



ENGLISH HERITAGE

NEIGHBOURHOOD PLANNING & THE HISTORIC ENVIRONMENT

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What are the benefits of including the historic environment in a Neighbourhood Plan?



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Including heritage in your Neighbourhood Plan can:

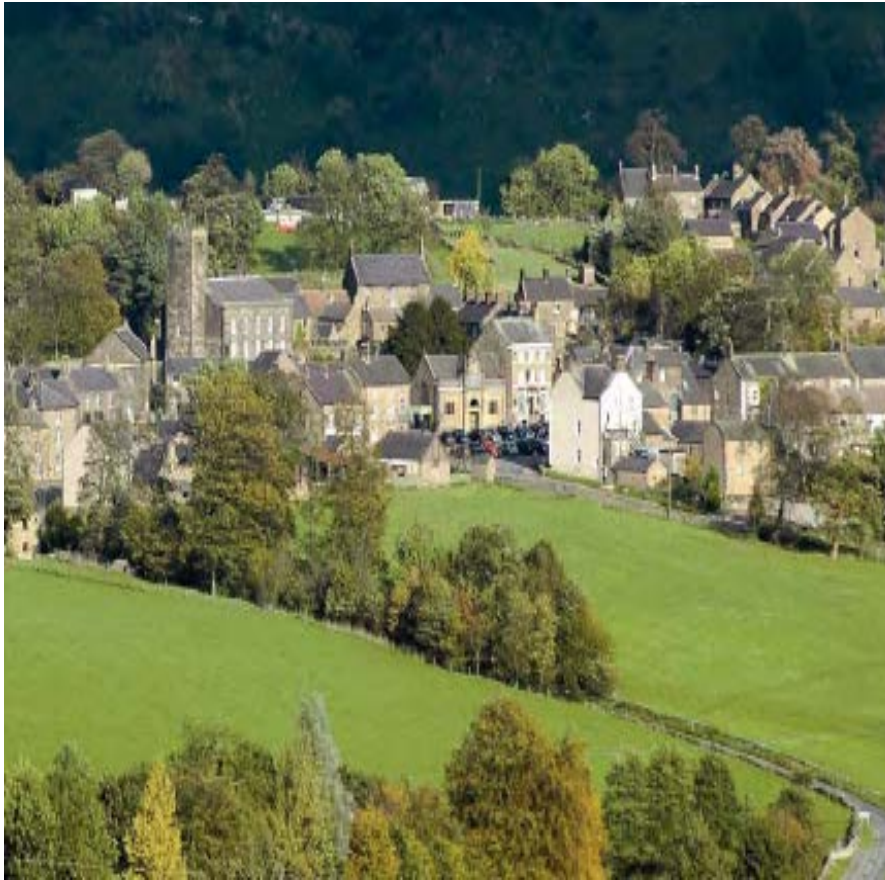
- Help to protect and conserve those areas which are valued locally
- Ensure that new development takes account of local distinctiveness
- Identify opportunities for enhancement



For effective policies the Plan needs a sound
historic environment evidence base.



