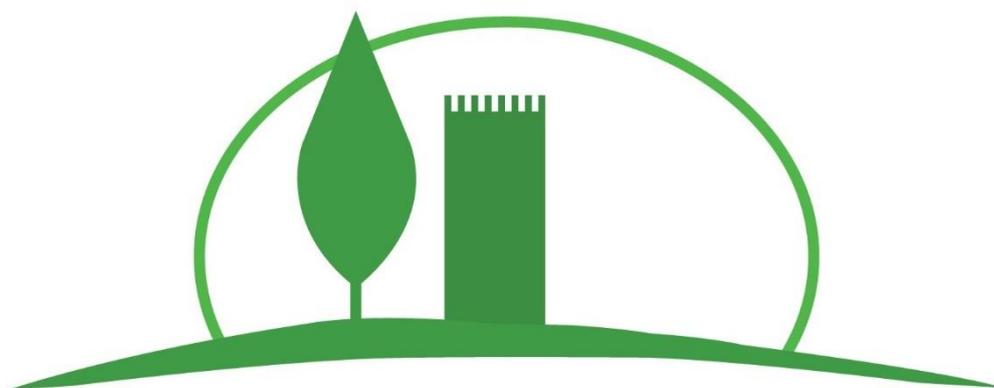


APPENDIX O

Extracts: The Policy Principles

ENGLISH HERITAGE GUIDANCE:
ENABLING DEVELOPMENT AND THE CONSERVATION OF
SIGNIFICANT PLACES' (Revised 2012) Pages 4 and 5



INTRODUCTION

English Heritage remains concerned by the potential for damage by developments contrary to established planning policy, put forward primarily as a way of benefiting significant places,¹ but which destroy more than they save.

Our policy and guidance are intended to:

- ensure that we offer consistent advice on those proposals for enabling development relating to significant places that are referred to us for advice;
- encourage a rigorous approach by planning authorities to the assessment of proposals for enabling development affecting any significant place; and
- help those seeking consent for enabling development, by making them aware of the tests that are likely to be applied and the extent of the supporting information required.

This policy and guidance applies only to development contrary to established planning policy, not proposals to secure the future of significant places that are in accordance with the local development framework and national policy (see 2.1.2).

The policy itself now sits within the framework provided by English Heritage's Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008), which promotes a values-based approach to assessing heritage significance.

The detailed practical guidance provided here should be applied within the context provided by the Principles. Both documents are intended to amplify and reinforce, and should be used in conjunction with, the well-established criteria set out in PPG 15, Planning and the Historic Environment and PPG 16, Archaeology and Planning.

The Guidance is applicable to enabling development of any scale, but should be applied, and advice sourced, in proportion to the scale and complexity of the project. We encourage the evolution of enabling development proposals through pre-application discussion, so that applicants do not waste resources on schemes unlikely to be justifiable, that proposals are submitted with the necessary supporting information, and that determination is not unduly protracted.

If, during pre-application discussion, it appears to an authority that it is unlikely that a case for enabling development can be substantiated, the applicant should be so informed at the earliest possible opportunity, to avoid futile expenditure on both sides.

While the assessment process can be complex, it should be pursued with all reasonable speed, particularly if the place concerned is deteriorating at a significant rate.

¹ Significant place is used in this statement, in succession to 'heritage asset', as shorthand for any part of the historic environment that has heritage value, including but not limited to scheduled monuments and other archaeological remains, historic buildings (both statutorily listed or of more local significance) together with any historically related contents, conservation areas, parks and gardens either registered or forming the setting of a listed building, and registered battlefields.

THE POLICY

Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

- a it will not materially harm the heritage values of the place or its setting**
- b it avoids detrimental fragmentation of management of the place**
- c it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose**
- d it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid**
- e sufficient subsidy is not available from any other source**
- f it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests**
- g the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.**

If it is decided that a scheme of enabling development meets all these criteria, English Heritage believes that planning permission should only be granted if:

- a) the impact of the development is precisely defined at the outset, normally through the granting of full, rather than outline, planning permission
- b) the achievement of the heritage objective is securely and enforceably linked to it, bearing in mind the guidance in ODPM Circular 05/05, Planning Obligations
- c) 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
- d) the planning authority closely monitors implementation, if necessary acting promptly to ensure that obligations are fulfilled.