



Llywodraeth Cymru
Welsh Government



Planning Policy Wales



Chapter 6 The Historic Environment

Credits

Pembrokeshire Coast National Park

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6.1 Introduction

6.1.1 Throughout Wales there are historic assets which illustrate how past generations have shaped the world around us. The historic environment is central to Wales' culture and its character, and contributes to our sense of place and cultural identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset. It is vital that the historic environment is appreciated, protected, actively maintained and made accessible for the general well-being of present and future generations.

6.1.2 The historic environment of Wales is made up of individual historic features, archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as historic assets. The most important of these historic assets have statutory protection through scheduling, listing or designation as a conservation area. Other assets are included in formal registers, which identify them as being of special historic interest. Many others make a positive contribution to local character and sense of place. Some, such as buried archaeological remains, have still to be identified. It is important to protect what is significant about these assets and sustain their distinctiveness. Historic assets should be the subject of recording and investigation when they are affected by proposals that alter or destroy them. Historic assets are a non-renewable resource.

6.1.3 The historic environment is relevant to and is a vibrant part of the culture and economy of Wales. **To enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way.**

6.1.4 Decisions on planning applications and listed building and conservation area consents must be based on adequate information provided by the applicant and any action must be in proportion to the impact of the proposals, and the effects on the significance of the assets and their heritage values.¹

6.2 Objectives

6.2.1 It is important that the historic environment is protected, managed and conserved. The Welsh Government's objectives in this field are to:

- conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales;
- recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;
- base decisions on an understanding of the significance of Wales' historic assets;
- contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available;

and specifically to:



- protect the Outstanding Universal Value of the World Heritage Sites in Wales;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, while at the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens in Wales; and
- conserve areas on the register of historic landscapes in Wales.

6.2.2 Local planning authorities and other public bodies have an important role in protecting and conserving the historic environment while helping it accommodate and remain responsive to present-day needs. This is a key aspect of wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development management functions. The conservation of the historic environment also contributes to the Welsh Government's seven well-being goals for a sustainable Wales.²

6.2.3 Historic assets can make an important contribution to sustainable development objectives. When change is being considered, local authorities should seek to secure the sustainability of historic assets, taking the risks of climate change into account. The adaptation of historic buildings should be informed by careful assessment of all aspects of a building's performance to allow a proper evaluation of the benefits of intervention and the impact on special architectural or historic interest. Where conflict between the conservation of historic assets and climate change objectives is unavoidable, it should be mitigated by careful design, for example through the siting of renewable energy equipment and infrastructure.³ The public benefit of taking action to reduce carbon emissions, or to adapt to the impact of climate change, should be weighed against any harm to the significance of historic assets.

6.3 Roles and Responsibilities in Wales' Historic Environment

6.3.1 The Welsh Ministers have duties for protecting, conserving and promoting an appreciation of the historic environment of Wales which are exercised through the Welsh Government's historic environment service (Cadw). The Welsh Ministers have the power to 'call in' applications for listed building consent for their determination, and may also 'call in' planning applications with a more than local impact upon other types of historic assets, or which meet criteria set out in *Planning Policy Wales*. The Welsh Ministers also have the function of determining applications for planning permission in respect of developments of national significance.

6.3.2 Cadw identifies buildings of special architectural or historic interest for listing, and schedules monuments of national importance. It is responsible for adding sites to the register of historic parks and gardens in Wales, and, in partnership with Natural Resources Wales, including areas on the register of historic landscapes in Wales.



6.3.3 Cadw determines applications for scheduled monument consent and is a statutory consultee for certain types of developments affecting scheduled monuments, World Heritage Sites and registered historic parks, gardens and landscapes,⁴ Strategic Environmental Assessments and scoping opinions for Environmental Impact Assessments.

6.3.4 Cadw published *Conservation Principles for the sustainable management of the historic environment in Wales* in 2011. These principles provide the basis upon which Cadw discharges its statutory duties, makes decisions or offers advice about changes to historic assets. Conservation Principles should also be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision-making where the historic environment is affected by the planning process.

