

Report to:	Housing, Economy and Business Committee	Date:	19 March 2019
Report title:	Draft Sutton Town Centre Conservation Area Appraisal and Management Plan		
Report from:	David Moore, Interim Strategic Director of Environment, Housing & Regeneration		
Ward/Areas affected:	Sutton Central, Sutton North, Sutton West, Sutton South		
Chair of Committee/Lead Member:	Councillor Jayne McCoy		
Author(s)/Contact Number(s):	Duncan Clarke, Strategic Planning Manager, 0208 770 6453		
Corporate Plan Priorities:	<ul style="list-style-type: none"> • Making Informed Choices 		
Open/Exempt:	Open		
Signed:		Date:	4 March 2019

1. Summary

- 1.1 This report seeks authority to consult on a Draft Sutton Town Centre Conservation Area Character Appraisal and Management Plan.
- 1.2 The new appraisal and plan has been produced as one of the Heritage Action Zone (HAZ) outcomes and takes the findings of the Historic Area Assessment, another HAZ project, and translates this into planning policy terms. It is proposed that the consultation will last eight weeks from April to June 2019 and that, subject to the consultation responses, the new appraisal and plan will be adopted for use in the determination of planning applications.

2. Recommendations

The Housing, Economy and Business Committee is recommended to:

- 2.1 Approve the Draft Sutton Town Centre Conservation Area Character Appraisal and Management Plan for consultation.

3. Background

- 3.1 In May 2011, the Council formally designated the Sutton Town Centre High Street Crossroads Conservation Area (“Crossroads Conservation Area”) and produced a character appraisal setting out how the area was notable in heritage terms. In April 2017, the Sutton Town Centre Heritage Action Zone (HAZ) partnership was launched. It involves Historic England (the national heritage body), the London Borough of Sutton, the Successful Sutton Business Improvement District and the Carshalton and District History and Archaeological Society working together over a three-year period (2017-20) to deliver a series of projects that will promote local heritage, which in turn will support economic growth across the town centre. One of these projects was a review of the Crossroads Conservation Area. Following the review, it is proposed to revise the conservation area boundaries to include more of the special features of Sutton Town Centre’s heritage, as identified in the Historic Area Assessment, another HAZ project. The review also takes the opportunity to make revision to the boundary to take account of site allocations in the Local Plan.
- 3.2 In order to give the document weight in the determination of planning applications, it is proposed to consult on the document so that it would have the same status as a Supplementary Planning Document. Therefore, the consultation will involve, as a minimum:
- A dedicated page on the council’s website
 - The use of the consultation hub
 - A notice in a local newspaper
 - Emails and letters to consultees on the Strategic Planning database
 - A press release
 - Use of Facebook and Twitter
 - An item on the Sutton Local Committee
- 3.3 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires a public meeting to be held within the proposed Conservation Area. However, the council may also deploy additional methods to promote engagement in the appraisal and management plan, such as an exhibition stall in Sutton High Street.

4. Issues

The Extent and Scope of the Conservation Area

- 4.1 The Historic Area Assessment, produced by heritage specialists Locus Consulting, identified three strands of heritage importance in their Statement of Heritage Significance for Sutton Town Centre:
- ‘Sutton at a Crossroads: Historic Highways and the Turnpike Trusts’ (highlighting the historic crossroads at The Cock sign, St Nicholas Church, the long, linear layout of the High Street and the regular-sized urban blocks and shop widths on the High Street)

- ‘Successful Sutton: Striving for Commercial Growth’ (featuring the growth of retail and commercial units, the shopping parades and terraces and the railway station)
- ‘The Emergence of a Metropolitan Centre’ (signified by more modern churches and civic institutions and infrastructure, such as the post office)

