

MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to either directly or indirectly affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment **including a Heritage Visual Appraisal**.
3. Ensuring that ~~the social or economic benefits of a development can be demonstrated to clearly outweigh any proposals which are likely to have an~~ adverse effects on the significance of a non-designated heritage asset, ~~or including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, taking into account~~ the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use ~~of the asset will be taken into account~~. Where such proposals are permitted, measures to offset-mitigate and record the loss of significance to the ~~heritage~~ asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

Explanation

- 4.132 Whilst this policy is closely related to sustainable design (CS6 and MD2) and the conservation of Shropshire's natural environment (CS17 and MD12) it sets out specific guidance on the protection of Shropshire's historic environment, including the requirements that need to be met for those development proposals which are likely to have an either a direct or indirect impact on the significance, including the setting, of a heritage asset;
- 4.133 Heritage assets are buildings, monuments, sites, places, areas or landscapes which have a degree of significance and heritage interest that merit consideration as part of the planning process. The term includes all designated and non-designated assets. Designated assets comprise namely Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields and Scheduled Ancient Monuments, and nationally protected landscapes such as Areas of Outstanding Natural Beauty; Shropshire has a wide range of.

- 4.134 ~~Non-designated heritage assets~~ ~~such as include~~ structures, features or deposits with archaeological interest, historic buildings, historic farmsteads, the historic character of the landscape as expressed in the patterns of fields, woods and heathlands and the ~~locally distinctive~~ character of settlements. The latter includes locally derived building materials and the distinctive forms, details and design of buildings. ~~Policy MD2 requires new development to respect, enhance or restore the historic context of buildings.~~ The ~~Local Authority will use the~~ Shropshire Historic Environment Record ~~and other information to identify sets out~~ Shropshire's non-designated heritage assets.
- 4.135 Through their contribution to the character of the county, heritage assets play an important role in promoting economic regeneration and growth;
- 4.136 This policy is based on the following hierarchal approach:
- i. wherever possible, avoid harm or loss to the significance of heritage assets, including their settings;
 - ii. where development proposals can be justified in terms of public benefits which outweigh the harm to the historic environment, provide ~~off-setting mitigation~~ measures for any loss of significance to the affected heritage asset, including the setting;
 - iii. where a development proposal results in the partial or total loss of significance to an asset, including the setting, record and advance the understanding of that significance.
- 4.137 In order that the degree of impact of a development proposal can be fully assessed it is essential that the significance of heritage assets ~~including their or the~~ setting, is fully understood. A Heritage Assessment is therefore required, ~~to include a Heritage Visual Appraisal,~~ for any development proposal which ~~is are~~ likely to ~~either directly or indirectly~~ affect the ~~character or setting of significance of~~ a heritage asset, ~~including its setting~~. This includes any proposals within or affecting; the historic core of a settlement; a Conservation Area; a Listed Building; a Scheduled Ancient Monument; a World Heritage Site; ~~or~~ a Registered Park and ~~Garden; Registered Battlefield and all non-designated heritage assets.~~ ~~Further guidance on when a Heritage Assessments is required is set out in the Historic Environment SPD;~~
- 4.138 The ~~Historic Environment~~ SPD also sets out the level of detail that should be provided in a Heritage Assessment. This will be in proportion to the significance of the heritage asset and the scale of any impacts upon it. For assets with archaeological interest this may include a desk-based assessment and where necessary, a field evaluation ~~carried out by an appropriate professional~~. Such assessments should be carried out well in advance and must be submitted with the planning application;
- 4.139 Heritage assets are a finite, non-renewable resource and great care must therefore be taken when determining applications which result in a loss of significance, either partial or total. Proposals adversely affecting either the significance or setting of ~~designated or non-designated~~ heritage assets will therefore be rejected unless the harm to the significance of the asset is outweighed by the public benefits of the proposal ~~and there are no satisfactory alternatives~~. In making this decision the significance of the asset, its level of importance, the degree of impact and opportunities for a viable

beneficial use of the asset will be taken into account. Proposals which would result in harm, or a loss of significance, to a designated heritage asset, including the setting, will be determined in line with national policy;

- 4.140 Where the public benefits of a proposal are deemed to outweigh the loss of significance, measures to [offset-mitigate](#) the loss will be required. These may include [but are not limited to](#), design or landscaping measures (in accordance with MD2) and/or the use of appropriate building materials or construction methods. The submission of additional information relating to these for prior approval may sometimes be necessary. In addition, the preparation of a comprehensive record of the asset by a suitable qualified person, in a manner proportionate to the significance of the asset and the impact of the proposal, may be required. A copy of the final report should be deposited in the Shropshire Historic Environment Record within an agreed time period, where it will be made publically accessible. When required a report should also be published in an appropriate manner. Any resulting archive should be deposited with the Shropshire Museum Service, again within an agreed timescale. Further guidance on [offsetting-mitigation](#) measures and the recording of heritage assets is provided within the Historic Environment SPD;
- 4.141 Shropshire has a rich diversity of heritage assets, which make an important contribution to the county's character and local distinctiveness. Development proposals offer valuable opportunities to enhance the historic environment, including by achieving the aspirations set out within the Place Plans. This may involve improving the condition of heritage assets and their settings, and/or enhancing or better revealing their significance, particularly for those assets recognised as being at risk. Proposals should also seek to increase the connectivity between assets to provide benefits to both the natural and historic environment in accordance with Policy CS17.

Key Evidence:

1. Shropshire Hills AONB Management Plan 2009 – 2014 and subsequent updates;
2. Shropshire Environmental Network Map and guidance;
3. Shropshire Historic Environment Record;
4. Shropshire Historic Landscape Characterisation;
5. Shropshire Historic Farmsteads Characterisation Project.

Delivery and Monitoring of Policy:

This policy will be delivered by:

- The development management process;
- Preparation of an Historic Environment Supplementary Planning Document;
- Production of guidance notes for developers;
- Promoting the preparation and use of Town and Village Design Statements and Parish Plans;
- The LDF Implementation Plan;

Delivery and Monitoring of Policy:

- Regularly updating the LDF evidence base;
- Regularly updating the Historic Environment Record;
- The Shropshire Hills AONB Management Plan;
- Utilising developer contributions to provide offsetting measures and the recording of loss of significance to heritage assets.

The following indicators will be used to monitor the effectiveness of the policy:

- ~~Number of heritage features whose significance is adversely affected through development (as and when information is available and working with English Heritage);~~
- The number of heritage assets at risk, compared with the 2012-13 baseline.
- The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis.
- The State of the AONB Report;
- Progress against programmes and projects identified in the Implementation Plan, including developer contributions.