6.3.5 Cadw's *Conservation Principles* recognises that the whole of the historic environment is a finite and shared resource. Cadw therefore encourages an understanding of historic character to highlight the distinctiveness of urban and rural areas in Wales, and to guide decisions about their future.⁵

6.3.6 Local planning authorities have responsibility for considering the historic environment as part of their role in preparing development plans and determining planning applications. They also have responsibility for determining listed building and conservation area consents in their areas. They are required to formulate and publish proposals for the preservation and enhancement of the character or appearance of conservation areas.⁶ The positive management of conservation areas is necessary if their character and appearance are to be preserved or enhanced, and their heritage value is to be fully realised. Local planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed.⁷ The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions. Applications by local planning authorities for works in their area affecting listed buildings and the demolition of buildings in conservation areas are determined by the Welsh Ministers.

6.3.7 The Planning (Wales) Act⁸ introduces a mandatory requirement to undertake pre-application consultation for certain types of development. The requirement places the onus on the developer to undertake pre-application consultation with consultees identified in legislation.⁹ Local planning authorities will be able to advise applicants on whether their development proposal requires pre-application consultation under the requirements of the Act and also the bodies required to be consulted in these circumstances.

6.3.8 There are exemptions to listed building and conservation area consent processes for certain religious denominations when making changes to their ecclesiastical buildings that remain as places of worship. The exemption only applies to those denominations and faiths that have set up internal systems of control which are equivalent to secular control systems in the level of consultation and scrutiny that they provide, and which have been approved by Welsh Ministers.¹⁰



6.3.9 The Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) is the investigative body and national archive for the historic environment in Wales. It compiles and makes available an authoritative collection of records on the historic assets of Wales (the National Monuments Record) for use by individuals and bodies concerned with understanding, conserving and managing the historic environment.

6.3.10 The Welsh archaeological trusts manage and maintain regional historic environment records (HERs). The curatorial sections of the Trusts also provide archaeological advice to the local planning authorities to allow a proper consideration of the impact of a proposal on the archaeological resource, including advice on schemes to mitigate any adverse impacts. They should be contacted, as appropriate, in the exercise of plan preparation and development management functions.

64 Development Plans and the Historic Environment

6.4.1 Development plans must have regard to national policies on the historic environment¹¹ but must not repeat national planning policy. Development plans should also set out proposals for re-use or new development affecting historic areas and buildings, which may assist in achieving the Welsh Government's objectives for urban and rural regeneration.

6.4.2 Development plans must only identify **locally specific policies in relation to the historic environment**. Locally specific policies for the historic environment must be distinctive and only cover those heritage elements deemed as important considerations from a local planning perspective during the determination of planning applications. For example, this could include local design considerations where development may impact on an historic asset within the authority area.

6.4.3 In preparing plans and assessing proposals for development, local planning authorities must keep under review their access to records of the historic environment in their area.¹² Historic environment records must be used as a key source of information for the formulation of development plans and advice on their use should be sought from the Welsh Archaeological Trusts.

6.4.4 When preparing a development plan, local planning authorities are required to undertake a Strategic Environmental Assessment and a Sustainability Appraisal. An assessment of the cultural heritage is one of the baseline studies in this process and requires consultation with Cadw.¹³ In undertaking the appraisal, an up-to-date evidence base, including those provided by the HER for the local authority area and the National Monuments Record, must be used.

World Heritage Sites

6.4.5 Development plans must reflect that World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value.¹⁴ These sites can also contribute to a national and local sense of community and to sustainable economic development and regeneration. They can cover more than one authority's jurisdiction and there is a need to ensure there are consistent planning policies in the relevant development plans. The adoption of supplementary planning



guidance, which is consistent and agreed between all relevant authorities, is considered to be the most effective way of implementing the conservation of World Heritage Sites.

Archaeological Remains

6.4.6 The historic environment comprises all the surviving physical remains of past human activity. The individually identified historic assets, which are the components of the historic environment, have archaeological significance. Such archaeological remains survive as both above and below ground evidence and include submerged marine as well as terrestrial assets. They are a finite and non-renewable resource.

6.4.7 Not all nationally important remains meriting preservation will necessarily be designated as scheduled monuments and much of the archaeological resource remains to be discovered. These remains and their settings and, in appropriate circumstances, other unscheduled archaeological remains of local importance and their settings, may be identified in development plans as of local importance and worthy of conservation. Local planning authorities may also develop supplementary planning guidance to provide further detail on any locally specific archaeological remains and their settings included as policy in development plans.

6.4.8 Notwithstanding the above, local planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission. Developers should not expect to obtain planning permission for archaeologically damaging development merely because they arrange for the recording of sites whose physical preservation in situ is both desirable (because of their level of importance) and feasible.