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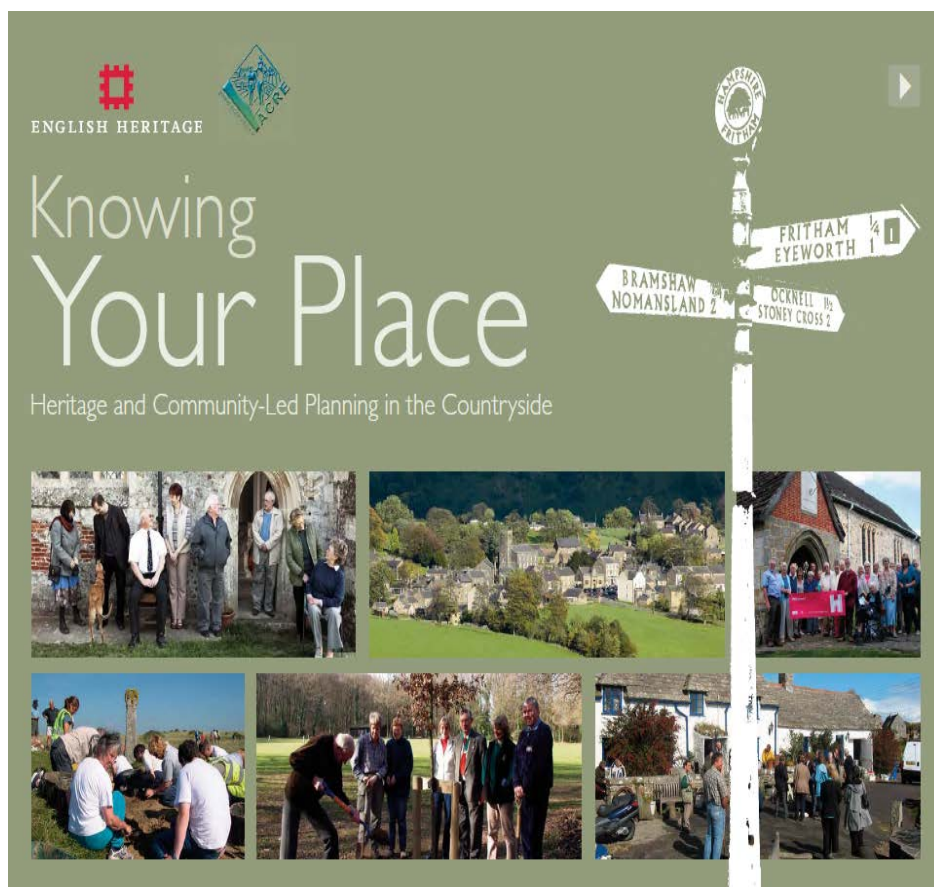
- The NPPF (paragraph 58) requires Neighbourhood Plans to develop robust and comprehensive policies setting out the quality of development that will be expected in an area based upon an understanding and evaluation of its' defining characteristics.
- The aim is to ensure that developments (inter alia) “respond to local character and history, and reflect the identity of local surroundings and materials.....”

Getting Started I



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A sound evidence base



<http://www.english-heritage.org.uk/publications/knowning-your-place>

There is a wide range of information about the historic environment that is available online, including :

- Local Authority Historic Environment Record
- National Heritage List for England
- Heritage at Risk Register

The English Heritage web site provides a wealth of additional advice and guidance:

<http://www.english-heritage.org.uk/>

Getting started II



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Enhancing the evidence base



- ‘Placecheck’ :
<http://www.placecheck.info/>
- Carry out a survey, identify what you like, dislike and what can be improved
- Develop a detailed assessment of the character of your locality and the particular elements that contribute to making it locally distinctive
- Consider CA designation or the undertaking of a CA Appraisal
- Consider compiling a List of Locally Important Buildings

Improving your area



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From evidence to action:

- Identifying important features for protection
- Developing NP policies to conserve local distinctiveness
- Preparing guidance on new development
- Promoting best practice
- Small scale improvements to enhance appearance
- Encouraging investment



Historic Environment Checklist



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1. Does the area include any heritage assets? Have you identified/listed them?
2. Has consideration been given to the Historic Environment Record?
3. Have you discussed your proposals with local authority heritage advisers and planning policy team?
4. Does the Plan have a clear vision for the historic environment?
5. How can the contribution made by the historic environment be used to achieve your overall aspirations for development?

