Powys Local Development Plan
Topic Paper
Environment – Historic Environment

DEPOSIT VERSION PAPER

(Updates the Pre-Deposit Stage version)

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Powys

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Executive Summary

The purpose of this paper is to explore the Historic Environment looking at related strategies and policies and the situation and key issues for Powys. The document looks at the following areas: Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Landscapes, Registered Parks and Gardens and Historic Battlefields.

The Heritage of Powys relates to both wider geographical areas of historic interest such as Registered Landscapes, Registered Parks and Gardens and Conservation Areas and smaller individual sites such as Listed Buildings and Scheduled Ancient Monuments. The LDP will need to include polices that address all aspects of the Built Heritage from landscape protection to the preservation of specific details on an individual building.

International Charters have influenced the current national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990). The act seeks to address works in relation to areas or buildings protected by listed building and conservation area designations. Planning Policy Wales (Feb 2011) advises that the LDP need not contain polices that repeat national legislation, but should include polices that advise on the protection and enhancement of the historic environment and where relevant include locally specific policies.

Planning Policy Wales (Feb 2011) also takes into account international charters in respect of retaining local distinctiveness and culture, which is a theme also included in Technical Advice Note 12 and the Wales Spatial Plan (2004). The distinctiveness of Powys is one of the County's unique selling points in attracting tourism.

The erosion of the character of Powys's historic areas has been identified as a cause for concern by Cadw and the Royal Commission Ancient and Historical Monuments in Wales. The concern relates to the erosion of details within historic settlements, inappropriate repairs or replacement of features to listed buildings and the degradation of the special interest of conservation areas. A particular issue is new build that does not reflect the local distinctiveness of Powys' historic settlements.

The erosion of the historic character is also an issue to a lesser degree in the open countryside. Changes in agricultural practises have resulted in the loss of hedgerows, the siting of large sheds and in some instances farmhouses and barns being abandoned. Many of these abandoned farmhouses are listed buildings and are identified as being at risk. It is noted that 22% of the listed buildings within Powys are identified as being at risk or vulnerable, whilst not all have a potential economic value, this is a worrying percentage.

Whilst a percentage of listed buildings are at threat from lack of maintenance or abandonment, some archaeology is threatened by piecemeal development. Most notable is the Offas Dyke Scheduled Ancient monument which has been identified in the Offas Dyke initiative as being at threat from erosion by development both to the monument itself and by affecting its setting. Both Offas Dyke and the Montgomery Canal have been identified by others as linear heritage that could be improved to enhance the heritage of the structure that would produce benefits to locals and tourists.

To overcome these issues and to comply with national policy, the LDP will need policies that help to achieve good quality design ensuring that the heritage of Powys is protected and enhanced and to ensure that new developments reflect the diversity, value and quality of their surroundings and reflect local distinctiveness.

Introduction

The planning system regulates the development and use of land in the public interest. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, thereby contributing to sustainable development.

In 2004, the Planning and Compulsory Purchase Act introduced a new Local Plan process for Wales. The new system requires each authority in Wales to prepare a Local Development Plan (LDP) for their area which, once adopted, replaces any existing development plan, which for Powys is the Powys Unitary Development Plan (UDP).

Welsh Assembly Government guidance on the preparation of LDPs includes, within Paragraph 4.3 of *Local Development Plans Wales: Policy on Preparation of LDPs* (WAG, 2005), that local planning authorities are required to prepare, maintain or have access to an up-to-date information base on sufficient aspects of the economic, environmental and social characteristics of their area in order to ensure that its development plan policies and proposals are founded on a thorough understanding of the area's needs, opportunities and constraints.

This paper is therefore one of a series of topic papers being prepared by Powys County Council as part of its preparation of the Powys Local Development Plan.

The aims of these papers are therefore to:

- Provide a summary of the policies and strategies at national, regional and local level that will influence the development of Powys' Local Development Plan
- Provide a summary of the current evidence base for the topic
- Identify key messages arising from the policy review and evidence base – Identify emerging key issues
- Provide a review of existing Powys development plan (UDP) policies for the topic

Whilst each topic paper produced focuses on a different theme, they are inter-related And together form the strategic overview of issues to be addressed in the Local Development Plan.

