

LOCAL PLAN UPDATE - HERITAGE

Planning Advisory Committee - ~~1 March~~ 14 March 2018

Report of Chief Planning Officer

Status For information

Key Decision No

This report supports the Key Aim of ensuring that Sevenoaks District remains a great place to live, work and visit.

Portfolio Holder Cllr. Robert Piper

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Recommendation: To note progress on the heritage evidence base of the draft Local Plan.

Reason for recommendation: To enable progression of the draft Local Plan

Introduction and Background

- 1 Sevenoaks District Council commissioned a review of the historic environment in the district in a joint project with Tunbridge Wells Council. The review would assist in meeting the recommendations in the National Planning Policy Framework (NPPF) for the inclusion of the historic environment in local plan making. The approach used to carry out the appraisal was consistent with national legislation and policy; specifically paragraphs 126 and 169 of the NPPF and section 7 of Historic England's guidance note *Good Practice Advice in Planning 1: The Historic Environment in Local Plans* (25 March 2015). The project is broken down into two stages, outlined below.
- 2 In addition to the overarching Historic Environment Review a review of five of the District's oldest conservation area appraisals (Leigh, Brasted High Street, Swanley Village, Seal, and Shoreham High Street) has been commissioned. Local authorities are legally obliged to review their conservation areas from time to time as set out in section 69 92) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Many conservation areas in the District were prepared more than a decade ago and review is overdue.

- 3 The Local List project including a new Supplementary Planning Document is almost complete. The production of a local list meets paragraph 2.24 of the Allocations and Development Management Plan (ADMP) 2015 which sets out the aim to produce a Local List. Locally listed buildings are non-designated heritage assets as defined by the NPPF and the Local List supports the evidence base for heritage policies.

Historic Environment Review (HER) - Stage 1

- 4 The aim of Stage 1 of the HER was to draw together existing sources of information and data into a single report to provide a quantitative and qualitative evidence base about Sevenoaks District's historic environment as a basis for plan making (paragraph 169 of the NPPF). This evidence base was then used to assess the significance of the heritage assets and to identify in the report the particular characteristics of the historic environment that give rise to the District's heritage and which are of strategic significance to them now.

Historic Environment Review (HER) Stage 1 report (Appendix 1)

- 5 The report gives a detailed historic overview of the District and identifies overarching geographical themes and social, economic and cultural drivers.
- 6 The report highlights a series of vulnerabilities to the historic environment within the District and also provides a summary of the key opportunities and recommendations for progression into Stage 2.

Historic Environment Review (HER) - Stage 2

- 7 The second stage will build on the information gathered and recommendations made in the first stage report and will be informed by the draft Issues and Options document. It will recommend ways to incorporate the historic environment into the strategic vision and objectives, as well as draft specific policies relating to the historic environment. It will also assess the potential of the District's heritage assets to contribute to the delivery of other sustainable development objectives (social, economic and environmental) and make recommendations for integration with draft policies.
- 8 Officers are due to hold an inception meeting with the commissioned consultants for the second stage in early March.

Conservation Area Appraisal update programme

- 9 A trial programme of updating conservation areas appraisals in a more innovative way has gone out to tender. The proposed format will provide briefer more user friendly documents for residents and planning officers. This review will support the policies relating to conservation areas and the wider historic environment.

Local List programme

- 10 The second tranche of the Local List will be put to Cabinet for adoption in 2018 following the completion of the public consultation. Some buildings on the 1st tranche will be subject to an Article 4 Direction to require planning permission to be sought prior to demolition. The approval of an Article 4 Direction for demolition on certain structures will also be sought from Cabinet for the 2nd tranche.

Other Options Considered and/or Rejected

- 11 A sound evidence base is required to develop the Local Plan and the projects outlined in this report support this.

Key Implications

Financial

Production of any additional policies or research recommend by the report will be funded from the Local Plan reserve.

Legal Implications and Risk Assessment Statement.

Preparation of a Local Plan is a statutory requirement. There are defined legal requirements that must be met in plan making which are considered when the plan is examined by a Government Planning Inspector. Risks associated with Local Plan making are set out in the Local Development Scheme.

Equality Assessment.

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The preparation and adoption of a Local Plan will directly impact on end users. The impacts will be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

Conclusion

The Sevenoaks District Local Plan 2015 - 2035 will replace the adopted Core Strategy 2011 and Allocations and Development Management Plan 2015. The document will reflect other strategic documents of the Council in particular the Corporate Plan, Community Plan and the Housing and Economic Development strategies. Development of a sound evidence base for the historic environment will inform the draft Local Plan, which will be prepared for a further round of public consultation this summer.

Appendices

Background Papers

Appendix A: Historic Environment Review (Stage 1)

Local List SPD -

<https://www.sevenoaks.gov.uk/locallist>

Richard Morris
Chief Planning Officer

Appendix 1

See separate document