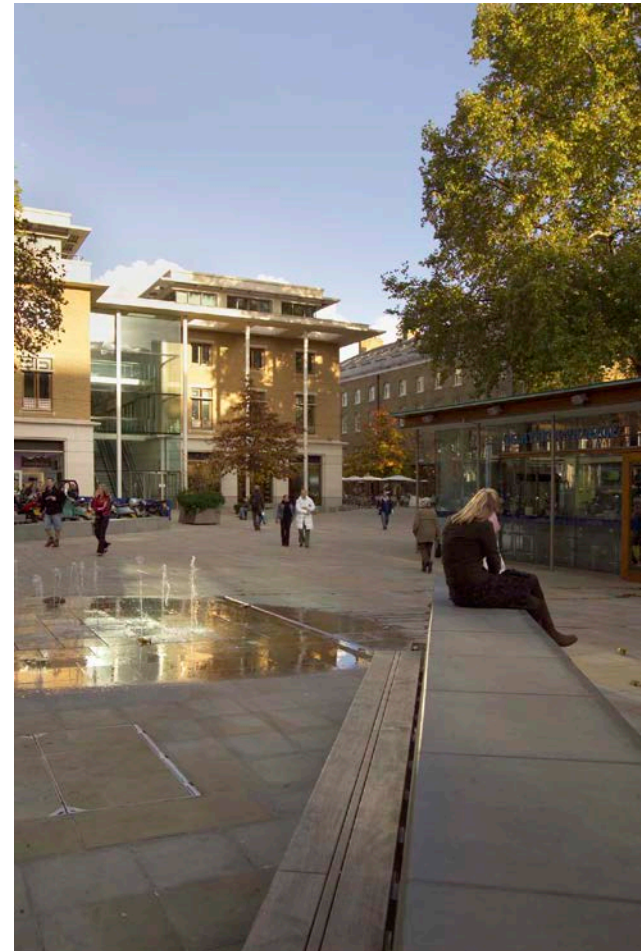


Historic Environment Checklist



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6. What are the opportunities for protection, enhancement and greater appreciation of the historic environment?
7. What will be the impact of proposals on heritage assets, their settings or local character?
8. Have any such impacts and local character both been considered as part of conservation and design policies?
9. Has consideration been given to heritage assets at risk and whether proposals in the Plan could utilise these assets?
10. In light of the potential impacts on heritage assets have you consulted English Heritage and sought advice?



Further resources



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- www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood
- <http://locality.org.uk/projects/building-community/>
- www.rtpi.org.uk/planning-aid/neighbourhood-planning/
- <http://www.placecheck.info/>
- <http://www.english-heritage.org.uk/publications/understanding-place-intro>
- <http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>

NEIGHBOURHOOD PLANNING & THE HISTORIC ENVIRONMENT - SOME POSITIVE EXAMPLES



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Historic Characterisation- can provide a robust context for protective plan policies

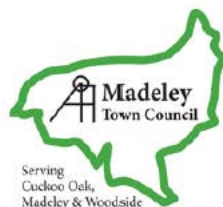
<http://madeleytowncouncil.gov.uk/useruploads/files/madeley-plan-section-1.pdf>

<http://www.ourplaceourplan.org.uk/>

<http://www.chaddesleyplan.org.uk/Submission%20Neighbourhood%20Plan.pdf>



MADELEY NEIGHBOURHOOD DEVELOPMENT PLAN



Serving
Cuckoo Oaks,
Madeley & Woodside

Pre-Submission Consultation

August 2013





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Madeley Neighbourhood Plan



Historic Area Assessment

Need for historic AREA Assessment



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- Re-examination of the significance of the conservation area. Why has further erosion of its special local character continued to happen?
- Establish the sensitivities of the area to accommodate further change
- Identify areas where greater protection is needed
- Set out criteria for securing good design quality in new development



- Rapid Assessment of Conservation Area involving external observation (and photographic recording) of whole area, combined with extensive use of historic maps and other available information. Limited internal inspection of buildings and no systematic documentary research. Focus on historic built environment
- Identify character sub areas on map base
- Identify the distinctive characteristics for each sub area and where they originated e.g. landscape character, townscape, vegetation, boundaries, built form and local detailing.
- Specific recommendations for each sub area used as a basis to defining criteria in policies for each sub area. By identifying the strongest aspect of its character, the policies will address the issues that the community feel threaten local character.

