

# SURREY HEATH BOROUGH COUNCIL

## LOCAL PLAN 2011-2028



### Designation of Local Heritage Assets Supplementary Planning Document

Regulation 14 Version  
May 2012



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## **Foreword**

The Designation of Local Heritage Assets Supplementary Planning Document (SPD) was adopted by the Borough Council's Executive on 22<sup>nd</sup> May 2012 and forms part of the Surrey Heath Local Plan 2011-2028. The document has being prepared in accordance with Regulation 14 of the Town and Country Planning (Local Development) (England) Regulations 2012.

The SPD sets out the criteria and survey methodology for assessing potential Local Heritage Assets for inclusion on the Council's Local List.

Should you have any queries regarding this document including whether you would like a copy in large print, Braille or another language, please contact the Council on 01276 707222 or alternatively e-mail [planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk)

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## 1. Introduction

- 1.1 The statutory list of buildings of special architectural or historical interest is defined with reference to standards of national significance and pays no regard to the local character, history and architecture of individual areas. Emphasis is very strongly in favour of buildings constructed before 1840.
- 1.2 Within Surrey Heath, there are many buildings and structures that may not meet the criteria for nationally listed buildings at present but do add to the cultural heritage of the Borough. Much of the historic development, particularly at the western end of the Borough, took place during the Victorian period. The result is that many fine buildings and structures that represent the early growth of areas like Camberley are unprotected by the statutory listing process. Consequently, from 1989 onwards Surrey Heath Borough Council has established and compiled a list of 'Structures of Local Significance' which have local architectural or historic significance and are deemed worthy of retention.

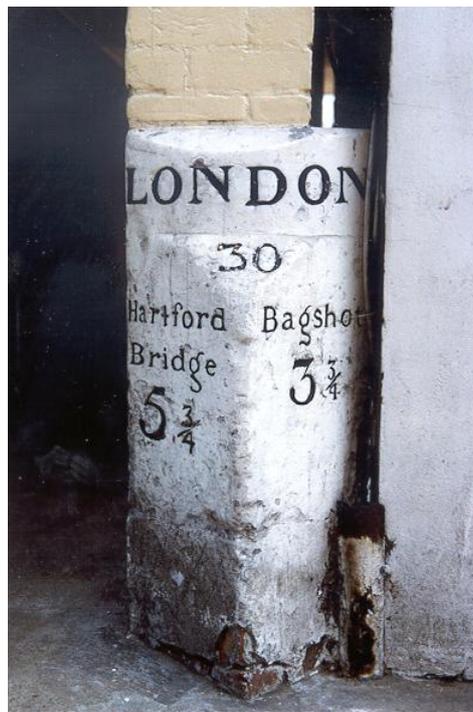


Image 1 Milestone, Bagshot

- 1.3 There are currently around 200 recognised Local Heritage Assets in Surrey Heath which contribute greatly to the local character of the Borough and should be protected or retained whenever possible. The purpose of this SPD is to provide the methodology and criteria for identification of buildings, structures and sites of local importance for inclusion in support of policy DM17 and supporting text of the Core Strategy and Development Management Policies DPD (CS&DM DPD).

## **2. Policy Background**

### ***National***

#### **National Planning Policy Framework**

##### *Conserving and enhancing the historic environment*

*A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.*

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*

#### **Core Strategy and Development Management Policies DPD**

##### **Policy DM17: Heritage**

*Development which affects any Heritage Asset should first establish and take account of its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. In determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable.*

*Within Areas of High Archaeological Potential, as identified on the proposals map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.*

*The Borough Council will from time to time review the Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.*

### 3. Criteria for Assessment

3.1 These criteria refer to Local Heritage Assets i.e. those assets identified by the Local Planning Authority which make a special contribution to the history, appearance, character and cultural value of Surrey Heath. Focus is on local rather than national significance. Only those assets that survive in a clearly recognisable form, with their historic features and layouts still present, will be chosen. Local Heritage Groups will be consulted in respect of any potential Local Heritage Asset that is submitted to the Council for consideration.

3.2 The following criteria apply:-

- a) Pre 1700: All buildings which retain evidence of style, form, construction. (It is likely that these buildings would be on the statutory list already, any found to fall in this category should be proposed for statutory listing)
- b) 1700-1840: All buildings where style, form and construction are still evident or able to be restored. (The best of these buildings would again be likely to be listed already and would be candidates for statutory listing)
- c) Structures between 1840-1914 that are of definite quality and character. Selection is necessary to ensure poor examples are not included. Examples of "local styles" will be particularly relevant.
- d) Between 1914-1939, only structures of particular quality and character will be considered. The selection should include particularly fine examples of the contemporary architectural styles and the principal works of any notable local architects.
- e) After 1939 only outstanding structures that represent a particular architectural style will be considered.

3.3 Other features that need to be taken into account:

- a) Significant internal features where known.
- b) Significant local historic or community associations – particular architect of regional or local note, historic associations, certain types of structure with specific community significance (schools, village halls, places of worship etc.)
- c) Examples of Artistic Innovation
- d) Example of new or emerging technology
- e) Group value – structures can be included for their group value if the structure is of marginal quality but has its significance enhanced due to its proximity to other good structures or to some formal planning layout of historic significance.
- f) Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the conservation area?
- g) Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- h) Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- i) Does it have significant historic association with established features such as the road layout, burgage plots, a town park, or a landscape feature?
- j) Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?

- k) Does it reflect the traditional functional character of, or former uses within, the area?
- l) Has it significant historic associations with local people or past events?
- m) Does its use contribute to the character or appearance of the conservation area?
- n) If a structure associated with a designated landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

## 4. Survey Methodology

- 4.1 The standard pro forma for survey purposes will need to detail the following information and each record will require visual documentation.

**Reference Number** (for internal filing purposes)

**Address/Location of Asset**

**Established Date of Origin** (including phases of development)

**Description**

- Building Typology
- External Appearance (materials/architectural details)
- Wider context

**Local Significance**

- Justification for inclusion as determined against the criteria within this SPD

**Group Value**

- Yes/No (If yes, extent of group should be documented and mapped)

## **5. Identified Local Heritage Assets**

- 5.1 Any planning proposals affecting Local Heritage Assets as defined on the Council's Local Heritage Asset List will need to give consideration to the relevant policies outlined in the National Planning Policy Framework (NPPF).
- 5.2 Applicants will also need to give consideration to Policy DM17 (Heritage) of the adopted Core Strategy and Development Management Policies DPD.