

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN - EDENBRIDGE

Cabinet - 11 October 2012

Report of the: Community and Planning Services Director

Also considered by: Environment Select Committee - 4 September 2012

Status: For Decision

Executive Summary: To review Conservation Area and Management Plan for Edenbridge Conservation Area.

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

Portfolio Holder Cllr. Mrs. J. Davison

Head of Service Group Manager Planning, Alan Dyer

Recommendation: That the Edenbridge draft Conservation Area Appraisal and Management Plan, attached as Appendices B (Appraisal & management Plan) and C (Conservation Area plan) of this report, be adopted as informal planning guidance.

Background

1. This report seeks Members support for a new Conservation Area Appraisal and Management Plan for Edenbridge. This new plan has 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 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. 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. Priority is given 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 one of its conservation areas covered by Appraisals. These are currently 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. Conservation Area Appraisals and Management Plans 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 its 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. This new document will replace the Edenbridge Conservation Area Appraisal. Relevant elements of the original appraisal are retained in the new conservation area appraisal and management plans.

Conservation Area Boundary Review

7. It is proposed to alter the extent of the Edenbridge Conservation Area in five areas, which include both enlarging the Conservation Area, as well as omitting some areas from the Conservation Area. These changes are listed on page 7 of the appraisal. The proposed alterations to the extent of the conservation area are considered appropriate as part of this study.

Conservation Area Management

8. 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.

9. 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 public consultation has been carried out with key stakeholders, such as the Town Council, local residents and businesses, local ward councillors. The plan has been amended in response to these consultations. The key points of results of the consultation are attached in 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 this Appraisal and Management Plan 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 Conservation Area Appraisal and Management Plan is consistent with the LDF Core Strategy which has been 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 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:

National Planning Policy Framework 2012

Sevenoaks Core Strategy 2011

Conservation Principles – English Heritage 2008

Guidance on Conservation Area Appraisals – English Heritage 2006

Sevenoaks District Local Plan 2000

Conservation Area Appraisals – English Heritage 1997

“Planning for People” Statement of
Community Involvement

Contact Officer(s):

Aaron Hill/ Nicole Twort

**KRISTEN PATERSON
COMMUNITY AND PLANNING SERVICES DIRECTOR**

Appendix A:
Edenbridge Conservation Area Appraisal and Management Plan - Consultation
Results

Response received from:	Comment:
Cllr Mrs J Davison	Various comments/ factual corrections incorporated
Edenbridge Town Council	<p style="text-align: center;">Objects to the inclusion of the Market car park</p> <p><i>SDC response- It is considered to be appropriate for this land to be included as it is bounded on three sides by the existing Conservation Area and there are historic boundary walls worthy of retention</i></p>
DC Chair and Vice-Chair and Local Members: Cllrs R Davison ,Mrs Dawson, Orridge, and Scholey	No comments received
Aaron Hill, DC Team Manager	Comments incorporated
Hannah Godden Head of Planning Policy	Various policy updates and corrections incorporated
Kristen Patterson, internal, Community & Planning Services Director	No comments
Alan Dyer, internal policy manager	No comments
Public consultation	No comments received