• The *Environment* Theme

The Environment theme covers a broad range of spatial planning and development issues can be distilled into four main sub-themes:

- Natural Heritage
- Leisure and Recreation
- Pollution and Flooding
- Historic Environment

The subject of this topic paper is the Historic Environment *sub*-theme.

Historic Environment Policy Context

1. International

1.1.1 All law in the United Kingdom now has to be seen within a European and International Context. This is true not least of environmental law generally and planning law in particular. Perhaps the most significant impact of European Law is the requirement for developers to carry out a comprehensive environmental assessment of any proposed major development or other project, and one of the matters to be covered by such assessments the impact of the proposal on the cultural heritage. This requirement has been incorporated into domestic legislation by the Planning and Compensation Act 1991. (TCPA s.71A inserted by Planning and Compensation Act 1991 s.15).

1.1.2 There are three principal aspects of international context within which to view the law regarding the identification and protection of the cultural heritage within the United Kingdom.

1. The Government of the United Kingdom is a signatory to a number of international conventions relating to the cultural heritage.

2. The World Heritage Convention relates to the practice and procedure afforded to World Heritage Sites.

3. There are a number of charters adopted by the International Council on Monuments and Sites (ICOMOS).

1.1.3 European Treaties do not directly form part of the domestic law of the United Kingdom, unless it has been incorporated into the law by legislation. (*JH Rayner (Mincing Lane) Ltd* v. *Department of Trade and Industry* [1990] 2A.C 418 HL *per* Lord Oliver of Aylmerton)

1.1.4 However, the House of Lords has indicated that there is a value in considering treaties, firstly they help to indicate policy considerations that should guide the UK courts in interpreting the law, and secondly by resolving ambiguities in legislation.
(*Blathway v Baron Crawley* [1976] A.C. 397, HL *per* Lord Wilberforce),

1.2 The Constitution for Europe

1.2.1 The Constitution for Europe has eight objectives of The Union, one of which is;
"[The Union] shall respect its rich cultural and linguistic diversity, and shall ensure that Europe's cultural heritage is safeguarded and enhanced"
[Constitution for Europe, Pt I, Art. I – 3(3)]

1.3 The Treaty of Rome Article 128 – as inserted by the Treaty on European Union (Maastricht)

1.3.1 This is the most significant of the European Treaties, within it Article 128 states that

1. The Community shall contribute to the flowering of the cultures of the Member States, while respecting their national and regional diversity and at the same time bringing the common cultural heritage to the fore.
2. Action by the Community shall be aimed at encouraging cooperation between Member States and, if necessary, supporting and supplementing their action in the following areas:
- improvement of the knowledge and dissemination of the culture and history of the European peoples;
- conservation and safeguarding of cultural heritage of European significance;
- Non-commercial cultural exchanges;
- artistic and literary creation, including in the audiovisual sector.
(hhttp://europa.eu.int/constitution/index_en.htm)

RELEVANCE TO THE LDP.
The LDP policies need to take into account obligations agreed nationally in terms of respecting national and regional diversity and bringing common cultural heritage to the fore.

1.4 The European Cultural Convention (The Paris Convention of 1954)

1.4.1 The European Cultural Convention (European Treaty Series No 18) came into effect on May 5 1955, when the United Kingdom became a contracting party.

The obligations of each contracting party include;

- to safeguard and to encourage the development of its national contribution to the common cultural heritage of Europe, (Art I)
- to safeguard the objects of European cultural value placed under its control, as integral parts of the common cultural heritage of Europe,
- to ensure reasonable access to such objects. (Art 5.)

1.4.2 The principal effect of these obligations in relation to historic buildings and areas was to bring into being the Granada Convention on the architectural heritage and the London Convention, and later the Valletta Convention on archaeological heritage.

RELEVANCE TO THE LDP.
The LDP policies need to take into account obligations agreed nationally in terms of safeguarding Powys' national contribution to common cultural heritage.

