

HISTORIC ASSETS AND PLACES

Draft NPF4 recognises the importance of our historic environment in defining the character of our places, and in promoting a sense of belonging and cultural identity. The planning system should protect and enhance historic assets and places and recognise their cultural heritage benefits and social, environmental and economic value.

Planning policies should:

- Identify, protect and enhance our valued historic assets and places.
- Ensure there is a shared understanding of the cultural significance of historic assets and places before assessing the impact of development proposals.
- Only support proposals for the demolition of listed buildings, in exceptional circumstances and where it has been adequately demonstrated that all reasonable efforts have been made to retain, re-use and/or adapt the listed building.
- Only support proposals for the alteration or extension of a listed building, or works that impact on their setting, where its character, special architectural or historic interest are not adversely affected.
- Only support development proposals in conservation areas where they preserve or enhance the character and appearance of the conservation area and its setting. Proposals should respect the architectural and historic character, density, built form and layout of the conservation area.
- Only support proposals to demolish a building in a conservation area where it does not make a positive contribution to the character of the area, is of little townscape value, its structural condition rules out its retention at reasonable cost, its form or location makes its re-use extremely difficult or where it has been demonstrated that all reasonable efforts to retain and re-use the building have been made.
- Only support development proposals in, or affecting the setting of, a conservation area which retain or enhance the natural and built features which contribute to the character of the conservation area.
- Only support development proposals which affect scheduled monuments where they avoid direct impacts on the monument and do not have any adverse effects on its setting, unless exceptional circumstances can be demonstrated.
- Only support development proposals which affect sites within the Inventory of Gardens and Designed Landscapes where they protect, preserve and

enhance such places and do not adversely impact upon the cultural significance, character and integrity of the site and; important views to, from and within them.

- Only support development proposals which affect sites within the Inventory of Historic Battlefields where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- Only support development proposals which extend offshore and do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- Only support development proposals which protect and preserve the Outstanding Universal Value of a World Heritage Site or its setting. .
- Support development proposals that sensitively repair, enhance and bring back into use historic environment assets at risk, especially ones identified on the Buildings At Risk Register.
- Support enabling development where it can be adequately demonstrated that it will secure the future of a historic place or asset at risk of serious deterioration or loss. The development should be the minimum necessary to secure the restoration, adaptation and long term future of the historic environment asset.
- Ensure development proposals seek to avoid adverse impacts on non-designated historic environment assets, areas and their setting. Where impacts cannot be avoided they should be minimised and mitigated as far as possible. If retention is not possible, excavation, recording, analysis, archiving and publication may be required.

Developers should:

- Cease development when archaeological discoveries are made in the course of development works, report the discoveries immediately to the planning authority and only proceed with the development when the planning authority has agreed appropriate inspection, recording and mitigation measures.

Responses to the Position Statement

There was support for the intention to protect and enhance historic buildings and places, and for placing increased emphasis on the re-use of neglected historic buildings, acknowledging that the historic environment is a finite resource which cannot be replaced. There was also recognition of the importance of the historic environment as an integral part of Scotland's sense of place, and as a key

community and economic asset with potential to contribute to other policy ambitions such as supporting town centres and actions in relation to climate change.

Policy changes

The proposals in Draft NPF 4 build on existing policies to ensure that the historic environment is protected, understood and promoted and continues to make a positive contribution to our cultural identity and sense of place. The policies enable the positive future use of our historic assets and places while minimising adverse impacts on their special characteristics and qualities. The new policies are being introduced to ensure that protection of these assets is managed sustainably and in line with climate change considerations, to conserve and enhance them for the benefit of current and future generations.