Listed Buildings and Conservation Areas

6.4.9 Development plans should where appropriate include locally specific policies for the conservation of the built environment, including the protection or enhancement of listed buildings and conservation areas. Such locally specific policies should also make it clear that development proposals will be judged for their effect on listed buildings and their settings, and on the character or appearance of conservation areas, as identified in the relevant appraisal documents for such designations. The adoption of supplementary planning guidance which links to locally specific policy for listed buildings and conservation areas can provide further detail and assist in contributing to the positive management of change.

6.4.10 Notwithstanding the above, the development plan should not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should it include detailed statements or proposals for existing conservation areas. The process of assessment, detailed definition or revision of boundaries and formulation of proposals for individual conservation areas should be pursued separately from the development plan.



Local Historic Assets

6.4.11 Undesignated historic assets of local importance need appropriate consideration in the formulation of development plans. Local planning authorities may determine that a historic asset is of special local interest and may develop and publish lists of local historic assets of special local interest that do not have statutory protection, but which make an important contribution to local distinctiveness and have the potential to contribute to public knowledge. Where a local planning authority chooses to identify historic assets of special local interest, policies for their conservation and enhancement must be included in the development plan.

Historic Parks and Gardens, and Landscapes

6.4.12 In preparing their development plans, local planning authorities should take account of the register of historic parks and gardens in Wales and they should develop locally specific policies that will contribute to their protection and enhancement. Similarly local planning authorities should also take into account areas included in the register of historic landscapes in Wales and where it is considered appropriate to do so, develop locally specific policies that will contribute to their conservation.

6.5 Development Management and the Historic Environment

6.5.1 Conservation Principles¹⁵ set out the basis for making informed decisions about any proposed change that has an impact on the historic environment. This is based on a full consideration of the significance of an historic asset and the impact of the proposal on that significance. The greater the significance and/or impact then the greater the benefit needed to justify any harm.

World Heritage Sites

6.5.2 The impacts of proposed developments on a World Heritage Site and its setting and, where it exists, the World Heritage Site buffer zone, is a material consideration in the determination of any planning application.

6.5.3 Certain permitted development rights are restricted on land in a World Heritage Site.¹⁶

6.5.4 Cadw is a statutory consultee on planning applications likely to have an impact on the Outstanding Universal Value of a World Heritage Site.¹⁷

Archaeological remains

6.5.5 The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection *in situ*. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon



its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

6.5.6 The needs of archaeology and development may be reconciled, and potential conflict very much reduced, if developers discuss their proposals with the local planning authority at an early stage in pre-application discussions. A desk-based archaeological assessment can be commissioned by a developer (sometimes as part of a wider Environmental Impact Assessment) to provide information on the archaeological significance of a site before submitting a planning application. Where archaeological remains are known to exist or there is a potential for them to survive and a study has not already been undertaken by the applicant, the local planning authority should request an applicant to undertake a desk-based archaeological assessment and, where appropriate, an archaeological evaluation. The results of any assessment and/or field evaluation should be provided as part of a planning application and form part of the local planning authority's consideration of that application.¹⁸ The amount of information and analysis required should be proportionate to the potential impact that the proposal has on the significance of the archaeological remains and sufficient to determine the extent of this impact. If this information is not provided to an appropriate standard,¹⁹ local planning authorities should consider whether it is necessary to request the applicant to supply further information, or whether to refuse permission for an inadequately documented proposal.²⁰

6.5.7 Local planning authorities may impose conditions to protect archaeological remains, if they are minded to approve an application. However, where a local planning authority decides that physical preservation of archaeological remains in situ is not justified, and the development resulting in the destruction of the archaeological remains should proceed, it must be satisfied that the developer has secured appropriate and satisfactory provision for:

- the archaeological investigation and the subsequent recording of the remains;
- the analysis, archiving and publication of the results;
- organisation and deposition of the archive into an approved repository.

This will normally be achieved by the applicant's submission of a written scheme of investigation (WSI) for approval by the local planning authority secured, where necessary, by the use of planning conditions or obligations. The WSI will often be written in response to a brief prepared by the local planning authority. A condition may be imposed prohibiting the start of work on the development until such time as the necessary works have been carried out by competent expert archaeologists to the appropriate standards.²¹ Archaeological investigations should be carried out before development commences, working to a project design agreed and monitored by the planning authority.

