

## **APPROVAL OF SELECTION CRITERIA FOR LOCAL HERITAGE ASSET LIST**

<b>Head of Service:</b>	Viv Evans, Head of Place
<b>Wards affected:</b>	(All Wards);
<b>Urgent Decision? (yes)</b>	No
<b>If yes, reason urgent decision required:</b>	
<b>Appendices (attached):</b>	Appendix 1: Draft Selection Criteria – Local Heritage Asset List – November 2021 Appendix 2: Existing Epsom & Ewell Local Heritage Asset List Appendix 3: Surrey Local Heritage List Project – Outline of Project and Outcomes (September 2021)

### **Summary**

Surrey County Council's current Local Heritage Asset List project provides an opportunity for the Borough Council to co-opt the County Council's selection criteria for its own use. This would accord with Historic England's guidance to make the selection criteria which are used to maintain local heritage lists publicly available.

These criteria will be the basis by which the local listing programme will consider nominations for additions to the existing list, as well as for the current list to be reassessed.

### **Recommendation**

#### **The Committee is asked to:**

- (1) Approve the draft selection criteria for nominations to the Local Heritage Asset List as set out in Appendix 1.**

#### **1 Reason for Recommendation**

- 1.1 The approval of Surrey County Council's Local Heritage Asset List selection criteria would provide a set of objective criteria for the consideration of any future nominations to the Borough's Local List.

#### **2 Background**

## Licensing and Planning Policy Committee (11 November 2021)

- 2.1 As part of the Government's 'Build Back Better' initiative, the Ministry of Housing, Communities and Local Government (MHCLG) (now the Department for Levelling Up, Housing and Communities), in association with Historic England, has provided funding to 22 areas to develop local heritage asset lists. Surrey is one of the areas to have received this funding, which the County Council has used to appoint a project lead (for 12 months) and to part-fund an Historic Environment Record assistant post.
- 2.2 The programme will be managed by Surrey County Council, whose temporary members of staff will assess new nominations received for listing and review the Borough's existing Local List. There will then be public consultation on a draft new Local Heritage Asset List in early 2022, to be followed by consideration and approval by the Borough Council in the period April – June 2022. Nominations are mostly expected to be made by members of the public, recommending historic buildings, other structures and landscapes in their local areas. An outline of the project is set out in **Appendix 3** for information.
- 2.3 Seven selection criteria have been drawn up by the County Council against which to assess nominations (see **Appendix 1**). As Epsom & Ewell Borough Council has no published selection criteria for the existing Local List, the County Council project provides an opportunity to approve its criteria against which to consider any future nominations. This would accord with the guidance in Historic England's Advice Note 7 – *Local Heritage Listing: Identifying and Conserving Local Heritage*, which states that:
- “Decisions are best made on the basis of published criteria, publicly available, so that clarity and certainty on their location and significance is available for communities, developers and decision-makers, therefore ensuring that they are given due consideration when change is proposed.” [And furthermore that] “the development of publicly accessible criteria will be very important for supporting the soundness of the list and the inclusion of heritage assets in it.”*
- 2.4 There have been limited additions to the Local List over recent years although one addition to the Local List was made this year (Horton Cemetery). Policy DM8 – Heritage Assets of the adopted Development Management Policies Document (2015) states that: “We will from time to time review our Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.” This is therefore an opportunity to achieve the objectives of this policy.

# Licensing and Planning Policy Committee

## (11 November 2021)

- 2.5 The National Planning Policy Framework requires in paragraph 195 that *“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.”* This is achieved partly by the establishment of conservation areas, but also the designation of local lists.
- 2.6 In summary, the use of the draft selection criteria for nominations to the Local Heritage Asset List, working in conjunction with Surrey County Council, is supported in enabling the Council to comply with national policy and allowing the existing list to be updated and new assets to be designated.

### 3 Risk Assessment

#### Legal or other duties

##### 3.1 Impact Assessment

- 3.1.1 There should be no impact on the legal or other responsibilities of the Council other than those outlined in the existing planning policies to protect heritage assets as outlined in policies DM8, DM9 and DM10 of the Development Management Policies Document (2015).

##### 3.2 Crime & Disorder

- 3.2.1 None arising from this report.

##### 3.3 Safeguarding

- 3.3.1 None arising from this report.

##### 3.4 Dependencies

- 3.4.1 None arising from this report.

##### 3.5 Other

- 3.5.1 None arising from this report.

### 4 Financial Implications

- 4.1 There should be no financial implications for the Council as the listing process will require no additional funding.
- 4.2 **Section 151 Officer’s comments:** None arising from the content of this report.

### 5 Legal Implications

# Licensing and Planning Policy Committee

## (11 November 2021)

- 5.1 There are no other legal implications of the recommendation other than those imposed by planning legislation and planning policy.
- 5.2 **Legal Officer's comments:** The use of local heritage asset lists is promoted by the National Planning Policy Framework (NPPF). Locally listing a heritage asset does not bring additional consent requirements over and above those already required for planning permission. It can, however, help to inform planning decisions in a way that conserves and enhances local character and identity. Under the NPPF, buildings or structures with heritage significance do merit consideration in planning matters; with Planning Committee required to take a balanced judgement in decision-making, having regard to the scale of any harm or loss and the level of significance that the heritage asset possesses when making its decision. In effect, the co-opting of Surrey County Council's current Local Heritage Asset List selection criteria will allow a greater chance of local character and distinctiveness being maintained. This need not be a brake on development but as a way of ensuring that where development does take place, due consideration is given to local significance to ensure that any harm is minimised, and that good design positively enhances both the asset and the local environment.
- 5.3 By approving the recommendation set out in this report, the Council would have greater opportunities through the planning process to safeguard those elements of its historic environment that have local significance and which may be valued by local communities.

## 6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities in the Four Year Plan are engaged: Promote the Borough's rich history and heritage - maintain a comprehensive list of all historical buildings of interest in the borough and promote.
- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** N/A
- 6.4 **Sustainability Policy & Community Safety Implications:** N/A
- 6.5 **Partnerships:** N/A

## 7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

**Previous reports:**

- None relevant.

**Other papers:**

Licensing and Planning Policy Committee  
(11 November 2021)

- [Historic England's Advice Note 7 – Local Heritage Listing: Identifying and Conserving Local Heritage](#)