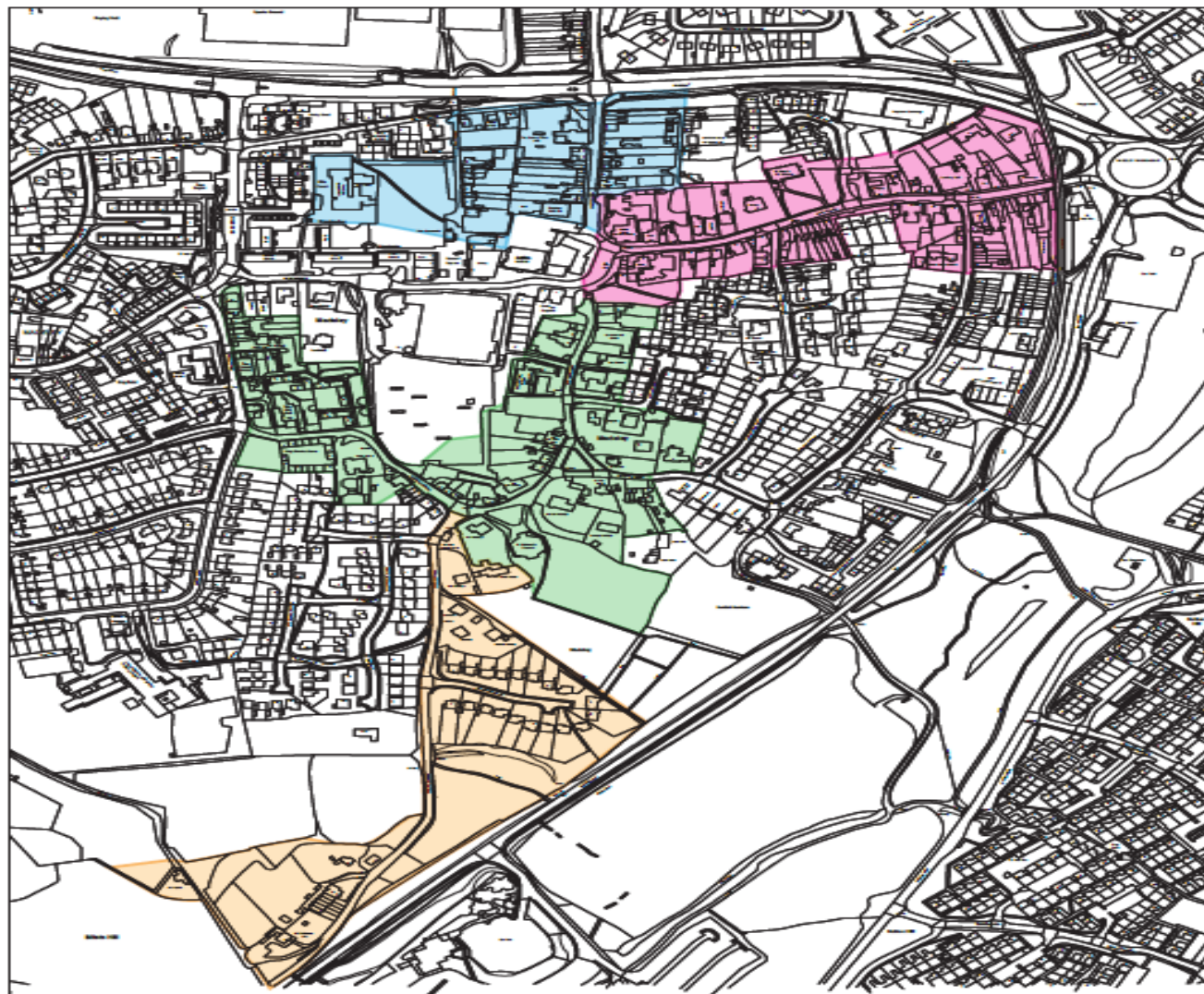


FIGURE 9.1
Conservation Area sub-areas

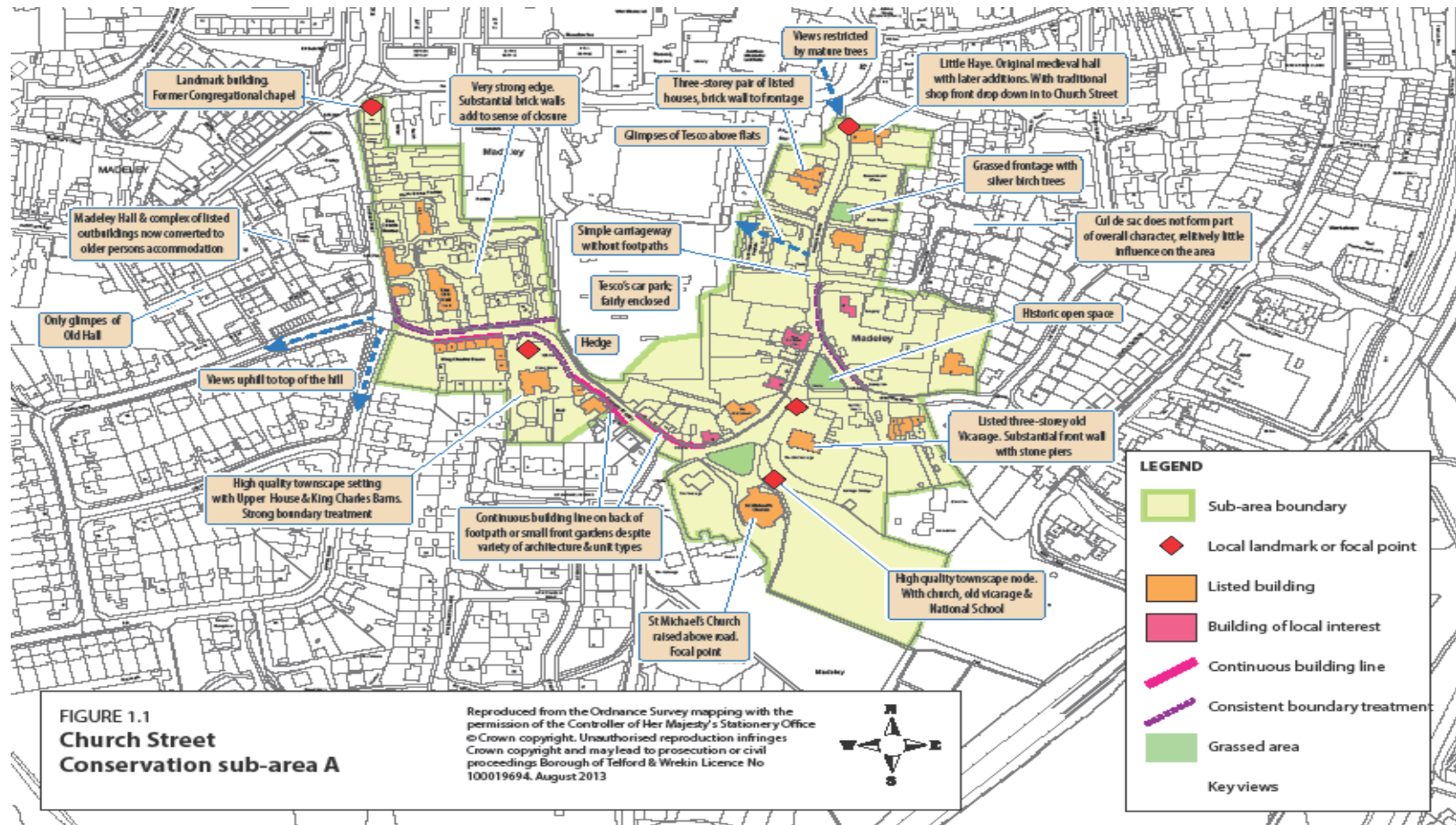
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IDENTIFY KEY FEATURES



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Policy LC6: Local distinctiveness

New development throughout the Plan Area should protect assets of the historic environment and enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area's environment. In particular, development should:

- Respect the spatial qualities of the Plan Area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas.
- Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context and the manner in which this context has developed and changed over time.
- Recognise the contribution of windows, roofs, detailing, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness, which is important to settlement and landscape character.
- Protect the significance of designated and undesignated components of the historic environment, particularly where heritage assets are part of a visual or thematic group.
- Incorporate high quality design which is inspired by its local context or the best contemporary design which fits comfortably in its surroundings.

An appraisal should be carried out to assess if the boundary of the Conservation Area should be amended

Tettenhall Neighbourhood Plan (Wolverhampton)