6.5.8 Despite the best efforts of the applicant and the local planning authority, unforeseen archaeological remains may still be discovered during the course of a development. Any WSI should consider how to react to such circumstances or it can be covered through an appropriate condition for an archaeological watching brief. In the absence of either of these mechanisms, the developer and the local planning authority will need to negotiate an acceptable solution. In exceptional cases, the remains may be considered by the Welsh Ministers to be of national importance and be designated as a scheduled monument. In such cases, work should not re-commence until scheduled monument consent²² has been obtained by the developer.



6.5.9 Local planning authorities are required to consult the Welsh Ministers on any development proposal that is likely to affect the site of a scheduled monument, or where development is likely to be visible from a scheduled monument and meets certain criteria.²³ The local planning authority should inform applicants of the need to obtain scheduled monument consent for any works they propose which would have a direct impact upon the designated area. Scheduled monument consent can be granted only for detailed proposals and it is advised that this is obtained first, as planning permission alone is insufficient to authorise the works. Scheduled monuments are exempt from conservation area control. However, where structures are both scheduled and listed, scheduled monument legislation takes precedence and scheduled monument consent, rather than listed building consent, is required for works.

Listed buildings

6.5.10 There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply.

6.5.11 There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.²⁴ The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

6.5.12 Local planning authorities will determine applications for consent for the demolition of a listed building and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Controls apply to all works, both external and internal, including fixtures and curtilage structures that would affect a building's special interest. It is strongly recommended that pre-application discussions are undertaken between the applicant, the local planning authority and, where appropriate, Cadw to clarify what works will require listed building consent, what level of information will need to be provided and what other issues, such as duties towards nature conservation,²⁵ need to be resolved. Where directed, planning authorities must notify the Welsh Ministers before listed building consent is granted to enable consideration of whether the correct procedures and guidance have been followed, or whether the application raises issues of more than local interest, which would warrant 'call in' for determination by the Welsh Ministers.²⁶

6.5.13 Applicants for listed building consent must be able to justify their proposals and show why the alteration or demolition of a listed building is desirable or necessary. This should be included in a Design and Access Statement, which will be proportionate both to the significance of the building



and to the degree of change proposed. It is generally preferable, for both the applicant and the local planning authority, if related applications for planning permission and listed building consent are considered concurrently. Consideration of proposals for a listed building should be made on the basis of a full, rather than an outline planning permission. Planning permission alone is insufficient to authorise works to a listed building. Appropriate conditions may also be attached to any listed building consent. These might for example include the submission of a conservation method statement for specific works or the protection of historic fabric, or archaeological recording work.²⁷

6.5.14 Occasionally, applications will be made for the demolition of a listed building. These must be fully justified and scrutinised before any decision is taken. The demolition of any listed building should be considered as exceptional and require the strongest justification. In determining applications for total or substantial demolition of listed buildings, authorities should take into account: the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use, the adequacy of efforts made to retain the building in use or to secure a new use, and the merits of alternative proposals for the site. The Welsh Government would not expect consent to be granted without robust evidence from the applicant that all reasonable efforts to sustain existing uses, or to find viable new uses have failed; that preservation in some form of charitable or community ownership is not possible or suitable; or that redevelopment would produce substantial benefits for the community that would clearly outweigh the loss resulting from demolition. The national amenity societies should be consulted on all applications involving the demolition of any part of a listed building.²⁸

6.5.15 Local planning authorities should not authorise demolition of a listed building to make way for new development unless it is certain that the new development will proceed. This requirement can be secured by condition.²⁹ Conditions may also be used to require the preservation of particular features and/or to require works to be carried out in a certain way.³⁰

6.5.16 The Royal Commission on the Ancient and Historical Monuments of Wales must be notified of all applications to demolish listed buildings that have been granted consent and be allowed access for at least a month³¹ to buildings which it wishes to record before demolition takes place.

6.5.17 In all applications for alteration or demolition local planning authorities should consider, whether to make the archaeological recording, analysis and publication of features that would be destroyed, obscured or temporarily revealed by the works a condition of listed building or planning consent. This archaeological programme should be proportionate to the scale of the works being undertaken.

