

**Planning Policy  
Statement 5:  
Planning for the  
Historic  
Environment**

**DLP BRIEFING NOTE 19**

Prepared by  
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## **Planning Policy Statement 5: Planning for the Historic Environment has been published**

**Planning Policy Statement 5: *Planning for the Historic Environment (PPS5)*** has now been published, along with its accompanying ***Practice Guide***. The new *PPS* replaces both PPG15: *Planning and the Historic Environment* and PPG16: *Planning and Archaeology*.

The new *policy statement* reinforces the previous presumption in favour of protecting designated heritage assets, but also introduces a number of key changes, including:-

- **Introduces definitions of what makes a building, monument or landscape significant, in order to make it easier (for the public/developers to understand the impact of proposed changes;**
- **Places a greater emphasis on the role the historic environment can play in regeneration and economic development, and encourages heritage to be seen as an *asset* rather than a barrier to development;**
- **Provides an explanation of the range of information sources that councils, the public and developers can use to assess the impact of their applications on the historic environment; and**
- **Seeks to ensure that the historic environment makes a positive contribution towards tackling climate change and promoting green development.**

The new, consolidated *PPS* sets out the government's policy approach to the historic environment and will be a material consideration in all planning decisions, and will also be fully taken into account when formulating development plans/policies.

Nothing in the new *PPS* changes the existing legal framework for the designation of scheduled monuments, listed buildings, conservation areas, registered parks and gardens or protected wrecks. Equally, there are no changes to the existing law which sets out the basis on which scheduled monument consent, listed building consent, conservation area consent or licences to deal with protected wrecks may be required.

The first of the plan making policies – **Policy HE1** – creates the relationship between heritage assets and climate change. Local Planning Authorities are encouraged to seek the re-use and, where appropriate, the adaptation/modification of heritage assets, in order to reduce carbon emissions and secure sustainable development. Where there arises however, a conflict between climate change objectives and the conservation of heritage assets, LPA's are advised to weigh the benefit of mitigating the effects of climate change against the potential *harm* to heritage assets, in accordance with the *PPS*'s development management policies and national policy on climate change. There is no clear advice given on this, discretion resting with the decision maker.

**Policy HE5** advises that LPAs must consider how they can best monitor the impact of their planning policies and decisions on the historic environment, paying particular attention to the degree to which individual, or groups of heritage assets are at risk of loss or decay, how they expect this will change over time, and how they propose to respond.

Development Management Policy, **HE6** explains the information requirements for applications for consent affecting heritage assets and includes a requirement for an applicant to provide a description of the significance of the heritage assets affected, and the contribution of their setting to that significance.

As a minimum, an applicant is expected to have consulted the relevant historic record(s), and the heritage asset(s) should also have been assessed using appropriate expertise.

In addition, an applicant is required to provide an assessment of the impact of the proposal on the heritage asset and the wider environment. It is not clear however, how this is to be addressed and whether this can be done as part of a design and access statement (DAS) or is to be a further, discrete assessment. Applicants would be advised, in the absence of clear guidance, to agree the form of this with the LPA in advance of preparing and submitting an application.

**Policy HE7** sets out the policy principles guiding the determination of applications relating to heritage sites. In making a decision, the PPS requires LPAs to :-

- **Identify and assess the particular significance of any element of the historic environment that may be affected by the proposal;**
- **Take into account the particular nature of the significance of the heritage asset and the value it holds for this and future generations;**
- **Seek the views of the community where evidence suggests that a heritage asset may have a special significance to a particular community;**
- **Take into account the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in *place-shaping*;**
- **Take into account the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality; and**
- **Take account of the desirability of a new development making a positive contribution to the character and local distinctiveness of the historic environment.**

**Policy HE10** relates to development affecting the setting of a designated heritage asset. LPAs are *encouraged* to treat favourably any applications that preserve those elements of the setting that make a positive contribution to the asset.

**Policy HE12** introduces a new requirement for applicants. Where the loss of part or the whole or a heritage asset's significance is accepted, LPAs should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. Developers would then be required to deposit such records in any local museum or other local depository willing to receive it.

### **PPS 5: The Practice Guide**

The accompanying Practice Guide to the *PPS* has been prepared collectively by the Department for Communities and Local Government (DCLG), English Heritage and the Department for Culture, Media and Sport (DCMS). It supports the implementation of PPS5, but does not constitute a statement of government policy. It provides a guide to interpreting how the policies of PPS5 should be applied, addressing each policy separately.

Whilst the Practice Guide is not government policy itself, however, as a guide to interpreting how policy should be applied, the practice guidance may also be material to individual planning and heritage consent decisions, and therefore weight should be attached to the guide when making applications of this nature.

The narrative of the practice guide amplifies the policies of the *PPS* (HE1 - HE12), providing in-depth guidance on how to accord with each policy. Guidance is also provided on how to assess a heritage assets and, more importantly, how to assess its significance

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