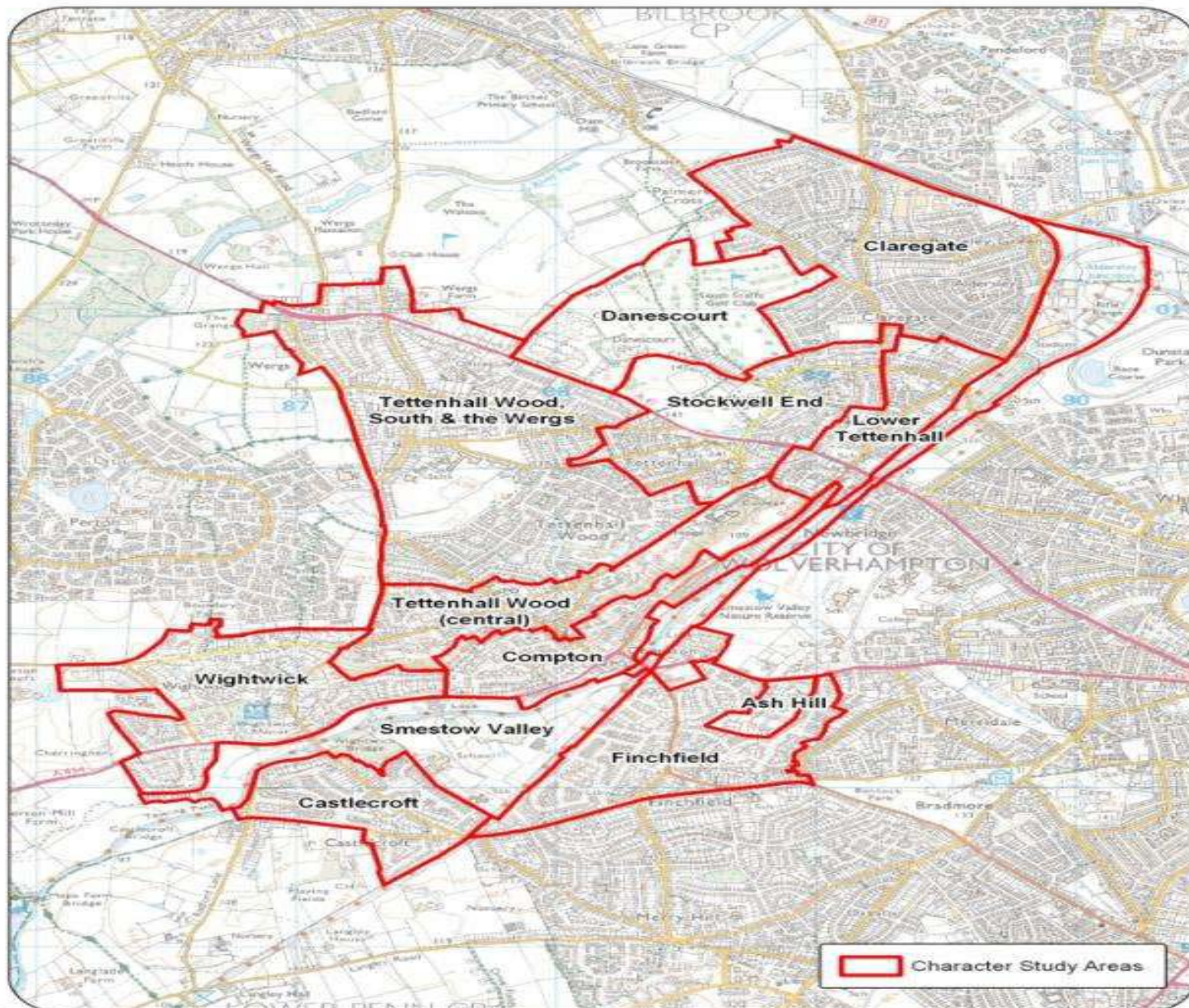


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OurPlaceOurPlan

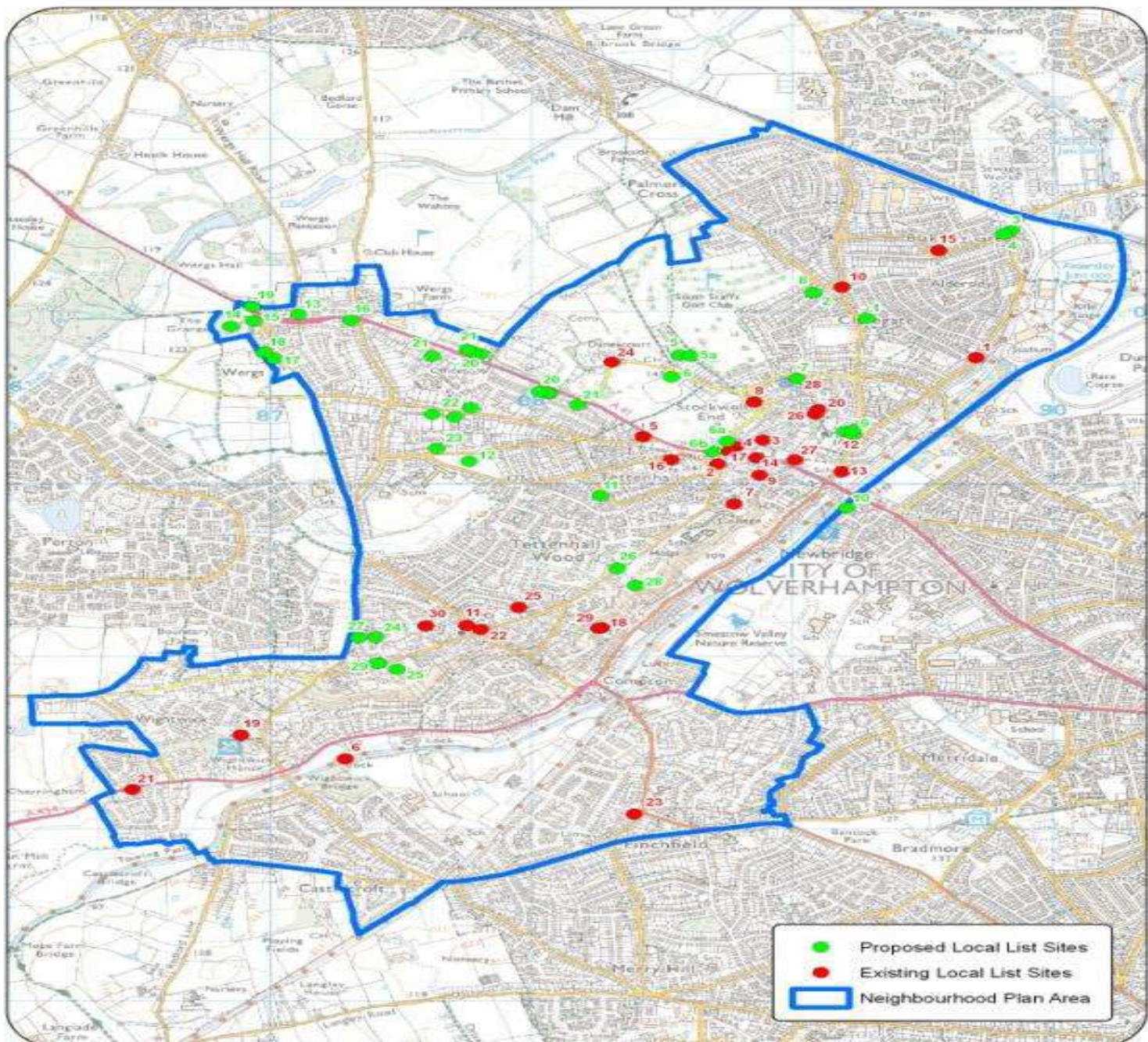
Using the Oxford Characterisation Toolkit



Policy TNP12 Part A - New Development to Enhance and Respect Existing Local Character

New development (including alterations, change of use and extensions) must enhance, respect and reinforce the established character as detailed in the Character Studies (Appendix E) by:

- Respecting its context;
- Taking into account the spacing between buildings; domestic gardens, (including the proportion of garden area to buildings); informal green and open spaces;
- Being of an appropriate height, density, mass and footprints;
- Being of compatible scale;
- Being of compatible use;
- Interpretation of local character and design details including windows;
- Using a choice of traditional materials and colours should complement the surrounding context.



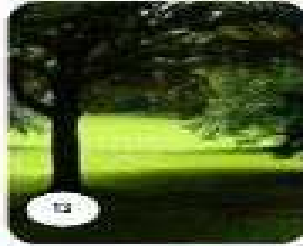
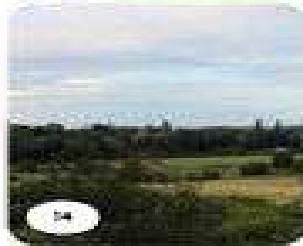
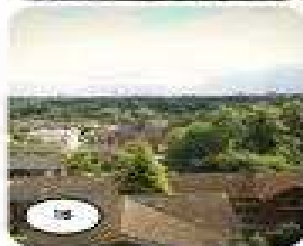
Policy TNP12 PART D - Historic Environment

Proposed development immediately adjacent to or directly affecting heritage assets, as defined in the NPPF, within the Neighbourhood Plan area must pay special regard to preserving or enhancing its setting and any special architectural or historic features of significance it possesses.