6.5.18 Local planning authorities have the power to serve Building Preservation Notices (BPN) on unlisted buildings if those buildings are considered to be of special architectural or historic interest and are in danger of demolition or alterations which will affect their character.³² A BPN is the statutory mechanism to secure a temporary listing and applies for a six-month period. Most legislative provisions relating to listed buildings apply to the building concerned and take effect immediately when a BPN is served.³³



Conservation areas

6.5.19 There is no statutory requirement to have regard to the provisions of the development plan when considering **applications for conservation area consent**, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply.

6.5.20 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting. It is preferable, for both the applicant and the local planning authority, for related applications for planning permission and conservation area consent to be considered concurrently. Consideration of proposals for development in a conservation area should be made on the basis of a full, rather than an outline, application.

6.5.21 There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level.³⁴ In exceptional cases, the presumption may be overridden in favour of development considered desirable on the grounds of some other public interest. Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

6.5.22 Conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Proposals should be tested against conservation area appraisals, where they are available.

6.5.23 Authorities should take into account the visual, historic and amenity contribution of trees in conservation areas. New planting or replanting may be appropriate where consistent with the character or appearance of the area. Special provisions apply for trees in conservation areas which are not the subject of Tree Preservation Orders.³⁵

6.5.24 The General Permitted Development Order³⁶ requires planning applications for certain types of development in conservation areas which otherwise would be classified as permitted development. In certain circumstances, to help to protect features that are key elements of the character and appearance of particular conservation areas and where there is a real and specific threat, local planning authorities can also withdraw specific permitted development rights through the use of Article 4 Directions.³⁷ The designation of a conservation area does not in itself automatically justify making an Article 4 Direction.



Local Historic Assets

6.5.25 Where a local planning authority has identified historic assets of local interest or produced a list of historic assets of special local interest and included a policy in its development plan for their preservation and enhancement, any supporting supplementary planning guidance will be a material consideration when determining a planning application.

Historic Parks and Gardens

6.5.26 Local planning authorities should protect and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales. Cadw must be consulted on all planning applications where development is likely to affect the site of a registered historic park or garden or its setting.³⁸ The effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Historic Landscapes

6.5.27 Information on the register of historic landscapes in Wales should be taken into account by local planning authorities in considering the implications of developments which meet the criteria for Environmental Impact Assessment,³⁹ or, if on call in, in the opinion of the Welsh Ministers, they would have more than local impact on an area in the Register.⁴⁰ Cadw must be consulted on development within a registered historic landscape area that requires an Environmental Impact Assessment.⁴¹

6.5.28 Cadw and Natural Resources Wales have issued a 'guide to good practice' on using the register of historic landscapes.⁴² It includes a method for assessing the effects of proposed development on an area on the register of historic landscapes (ASIDOHL2). This method should be followed by applicants when preparing the relevant part of the Cultural Heritage chapter of their Environmental Statement.

Enabling Development

6.5.29 Enabling development can deliver substantial heritage benefit that would be contrary to other objectives of national or local planning policy. Such development may be appropriate if the public benefit of rescuing, enhancing, or even endowing an important historic asset decisively outweighs the harm to other material interests. Tests setting out when enabling development might be acceptable are given in Cadw's *Conservation Principles*.⁴³ Enabling development must always be in proportion to the public benefit it offers.

6.5.30 When considering a scheme of enabling development, planning permission should be granted only if:

- the impact of the development was precisely defined in the application at the outset, and normally through the granting of full, rather than outline, planning permission;
- the achievement of the heritage objective is securely and enforceably linked to the enabling development;



- the place concerned is repaired to an agreed standard, or the funds to do so are made available, as early as possible in the course of the enabling development, ideally at the outset and certainly before completion or occupation of the enabling development;
- the local planning authority closely monitors implementation, if necessary acting promptly to ensure that obligations are fulfilled.

Figure 6.1 The Historic Environment

Guide to the application of national planning policy statements in LDPs

Locational Considerations

For the most part, policies to be applied within areas for protection, such as conservation areas, and to listed buildings or scheduled monuments, will be clear from national legislation and guidance and will not need to be repeated in a LDP unless there is a locally distinct application.

Topic-based Policies

The national planning policy statements on the historic environment which should be included, or considered for inclusion, in topic-based policies in the LDP can be found in the following paragraphs. Such policies should focus on any locally distinct element that differs from national guidance or would benefit from elaboration.

