

Heritage and Planning Policy

Introduction (Slide 2)

- The presentation will take us through the different tiers of planning policy and in particular look at the different planning tools available in policy to support heritage across the district and also at the neighbourhood community level.
- The presentation will also outline the other planning tools available to protect and enhance heritage.
- This presentation is intended to give a high level overview of the current planning system in place.
- As many will be aware there is currently investigation at national government level to review the planning system, however the details of what this change will look like are in the very early stages and therefore it is hard to know what the impacts of these changes will be.
- The presentation will look specifically at:
 - National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (NPPG)
 - The Local Development Plan (local authority level plans)
 - Neighbourhood Plans (community level plans)
 - Other planning mechanisms that can protect and enhance heritage

Tiers of Policy (Slide 3)

- diagram which outlines the different tiers of planning policy but most importantly how they relate to each other.
- At the top is the National planning Policy framework, under this will sit the Local Development Framework (the Local Plan), under this will sit Neighbourhood Plans.
- The Local Development Framework **cannot be in conflict** with the NPPF
- Neighbourhood plans must be in '**general conformity**' with the Local Development Framework.
- Take note the language regarding the relationship between the LP and NPPF compared to the LP and NPs.

National Planning Policy Framework (Slide 4)

- First published in 2012 – replacing what was hundreds of pages of planning policy with just 50 pages!
- Recently revised in 2018 with a further revision in 2019 based on feedback to the 2018 version.
- This document sets out the broad principles and objectives which planning policy must meet in the Local Development Frameworks.
- The NPPF also sets out principles for the determination of planning applications
- The National Planning Policy Framework also includes Chapter 16 conserving and enhancing the historic environment giving specific consideration to heritage assets.

- Alongside the NPPF is a series of guidance notes to support the principles in the NPPF. These are very accessible documents and help unpack in a bit more detail the range of objectives within the NPPF. Specifically there are two NPPGs which may be of particular interest: Neighbourhood planning and the Historic Environment.

Local Development Framework (Slide 5)

- The Local Development Framework outlines policies to be applied to the local authority area.
- Applications are determined against the local plan policies.
- These cannot be in conflict with the objectives and principles of National Policy.
- The current Local Development Framework for South Gloucestershire includes:
 - Core Strategy
 - Policies, Sites and Places Plan
 - Joint Waste Core Strategy

Local Development Framework (Slide 6)

- Core Strategy
 - Sets out overall strategy policy for South Gloucestershire
 - Includes policy CS9 managing the environment and Heritage
 - Strategic policy to conserve, respect, and enhance heritage assets.
 - Conserve and enhance the character, quality, distinctiveness and amenity of the landscape.
 - High level wording which when applied to individual assets can lead to a variety of different outcomes.
- PSP
 - Sets out detailed development management policy for South Gloucestershire.
 - Includes PSP17 Heritage Assets and the Historic Environment.
 - Provides an overall approach to heritage assets and how they should be considered when directly or otherwise effected by development proposals.

What is Neighbourhood Planning (Slide 7)

- Introduced in the Localism Act 2011
- Added a new tier to the planning system at the parish level
 - Set planning policies through Neighbourhood Plans
 - Grant planning permission through Neighbourhood Development Orders
- Gives the community more say over what happens in their community and how.
 - Through policies, aspirations, or designations
- Once a neighbourhood plan is 'made' (adopted) it forms part of the Local Development Framework.

- Parishes with made plans also receive 25% CIL rather than 15%.

Neighbourhood Plans and Heritage (Slide 8)

- Support/supplement existing policy set out in national and local plan documents
 - Can add a further level of detail to existing Local and national policy and objectives that cannot be achieved at the local level.
 - Why: Local Development Framework covers a large geographical area within which hundreds of heritage assets lie. The policy can therefore only go so far in terms of detail.
 - Can explore the wording in CS9, find out how best to apply 'conserve, respect and enhance to particular assets important to the community.
 - Can then outline a more refined and specific policy that builds on national and local principles.
 - Identify specific interventions to tackle issues at the community level
 - Identify specific heritage assets under threat to protect
 - Heritage at Risk list identifies assets however a neighbourhood plan policy could go further to identify a specific intervention.
 - Heritage at risk or an idea for regeneration, enhancement.
 - Identify specific heritage assets to protect, enhance and regenerate
 - Learning: through undertaking work to support the plan you may discover new things!
 - Understand what makes the neighbourhood special
 - Uncover stories or heritage previously overlooked
 - Other positives include:
 - Also discover a new sense of local community pride
 - NPG can reinvigorate other established institutions like the Parish council etc.

Neighbourhood Plans (Slide 9)

- Neighbourhood plans can cover a wide range of aspects above and beyond heritage
- They require a lot of organisation, volunteer work, time and effort
- However they do reinvigorate a sense of community and local democracy
- If the intention is only the protection of heritage assets there may be alternative planning mechanisms – as a NP is a lot of work!

Other planning mechanisms to protect heritage (Slide 10)

- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- World Heritage Sites
- Historic Parks and Gardens
- Battlefields
- Local List
- Historic Environment Record

- [Know your place](#) – online resource
- The reason I mention these is that a NP may not be the best option of course depending on what, in heritage terms, you wish to achieve

Conclusion (Slide 11)

- Three tier planning system including Neighbourhood Plans at the local level
- Local Plans cover the entire district with strategic level policy, however these policies may not be able to provide the level of detail a NP can for a specific intervention.
- Neighbourhood Plans are led by the community and can cover a wide range of issues including heritage
- Neighbourhood Plans should be in general conformity with local and national policy
- Neighbourhood Plans give the opportunity to add further detail to local or national policy which may be broad or strategic in scope
- The National Trust has recently published a [Guide to Heritage in Neighbourhood Plans](#) which may make useful further reading

Further Useful Links

[National Planning Policy Framework](#)

[National Planning Practice Guidance](#) – Historic Environment

South Gloucestershire Adopted Local Plan

- [Core Strategy](#) (CS9 Managing the Environment and Heritage page 65)
- [Policies, sites and Places Plan](#) (PSP17 Heritage Assets and the Historic Environment page 54)

South Gloucestershire Local Plan 2020 progress

- [Local Plan 2020: Phase 1 Issues and Approaches Consultation](#)
- [Local Plan Delivery Programme](#)

[Neighbourhood Planning in South Gloucestershire](#)

Technical Advice Notes

- [Understanding Heritage Assets](#)
- [Heritage Statements](#)

[Conservation Area Appraisals](#)