

SUTTON POYNTZ LOCAL HERITAGE ASSESSMENT

Please find attached the report prepared by our consultant, Kim Sankey, on potential local heritage assets in the Sutton Poyntz Neighbourhood Plan Area. I would be grateful if you could pass any comments about the report and its recommendations to Bill Egerton, Chair of the Heritage Sub-Group, as soon as possible but no later than 25 September 2018 when the report will be discussed by the Sutton Poyntz Neighbourhood Plan Steering Group.

We have provisionally arranged for the consultant to meet with the Steering Group and householders to address any specific questions and provide more detail on the analysis and methodology, should the need arise.

I agreed at the last Steering Group Meeting to research the impact on property values of local heritage listing, to clarify the listing process with specific reference to the right of householders to appeal and to identify the potential impact on planning.

Impact of Local Listing - House Values

The question of house values is complicated by the fact that all the properties within the Sutton Poyntz Neighbourhood Plan Area are within an Area of Outstanding Natural Beauty and many (the greater proportion) are within a Conservation Area. A comprehensive report, commissioned by English Heritage,¹ suggests a positive impact of conservation areas on house values, while recognising that valuing built heritage is challenging. The report found that there was an average price premium of 23% for properties within a conservation area and that even under the most testing conditions there was still a premium of 8.5-9.5%. The report also found that house prices grew on average more rapidly within conservation areas. Not surprisingly, a higher proportion of nationally listed and locally listed heritage buildings are to be found within, rather than outside, conservation areas.² Any efforts to distinguish the specific contribution of listing to higher house values is going to be problematic. However, there is no evidence that local listing has a negative effect on property values, particularly as a recent national survey has concluded that houses with historic features attract a higher price.³

Impact of Local Listing - Householders

There are several routes to creating a local heritage list. Proposals can be submitted by the public and other interested parties. Inclusion of a suggested list within a Neighbourhood Plan is only one approach, although it can be valuable in establishing the community's view while offering householders an early opportunity (through the formal consultation process) to challenge a proposed listing. Whichever route is followed, it falls to the Local Planning Authority to decide what assets are to be included in a local heritage list. Once a list is validated, owners of local heritage assets will be informed that an asset is to be included, together with a description of the criteria for listing and an indication of the criteria it is considered that the asset meets. Householders may challenge the inclusion of an asset by

¹ G. Ahlfeldt, N. Holman & N. Wendland, 'An Assessment of the Effects of Conservation Areas on Value', *London School of Economics*, May 2012.

² For example, there are 45 listed buildings in the Preston Ward (including Sutton Poyntz) of which 42 are within the conservation area and three outside.

³ G. Maeer, A. Robinson & M. Hobson, 'Values and Benefits of Heritage - A Research Review', *Heritage Lottery Fund*, April 2016.

demonstrating why it does not meet any of the assessment criteria. If appropriate, the Local Planning Authority will consider removing the asset from the list.

Impact of Local Listing - Planning

The NPPF and Historic England guidance make it very clear that the presence of a building on a local heritage asset list has no effect on whether a planning application is needed for a development. Unlike Listed Building status, or location within a Conservation Area, local listing has no impact on the definition of which developments are “permitted”.

Where a planning application is submitted that might affect the “significance” of a local heritage asset, the developer is required to provide information on the impact, and the Planning Authority is required to consider the impact and to protect the assets significance. Developments within Conservation Areas already have the same requirements for information and assessment. The big difference, where locally important heritage assets are concerned, is in the degree of understanding of the significance of the specific asset. For Sutton Poyntz, significance is currently documented in a brief Conservation Area appraisal that lacks any specific details on individual buildings. The objective of a local list is to provide more specific detail that identifies individual buildings and shows the ways in which they contribute to local character.

As Historic England writes: *“Inclusion on a local list delivers a sound, consistent and accountable way of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed.”*⁴

Peter Dye
Chair Steering Group
07 September 2018

Attachment:

Sutton Poyntz Neighbourhood Plan Heritage Assessment – Report dated September 2018

⁴ Historic England Advice Note 7, “Local Heritage Listing.”