Paragraph	Policy Issue
6.4.1 and 6.4.2	Historic environment
6.4.5	World Heritage Sites
6.4.7	Archaeological remains
6.4.9	Listed buildings and conservation areas
6.4.11	Local Historic Assets
6.4.12	Historic Parks, Gardens and Landscapes in Wales

National Development Management Policies

The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in LDPs.

Paragraph	Policy Issue
6.5.2	World Heritage Sites
6.5.5	Archaeological remains and scheduled monuments
6.5.6	Assessment and evaluation of archaeological remains
6.5.7	Archaeological investigation before development commences



Paragraph	Policy Issue
6.5.9	Proposals affecting a scheduled monument or its setting
6.5.11, 6.5.12 and 6.5.13	Proposals affecting a listed building or its setting
6.5.14, 6.5.15, 6.5.16 and 6.5.17	Consent to demolish a listed building and use of conditions
6.5.20	Preservation and enhancement of a conservation area
6.5.21	Proposals affecting the character or appearance of a conservation area
6.5.22	Conservation area consent
6.5.23	Trees in a conservation area
6.5.25	Historic Assets of Local Interest
6.5.26	Proposals affecting sites on the Register of Historic Parks and Gardens in Wales
6.5.27	Proposals affecting sites on the Register of Historic Landscapes in Wales
6.5.29 and 6.5.30	Enabling development and the historic environment

Topics relevant to the local area may simply be mentioned with a cross-reference to Planning Policy Wales.

References

- 1 Conservation Principles for the sustainable management of the historic environment in Wales, Welsh Government/Cadw, 2011
www.cadw.gov.wales/historicenvironment/conservation/conservationprinciples/?lang=en
- 2 The Well-being of Future Generations (Wales) Act 2015 www.legislation.gov.uk/anaw/2015/2/contents
- 3 Renewable energy and your historic building, Welsh Assembly Government/Cadw, 2010
www.cadw.gov.wales/docs/cadw/publications/Micro_gen_booklet_EN.pdf
- 4 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (S.I 2012/801), Articles 14 and 15 and paragraph (l) of the Table in Schedule 4
www.legislation.gov.uk/wsi/2012/801/contents/made
- 5 Technical Advice Note 12: Design, paragraph 5.6.2, Welsh Government, 2016
www.gov.wales/topics/planning/policy/tans/tan12/?lang=en
- 6 The Planning (Listed Buildings and Conservation Area) Act 1990, section 71
www.legislation.gov.uk/ukpga/1990/9/section/71
- 7 This designation should only be amended or cancelled in exceptional circumstances when part or the whole of the area has lost its special interest
- 8 The Town and Country Planning Act 1990, section 61Z www.legislation.gov.uk/ukpga/1990/8/contents



- 9 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Article 2D and Schedule 1B www.legislation.gov.uk/wsi/2012/801/contents/made
- 10 The Planning (Listed Buildings and Conservation Areas) Act 1990, section 60 www.legislation.gov.uk/ukpga/1990/9/section/60
- 11 The Planning and Compulsory Purchase Act 2004, section 62(5) in respect of Local Development Plans www.legislation.gov.uk/ukpga/2004/5/section/62
- 12 The Planning and Compulsory Purchase Act 2004, section 61(2) www.legislation.gov.uk/ukpga/2004/5/section/61
- 13 The Planning and Compulsory Purchase Act 2004; Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (SI 2004/1656), regulations s 4, 5(2), 5(4) and paragraph 6(k) of Schedule 2; Welsh Government Local Development Plan Manual 2015, sections 3.5 and 5.3.3 www.legislation.gov.uk/ukpga/2004/5/contents
www.legislation.gov.uk/wsi/2004/1656/contents/made
www.gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en
- 14 Convention Concerning the Protection of World Cultural and Natural Heritage, UNESCO, 1972 www.whc.unesco.org/uploads/activities/documents/activity-562-4.pdf
- 15 Conservation Principles for the sustainable management of the historic environment in Wales, Welsh Assembly Government/Cadw, 2011 www.cadw.gov.wales/historicenvironment/conservation/conservationprinciples/?lang=en
- 16 The Town and Country Planning (General Permitted Development) Order 1995 (S.I. 1995/418) www.legislation.gov.uk/uksi/1995/418/contents/made
- 17 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Articles 14 and 15 and paragraph (l)(v) of the Table in Schedule 4 www.legislation.gov.uk/wsi/2012/801/contents/made
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