1.5 Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention of 1975)

1.5.1 The European Charter of the Architectural Heritage was adopted in 1975 at the Congress of Amsterdam, which lead to the Convention for the Protection of the Architectural Heritage of Europe (European Treaty Series No 21) which came into force on March 1st 1988.
The convention had numerous articles;

- Article 1 defined architectural heritage, and the interrelationship between the natural landscape and the works of man.
- Article 2 brought into effect methods of maintaining records of architectural heritage which were already being undertaken by the UK.,
- Article 3 brought into effect legislation to protect architectural heritage,
- Article 4 gave powers in terms of repairs/alterations and the powers to address buildings at risk,
- Article 5 dealt with removal of architectural features or archaeological artefacts from a site,
- Article 10 introduced conservation policies for the enhancement of architectural heritage including conservation area designation, and introduced architecture as cultural heritage.
- Article 15 empowered each party to promote architectural heritage in terms of cultural identity and education.

RELEVANCE TO THE LDP The Granada Convention influenced national legislation in terms of architectural and archaeological protection and the designation of conservation areas, which are reflected in the current UDP policies. The LDP policies need to take into account obligations agreed nationally in terms of safeguarding Powys' architectural and cultural heritage.

1.6 European Convention on the Protection of the Archaeological Heritage (Revised) The London Convention 1969, and the Valletta Convention 1992

1.6.1 The Convention for the Protection of the Archaeological heritage of Europe (European Treaty Series No 66) originally signed in London in 1969, was ratified by the United Kingdom in 1972, and came into force in 1973. The convention contained articles that defined and protected archaeological heritage in terms of potential damage as a result of works to the site or development proposals.

1.6.2 Article 5 introduced the need for planning policies designed to ensure well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest; and to ensure that archaeologists, town and regional planners systematically consult one another in order to permit:

a) The modification of development plans likely to have adverse effects on the archaeological heritage;

b) the allocation of sufficient time and resources for an appropriate scientific study to be made of the site and for its findings to be published;

1.6.3 Article 6 identified in terms of rescue archaeology: that the cost of the archaeological investigation is undertaken by the developer, be they public or private sector.

RELEVANCE TO THE LDP The Valleta Convention influenced national legislation in terms of archaeological protection which is reflected in the current UDP policies. The convention also requires parties to allow for the input of trained archaeologists into the process of preparing planning policies and into the various stages of implementing development schemes.

1.7 International Council on Monuments and Sites (ICOMOS) Charters

1.7.1 The international Treaties above were based at least in part on the charters and codes of practise produced by various bodies, the most significant of these were the charters published by ICOMOS – International Council on Monuments and Sites, most notably The Venice Charter of 1966 under the title *International Charter for the Conservation and Restoration of Monuments and Sites*, which underpins policy and legislation in the United Kingdom and elsewhere.

1.8 International Charter for the Conservation and Restoration of monuments and Sites, (The Venice Charter of 1966)

1.8.1 The Venice Charter introduced “common heritage”, and had 15 Articles that deal with the principles of conservation, including traditional repairs and construction, alterations to buildings and the setting of a building and their relationship with the surrounding landscape.

RELEVANCE TO THE LDP.
The LDP policies need to take into account internationally agreed principles and terminology.

1.9 Historic Gardens (The Florence Charter 1981)

1.9.1 Article 23 of this Charter states;

“It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens”

1.9.2 Cadw, in collaboration with ICOMOS and the Countryside Council for Wales has prepared a Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

RELEVANCE TO THE LDP.
The LDP policies need to take into account this international charter, and policies for the preservation of gardens included in the Register of Landscapes, parks and Gardens of Special Historic Interest which are currently included in the UDP, should be contained within the LDP.

1.10 Charter on the Conservation of Historic Towns and Urban Areas (Washington Charter 1987)

1.10.1 This Charter addresses the threat to historic towns that "often leads to irreversible, cultural, social and even economic losses", "the conservation of historic towns and urban areas" is understood to mean taking those steps necessary for the protection, conservation and restoration of such towns and areas as well as their development and harmonious adaptation to contemporary life.

