

EXECUTIVE – 6 JUNE 2017

4. QUESTIONS FROM MEMBERS OF THE PUBLIC

Following the decision of the Head of Policy and Governance to extend the deadline for submission of questions from members of the public in relation to the Dunsfold Aerodrome Conservation Area report (Agenda Item 9) as an exception, the following question was submitted by Mr Yoxall of the Dunsfold Airfield History Society. The questioner is not able to be present at the meeting.

“Assuming that officers can provide detailed clarification to the Executive as to exactly what protections the 'Undesignated Heritage Asset' status affords, compared to those afforded by CA status, we put the following question to the Executive:

“Is the Executive satisfied that the protection afforded by 'Undesignated Heritage Asset' status is adequate given the importance of the site, and that it would provide the proper controls needed to manage change, and if not, will the Executive move to send this report back for further consideration be officers?”

ANSWER

“Within the NPPF heritage assets are not generally differentiated and it provides a general level of protection for all heritage assets. Paragraphs 128-131, 136, 140 and 141 cover both designated and non-designated heritage assets and in addition paragraph 135 states:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

The main difference between non designated heritage assets and Conservation Areas is the duty local planning authorities have under sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the area and to formulate and publish proposals for the preservation and enhancement of any Conservation areas in their area, this usually entails a conservation area appraisal and management plan.

However, in addition to the assessment provided for Executive, the recognition of the need to consider the significance of the heritage assets already forms part of the assessment under planning application WA/2015/2395 by the Council’s Historic Buildings Officer in accordance with the relevant policies of the NPPF. In addition, for a site such as this where the current planning application is for a large development a detailed Masterplan will need to be developed. This would be expected to go through design

review along with the detailed phases. This is considered to be the most appropriate method for managing change of the site as it would look at the development of the site as a whole and how heritage assets can be incorporated into the design rather than how the site as it currently exists can be preserved and enhanced.”