All development proposals should aim to sustain, reinforce and conserve the historic aspects and special character of the following locally distinctive elements of the area.

Local List

As part of the characterisation residents identified numerous potential Local List buildings.



Policy TNP12 PART B – Protecting Locally Important Views

Development should:

- respect the topography and should integrate with the general height of buildings;
- acknowledge the spacing between buildings;
- roofscape should reflect adjacent roofscapes of existing builds.

Development should take account of, protect and enhance important views, landmarks and local points in the area.

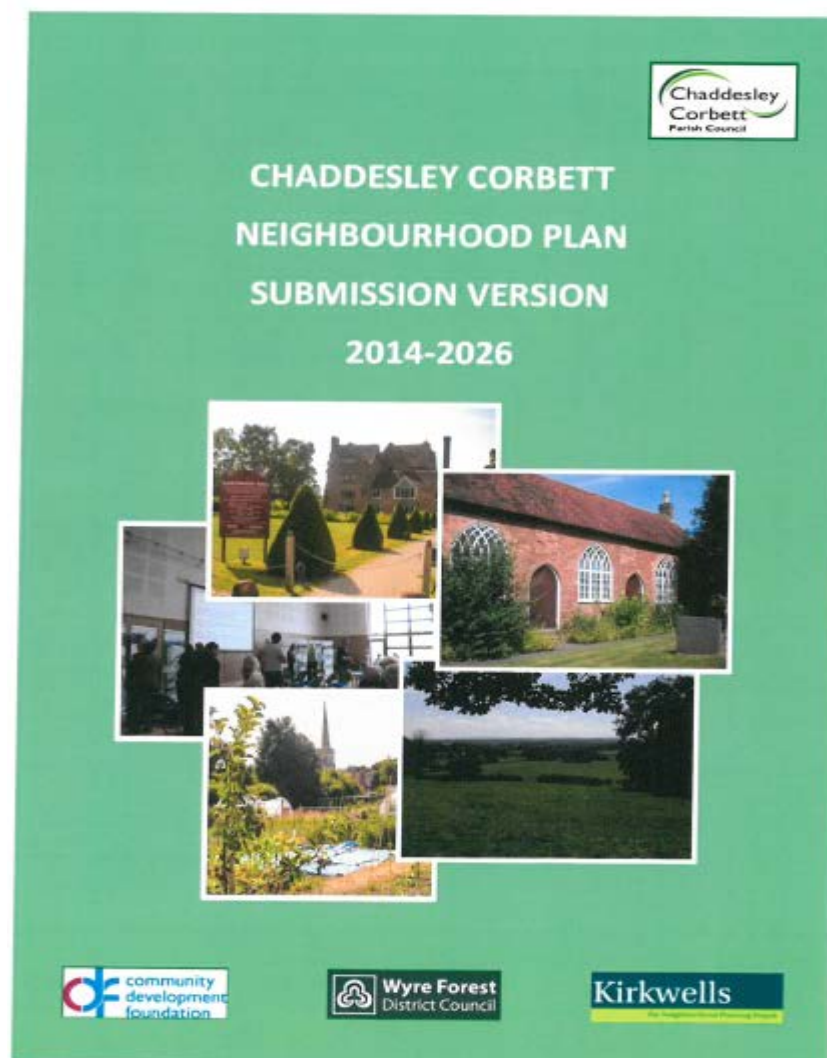
Developments which adversely affect important views will not be supported.

New development, where possible, should maximise opportunities to create new views.

Many views are highlighted in the Character Studies, some of which are shown here on **figure 22**. (A full list can be found at Appendix M)



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CC10 - Building Design Principles

All new development proposals will be required to demonstrate how they have taken account of the following:

- 1. New development should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the “grain” of the surrounding area within Design and Access Statements.**

- 2. New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited within Design and Access Statements.**



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- 3. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for the use of imaginative modern design using high quality materials in innovative ways.**
- 4. Building alterations or extensions in the Parish Conservation Areas especially should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. The Parish Council promote the use of natural materials from environmentally responsible sources, the use of energy saving materials, and materials of high quality, which have been reclaimed, salvaged or recycled.**
- 5. Proposals should minimise the impact on general amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.**



6. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Worcestershire Farmstead Assessment Framework.

7. New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.