

# Appendix 1

## Consultation Questions posed by English Heritage (*Bromley's proposed response in Italics*)

1. The English Heritage draft guidance is intended to assist the implementation of the policies and guidance on setting in Planning Policy Statement 5: Planning for the Historic Environment and the Historic Environment Planning Practice Guide.

(1a) Do you consider that this English Heritage guidance on setting conforms to the Government's policies and guidance in the PPS and Practice Guide?

*Yes, the guidance and principles have informed the writing of this document.*

(1b) If not, can you explain how it diverges?

*N/A*

(1c) Do you consider that it will assist implementation of the Government's new policies and guidance?

*The guidance is intended to back up policy HE10 from PPS5 in decisions where a proposed development affects the setting of a Heritage Asset particularly in cases where the development is not located in the grounds or immediate vicinity. The effectiveness of the guidance is weakened however by being issued separately from other guidance documents previously issued on protection of heritage assets; it is also too long and repetitive. It is yet more guidance for applicants and others involved in development to read and understand as part of the assessment of a planning or listed building consent application; many applicants may not be aware of it and may not read it.*

*The guidance generally being issued by English Heritage has become confusing and verbose existing as it does in several separate lengthy documents. The Government's (and local authorities') policies would be better served if the guidance was simplified, made more concise and consolidated into one document rather than being issued in a piecemeal fashion in several publications.*

2. The English Heritage setting guidance applies the heritage values approach advocated in *Conservation Principles, Policy and Guidance* to the consideration of setting.

(2a) Do you think this approach is helpful and that it is successfully achieved within the draft guidance?

*Basing the English Heritage setting of heritage assets document on the Conservation Principles ensures consistency in decision making and will help in producing guidance for the historic environment.*

(2b) If not, what alternative approaches would you suggest?

*N/A*

3. The English Heritage setting guidance is intended to cover a wide range of circumstances, from large scale infrastructure projects to more common types of

development and for initiatives such as conservation area management plans. We have drafted our guidance to cover the generality of setting issues applying to such circumstances. We have avoided additional technical guidance specific to particular types of development such as tall buildings and wind turbines, as this is included in the specific guidance we offer on these development types.

- (3a) Do you agree with this approach and, if so, have we struck the right balance to ensure our draft guidance applies to the majority of circumstances?

*The approach is correct; however, the document repeats information covered in other guidance and takes time to get to the point which does not encourage everyday use. Having another companion document to PPS5 and the Conservation Principles is confusing. The document would have been better included as a concise appendix to the Practice Guide of PPS5.*

*The document is helpful insofar as it gives an explanation of types of impacts to setting of Heritage Assets and the importance of the setting to the significance of those Heritage Assets.*

- (3b) Are there additional issues that you consider should be included in specific guidance on particular kinds of development?

*A brief explanation of how good design and materials may have a positive impact on the setting of a Heritage Asset could be included within the document. Design and materials are factors that contribute towards the impact (positive, neutral or negative) that a development may have on the setting of a Heritage Asset.*

4. In Section 3 (paragraphs 42 to 62) of the draft guidance we set out, as an assessment framework, issues that we consider may need to be taken into account in assessing the impact on the significance of a heritage asset of changes within its setting.

- (4a) Do you agree that these are the correct factors to consider?

*The proposed assessment framework contains the correct factors to consider. Much of this section however repeats paragraphs from PPS5, the planning legislation and the Conservation Principles document. This section may be more effective if it were to paraphrase the information and cross reference back to the original document rather than just repeating paragraphs from other documents.*

- (4b) If not, can you suggest which factors should not be considered or which additional factors should be?

N/A

- (4c) Do you agree that the questions posed in paragraph 49 are a helpful way of structuring the assessment framework?

*The questions posed in paragraph 49 provide a basic initial basis for an analysis of the impact of development on the setting of Heritage Assets. The concern is that the questions posed invite very short answers and as such may not be able to provide the detail required to fully assess this issue. It is also a concern that the requirement for yet another statement to accompany an application may be onerous and that it should somehow be incorporated into the current requirement for a Design and Access Statement or into the current requirement for a statement under policy HE6 of PPS5.*

*The Setting of Heritage Assets document would be better integrated into the PPS as it is difficult to ask agents/applicants to provide all the required statements. It would work more effectively if this extra statement were to be integrated into an existing process.*

*The guidance does not include a method for deciding which proposals may need this statement. It appears that this process will need to be followed for all applications to decide if the proposal will affect the heritage asset or not.*

5. In paragraphs 55 to 58 of the draft guidance we discuss the issue of cumulative impacts in relation to setting.

(5a) Do you have views on the practicality of the approach suggested in paragraph 58? We would particularly welcome views from Local Planning Authorities.

*Paragraph 58 highlights the need to look at the bigger picture when making decisions that affect the setting of Heritage Assets. For example, it may require one planning officer to deal with a whole area such as a town centre. It may also mean that methods for checking what new development is proposed in the vicinity of any Heritage Asset should be developed (including Conservation Areas) in the immediate vicinity of the application site. Such an approach would be necessary to have consistency in planning decisions.*

*Devising such an approach may be difficult however there would need to be a proper system for checking what is proposed at present and what had been permitted in the past.*

*The document has also highlighted the need to elaborate on reasons for approval as well as refusal on Planning Applications and Listed Building Consent Applications.*

6. In Appendix 1 of our guidance (paragraphs 63-74), we provide illustrated examples of how setting can contribute to the heritage values and significance of a heritage asset, structured around a range of questions. These are not intended to provide examples of good or bad development within the setting of an historic asset, but rather to illustrate how an analytical approach to setting can provide better understanding.

(6a) Do you think this approach is helpful?

*It would be more helpful to have more 'normal' examples in the document. The examples included in the guidance relate to extraordinary places/situations and do not cover everyday circumstances. Particular kinds of development that could have been illustrated include the impact of development on rural conservation areas/listed buildings etc, the impact of development on suburban conservation areas and the impact of tall buildings in smaller town centres.*

(6b) Do you have comments on the appropriateness and usefulness of any particular example?

*The examples shown are exceptional circumstances and would not apply to most boroughs and as such would not apply to many day to day situations for development affecting the setting of Heritage Assets.*