



Built and Historic Environment

Topic Paper No 3 – Summary

Introduction

Design quality and heritage are both closely linked and important as they contribute towards sense of place and making our settlements and rural areas distinctive. Protection of our heritage is important to ensure that this rich resource is available for future generations to also enjoy and learn from.

Flintshire has a rich and varied history which is reflected in its built environment and archaeology and should be protected and taken into account when considering new development.

Context

New design should be of a high standard and seek to provide a sense of place and identity by recognising local distinctiveness. It should take into account its location and context and respect the sensitivity of townscapes and landscapes.

Design is defined in Planning Policy Wales as ‘the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings’.

TAN12 sets out five aspects of good design:

- Access
- Character
- Community safety

- Environmental sustainability
- Movement

Design quality can be influenced by gaining a good understanding of the form and context of the location and surrounding area.

Conservation of the built environment is about careful management of historic assets – not just those that are designated, but also those that are not designated, as these provide interest and tell the story of a settlement or area. There is also the potential for unrecorded archaeology both buried and built to be uncovered, and this needs to be taken into account when considering development proposals.

Designated historic assets include archaeology and ancient monuments, listed buildings, buildings of local interest, conservation areas and historic parks, gardens and landscapes. It is also important to take into account the setting of heritage assets.

The role of the Plan

Ensuring both the protection of the historic environment and the creation of high quality new development are key objectives of the Plan. The two are linked and the historic environment can be used to inform new development proposals. The LDP will require policies and proposals that aim to:

- Safeguard the historic environment
- Recognise the significance of, and justify, changes to heritage assets

- Encourage the re-use of existing buildings and where appropriate modify these to reduce CO2 emissions, bearing in mind that modern building and insulation techniques are not appropriate for traditional buildings
- Sensitively manage change in the historic environment
- Protect heritage at risk
- Promote a high quality built environment
- Ensure that new development makes a positive contribution to, and protection of, local character and distinctiveness
- Have regard to the importance of the AONB
- Mitigate the causes, and tackle the impact of, climate change
- Encourage higher standards of sustainable building

Key Plans and Strategies

- BS 79013-2013 Guide to the Conservation of Historic Buildings
- Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas (2006)
- Welsh Office Circular 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales
- Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology
- Planning Policy Wales, Edition 5 (2012)
- TAN 12 Design (2009)
- TAN 22 Planning for Sustainable Buildings (2010)
- Historic Environment Strategy for Wales, Cadw (2013)
- Conservation Principles for the Sustainable Management of this Historic Environment in Wales, Cadw (2011)
- Register of Historic Parks and Gardens in Wales, Cadw
- The Setting of Heritage Assets: English Heritage Guidance (2011)
- Manual for Streets (2007)
- Manual for Streets 2 (2010)

Potential Land Use Policies / Proposals

There were 8 policies in the Historic Environment Chapter in the UDP and one Strategic Policy relating to the built environment, as well as seven policies in the Design Chapter. However some of the guidance is contained in other documents and may be possible to combine the policies. It is proposed that the key policies and proposals are broadly along the lines of:

- There is a presumption in favour of the protection, conservation, and where appropriate, enhancement of the historic environment
- Change in the historic environment will be sensitively managed
- Heritage assets at risk will be protected
- Distinctive elements of the historic environment, which create a sense of local character and identity will be conserved, and where appropriate, enhanced
- The potential of heritage and townscapes to contribute towards wider social, cultural, economic and environmental benefits will be recognised and developed
- Sustainable building methods, materials and designs, which are appropriate and sensitive to the building and locality
- A high quality built environment will be promoted
- The causes and impact of, climate change will be taken into account