4.2 Following the review, it was considered that the 2011 Conservation Area does not provide sufficient status and protection for these heritage assets. For example, it did not include the regularity of the urban blocks and shopfronts and, in particular, did not include all the notable shopping parades and terraces which retain considerable historic interest from the Victorian period. In addition, the current boundary only includes two of the three listed churches and does not address the historic background to the emergence of a Metropolitan Centre. Following review and in discussion with Historic England and other key stakeholders, it is proposed to extend the existing Conservation Area, to redraw its boundaries subdivided into four sub-areas:

- The Station Area
- The Heart of Sutton (around The Cock Sign)
- The Ecclesiastical Quarter (featuring all three principal churches)
- The Shopping Parades (comprising the historically intact shopping parades from Trinity Square to the High Street/Crown Road junction.

The New Conservation Area and how it complements other Town Centre Strategies

4.3 The extent and scope of the new Conservation Area has been defined with regard to the Sutton Town Centre Masterplan, approved 2016, and the Draft Public Realm Design Guide Supplementary Planning Document, which is due to come to this committee later in the year. It is considered that the new Conservation Area will not inhibit the growth aspirations of the masterplan, whose redevelopment sites are largely located on the gyratory. Indeed, the new Conservation Area will complement the growth aspirations by identifying and preserving the most important features of Sutton Town Centre’s heritage and ensuring that any neighbouring development respects them. The new Conservation Area will also be fully aligned with the forthcoming Draft Public Realm Design Guide.

Historic England Input

4.4 Although the Conservation Area designations are a matter for the council, the new extent and scope of the new Conservation Area has been fully discussed and agreed with Historic England.

Addition of a Management Plan with Guidelines

4.5 The 2011 Conservation Area was designated with just a character appraisal to accompany it. However, it is considered good practice to also include a management plan with guidelines. A management plan is considered to be especially important for Sutton Town Centre, given the amount of redevelopment envisaged in the area, so that developers are clear what should be respected in terms of heritage assets. The management plan covers Conservation Area-wide

issues, such as the definition of urban blocks, building lines and the protection of long vistas, as well as building specific guidance on the retention of buildings, extensions and alterations to buildings, upper floor detailing, advertisements and shopfronts and development adjacent to or nearby the Conservation Area.

Consultation

- 4.6 In order to be effective in the determination of planning applications, the consultation arrangements should meet the standards of a Supplementary Planning document consultation and, to ensure meaningful engagement with the public, additional consultation events have been proposed.

5. Options Considered

- 5.1 Since a review of the Conservation Area was an identified project in the Heritage Action Zone programme, a review was the only option. In addition, Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: "It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

6. Impacts and Implications

Financial

- 6.1 There are two consultations proposed as per the Housing, Economy and Business committee approval at the February 2018 committee meeting. These have been confirmed within the minutes of the meeting held on 13 February 2018.
- 6.2 The two consultations will run simultaneously during April and May 2019 in order to make it a more cost effective process. Total consultation and adoption costs are estimated to be circa £2,000 for the two, provision has been made within existing revenue budgets to accommodate these costs. These costs will all reside within the Strategic Planning service budget.

Legal

- 6.3 Section 71 of the Planning (Listed Buildings and Conservation Area) Act 1990 places a duty on local planning authorities to carry out a review of conservation areas from "time to time". However, the Act does not prescribe how often this should be.

Other impacts and implications

- 6.4 The Draft Sutton Town Centre Conservation Character Appraisal and Management Plan is in conformity with the Sutton Local Plan, which was subject to an extensive Equalities Impact Assessment. Therefore, no additional Equalities Impact Assessment is required.

7. Appendices and Background Documents

Appendix letter	Title
A	Draft Sutton Town Centre Conservation Area Character Appraisal and Masterplan

Background documents
Sutton Town Centre Historic Area Assessment Gateway Document

Audit Trail		
Version	Final	Date: 4 March 2019
Consultation with other officers		
Finance	Yes	Steven Watts
Legal	Yes	Allison Letts
Equality Impact Assessment required?	No	N/A

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