appendix A.

Amendments made in respect of response to consultation have been incorporated into the document attached in Appendix B.

Key Implications

Financial

The production of the appraisal and management plan has been accommodated within existing budgets.

The cost of printing and map production has been allowed for in existing budgets.

Legal Implications and Risk Assessment Statement.

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.

The document is based on best practice contained in the English Heritage guidance and has involved local engagement. It is therefore considered to be a sound basis for the future conservation and management of the area.

Equality Impacts

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	N/A	
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		N/A

Resource (non financial)

No specific resource implications arise from the content of this report.

When designating conservation areas 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.

Conclusions

Under the statutory powers of section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has assessed the historic and architectural character of Weald, and proposes to designate a new conservation area for the area shown on the Character Appraisal Map of the Conservation Area Appraisal and Management Plan. There is strong community support for the designation. The CAMP will help the local community, developers, local authorities and development professionals engage in the conservation and enhancement of the local historic environment and secure the long term preservation of the character of the area as an important heritage asset.

Appendices

Appendix A – Responses to consultations

Appendix B – Draft Conservation Area - Appraisal and Management Plan, including maps

Background Papers:

[Conservation Principles - English Heritage 2008](#)

[Guidance on the Management of Conservation Areas- English Heritage 2006](#)

[Guidance on Conservation Area Appraisals - English](#)

[Heritage 2006](#)

[Sevenoaks Core Strategy](#)

[National Planning Policy Framework 2012](#)

Richard Morris
Chief Planning Officer- Community and Planning Services