

Development Management Plan Regulation 19 Consultation Fact Sheet

The Historic Environment

Statutory Designations:

- Conservation Areas (CAs)
- Registered Parks and Gardens
- Scheduled Monuments (SMs)
- Listed buildings (LBs)

This note also covers:

- Locally listed buildings (LLBs)
- Areas of archaeological importance/potential
- Historic Parks and Gardens (HPGs)

DMP Objective	DMP Policy Approach	Document Ref
Objective SC13: Conserve and enhance heritage assets across the borough, supporting their continued viable use and cultural benefits	NHE9 –Historic assets	Theme 2, Section 5, Page 68-71

Context

Reigate & Banstead borough contains a range of historic features, buildings, landscapes and townscapes, all of which contribute to the character and distinctiveness of the borough, through their visual interest and how they tell the story of the area's development. They contribute to the 'sense of place' of different parts of the borough and, for this reason, it is important that new development doesn't detract from them – and enhances or makes use of them if possible. Heritage assets can also be used for important social and economic purposes, and often have cultural significance.

Many of these features are protected in the Local Plan (Core Strategy and DMP), through local policy or statutory designation. Statutory designations include Listed Buildings, Conservation Areas, Scheduled Monuments, and Registered Parks and Gardens, , and the borough also contains locally protected Areas of High Archaeological Importance, County Sites of Archaeological Importance and locally listed buildings and Historic Parks and Gardens. These heritage assets are irreplaceable if lost. The DMP also contains a policy on the careful design of development incorporating or affecting heritage assets, including how development can enhance the historic environment through bringing heritage assets back into sensitive use.

Development Management Plan (DMP) policy starting point

The starting point for the policy approach to the Historic Environment is:

- [National planning policy](#), which requires local authorities to have a positive strategy for conserving and enhancing the historic environment. This should recognise the need to ensure the continued viable use of heritage assets and the role that new development can have in making a positive contribution to local character and distinctiveness.
- The Council's adopted [Core Strategy](#) which requires that development is designed sensitively to respect, conserve and enhance the historic environment, and encourages the sensitive

restoration and reuse of heritage assets (Policy CS4: *Valued townscapes and the historic environment*).

The Council has also prepared a [Heritage Strategy](#) which sets out the heritage context of the borough, explains the active role of the Council within the historic environment, and demonstrates how the Council will conserve and enhance the borough's heritage assets.

Summary of policy approach

Conservation Areas: Development within or affecting a Conservation Area must protect, preserve, and where possible enhance the character and appearance of the Area. Demolition of buildings will only be allowed where the building/structure detracts from the character and appearance of the Conservation Area, or where an approved replacement scheme is in place.

Listed buildings and locally listed buildings: Development must preserve the character and significance of listed and locally listed buildings, with materials and design expected to be of the highest quality. The loss of important features will be resisted, and proposals which secure the repair and use of buildings consistent with their conservation will be supported.

Historic Parks and Gardens: Development within or affecting the setting of a historic park or garden will be required to protect, preserve, and where appropriate enhance it. Proposals should avoid subdivision, and retain or restore features of historic interest. Proposals which improve public access to the park/garden will generally be supported.

Scheduled Monuments and sites of archaeological importance: Development will be required to preserve, and where appropriate enhance the significance of Scheduled Monuments and Sites of Archaeological Importance. Proposals which improve public access to these assets will generally be supported. Archaeological assessment will be required for larger development sites and those which have the potential to affect these heritage assets.

Frequently asked questions

How do buildings get listed? Buildings are listed by the Government on the advice of Historic England. If you would like a building to be considered for listing, you can submit an [online request](#) to Historic England. Buildings can also be listed locally, which affords some protection, and suggestions should be submitted to the borough's conservation officer.

What is the difference between a locally listed building and a statutory listed building? A statutory listed building is a building, object or structure that has been judged to be of national historical or architectural interest. A locally listed building is not nationally designated but has been identified by the Council as making a positive contribution to the local character and sense of place because of its heritage value. The Council seeks to ensure the preservation of buildings on its local list.

How is a Conservation Area designated? The Council designates Conservation Areas - however this is not done through the plan-making process. Public consultation is due to be undertaken on [draft Conservation Area Character Appraisals](#) for each of the 21 Conservation Areas in the borough in the coming months.

How can I find out if a building is listed or if I am in a Conservation Area? The Council's '[Where I Live](#)' map shows the location of listed buildings and conservation areas. Further information is available via the Council's [List of Buildings of Architectural and Historic Interest](#) and on the [About Conservation Areas](#) webpage.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit www.reigate-banstead.gov.uk/DMP where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178.