
Adoption of Local List Supplementary Planning Document

1 SUMMARY

- 1.1 This report seeks Member approval to adopt the Local List as a Supplementary Planning Document.
- 1.2 The Local List identifies buildings and items of street furniture which are of local historical and / or architectural importance (local heritage assets or LHAs), and gives them additional protection through the planning system.
- 1.3 As a Supplementary Planning Document, the Local List – if adopted – will be capable of being a material consideration in planning decisions, although it will not form part of the development plan.

2 ROLE OF THE LOCAL LIST SUPPLEMENTARY PLANNING DOCUMENT

- 2.1 The Local List is a Supplementary Planning Document. It identifies buildings and items of street furniture which are of local historical and / or architectural importance and gives them additional protection through the planning system. Whilst the Local List will not form part of the development plan, once adopted it will be capable of being considered a material consideration in planning decisions. Furthermore, the Local List relates to policies that are in the development plan (Policy CP3 of the Rochford Core Strategy) or are emerging and planned to form part of the development plan (Policy DM7 of the Development Management Document (Submission Draft))
- 2.2 The Rochford Core Strategy recognises that there are many buildings in the District that despite not being listed, are of local distinctiveness and form part of a familiar and cherished local scene.
- 2.3 The Council dropped the Local List during the preparation of the Rochford District Replacement Local Plan, but more recent guidance (*Review of Heritage Protection: the way forward* (2004) DCMS and *Heritage Protection for the 21st Century* (2007) DCMS) suggested that these lists do have a valuable role.
- 2.4 Although there is no statutory protection for buildings included on Local Lists, the Council will encourage owners to avoid demolition, unsympathetic alteration or changes which would diminish the architectural, historic or townscape value of these buildings.
- 2.5 The Rochford Core Strategy states that the Council will produce a Local List (Policy CP3) and will not approve any unsympathetic alterations, including replacement of traditional windows or alterations to the external cladding, to buildings included in the Local List. The relevant extract from the Rochford Core Strategy is appended to this report as a Background Paper.

2.6 The Council's emerging Development Management Document (which will form part of the Development Plan) includes a policy providing further detail on how planning applications for the alteration of buildings on the Local List will be considered. The Development Management Document is at an advanced stage, and is scheduled to be submitted to the Government for examination on 17 December 2013. The relevant extract from the emerging Development Management Document is appended to this report as a Background Paper.

2.7 In summary, the Local List provides the list of buildings / structures to which Policy DM7 of the emerging Development Management Document will apply.

3 PREPARATION OF THE LOCAL LIST SUPPLEMENTARY PLANNING DOCUMENT

3.1 Essex County Council's Senior Consultant on Historic Buildings (Robin Carpenter) has played a pivotal role in the production of the Local List, and the criteria for selection set out in the Local List were developed in consultation with him.

3.2 The Council wrote to Parish / Town Councils in December 2008, seeking their views on the items in the 1995 Local List, and whether there should be an additions or deletions.

3.3 In January 2011 the Council published a Discussion and Consultation Document on the Local List. This document consisted of a review of the buildings and items of street furniture which formed the 1995 Local List; together with those that had been suggested by Parish / Town Councils and items other items that had been submitted by members of the public or suggested through other consultations as part of the Local Development Framework process. This Discussion and Consultation Document listed both items that were considered worthy of inclusion on the Local List, as well as those that were not consideration to merit inclusion, with the reasons given in either case.

3.4 The Discussion and Consultation Document was subject to wide public consultation. Details of this consultation are set out in the Consultation Statement (see Background Document). Through this process, not only were comments on buildings and street furniture considered in the document, but additional items were also suggested.

3.5 The responses to the Discussion and Consultation Document were considered by the Council in conjunction with Essex County Council's Senior Consultant on Historic Buildings and a final Local List prepared.

4 FUTURE REVIEW OF THE LOCAL LIST SUPPLEMENTARY PLANNING DOCUMENT

4.1 In order for the Local List to be effective, it is important to ensure its integrity is retained and only items meriting inclusion are on the Local List. Nevertheless, and notwithstanding efforts to encourage items to be suggested and thorough assessment of these, it may be the case that additional buildings or street furniture of local historical or architectural importance come to the Council's attention in the future; or that additional information on previously considered items comes to light. In addition, whilst the Local List will afford included buildings and street furniture an additional degree of protection under the planning system, it is nevertheless the case that future alterations – including demolition – may still occur to items on the Local List, necessitating an update to the document.

4.2 As such, it is considered appropriate to keep the Local List under review and update the schedule where necessary.

5 ENVIRONMENTAL IMPLICATIONS

5.1 The Local List will impact on the District's built environment by giving buildings and street furniture of local historical and / or architectural significance additional protection through the planning system.

6 RESOURCE IMPLICATIONS

6.1 The adoption process for the Local List can be met through existing budgets. Future review of the Local List

7 RECOMMENDATION

7.1 It is proposed that Council **RESOLVES**

- (1) To adopt the Local List as a Supplementary Planning Document
- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Portfolio Holder for Planning and Transportation and following compliance with any necessary regulations , to make future amendments to the Local List Supplementary Planning Document in response to any relevant new information or material change in circumstances.

[Enter Head of Service]

Background Papers:-

Local List Supplementary Planning Document

Relevant extract from Rochford Core Strategy (2011)

Relevant extract from Development Management Submission Document (2013)

Local List SPD Consultation Statement

Draft

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