1.10.2 The Charter identified 14 Articles to address this issue;

Article 1 states that "In order to be most effective, the conservation of historic towns and other historic urban areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level."

Article 5 states that "Planning for the conservation of historic towns and urban areas should be preceded by multidisciplinary studies. Conservation plans must address all relevant factors including archaeology, history, architecture, techniques, sociology and economics", the Plan should be supported by the residents of the area, and Article 6 continues that "Until a conservation plan has been adopted, any necessary conservation activity should be carried out in accordance with the principles and the aims of this Charter and the Venice Charter."

1.10.3 The remaining Articles provide brief guidance on new buildings and uses within the historic areas, including traffic management.

RELEVANCE TO THE LDP.
The LDP policies need to take into account international charters and national legislation, whilst consideration should be given to the preparation of SPG guidance/Conservation Area Appraisals, to secure the conservation of historic towns and urban areas.

1.11 Charter for the Protection and Management of the Archaeological Heritage (1990)

1.11.1 The Charter introduced 8 Articles to define archaeology and secure its protection and Management.

Article 2 states "Policies for the protection of the archaeological heritage should constitute an integral component of policies relating to land use, development, and planning as well as of cultural, environmental and educational policies. The policies for the protection of the archaeological heritage should be kept under continual review, so that they stay up to date. The creation of archaeological reserves should form part of such policies. The protection of the archaeological heritage should be integrated into planning policies at international, national, regional and local levels. Active participation by the general public must form part of policies for the protection of the archaeological heritage. This is essential where the heritage of indigenous peoples is involved."

1.11.2 In terms of Rescue Archaeology Article 3 advises "If legislation affords protection only to those elements of the archaeological heritage which are registered in a selective statutory inventory, provision should be made for the temporary protection of unprotected or newly discovered sites and monuments until an archaeological evaluation can be carried out. Development projects constitute

one of the greatest physical threats to the archaeological heritage. A duty for developers to ensure that archaeological heritage impact studies are carried out before development schemes are implemented, should therefore be embodied in appropriate legislation, with a stipulation that the costs of such studies are to be included in project costs. The principle should also be established in legislation that development schemes should be designed in such a way as to minimise their impact upon the archaeological heritage."

RELEVANCE TO THE LDP.
The LDP policies need to take into account international charters and in terms of archaeological protection both for scheduled sites and rescue archaeology.

1.12.1 International Cultural Tourism Charter - Managing Tourism at Places of Heritage Significance (1999)

The general ethos of The Charter is that natural and cultural heritage belongs to all people and includes the natural as well as the cultural environment and encompasses landscapes, historic places, sites and built environments as well as biodiversity.

The economic and social importance of tourism is identified in The Charter, and 6 Principles were established whereby the relationship with tourism provision should not conflict with the protection of the cultural environment, and should be managed in a sustainable way for present and future generations.

RELEVANCE TO THE LDP.
The LDP should include polices to adhere to international charters to ensure that the provision of tourist facilities do not harm the cultural environment of Powys.

1.13.1 Charter on the Built Vernacular Heritage (1999)

1.13.1 This Charter states that "The built vernacular heritage is important; it is the fundamental expression of the culture of a community, of its relationship with its territory and, at the same time, the expression of the world's cultural diversity" and seeks to address the "survival of this tradition …threatened world-wide by the forces of economic, cultural and architectural homogenisation".

1.13..2 Due to the homogenisation of culture and of global socio-economic transformation, vernacular structures all around the world are extremely vulnerable, facing serious problems of obsolescence, internal equilibrium and integration. It is necessary, therefore, in addition to the Venice Charter, to establish principles for the care and protection of our built vernacular heritage. The Charter provides advice and guidance on conservation and repair techniques and advises that the vernacular tradition is only seldom represented by single structures and it is best conserved by maintaining and preserving groups and settlements of a representative character region by region.

1.13.3 Powys as a County is well blessed with vernacular buildings, which are important for architectural, historical and social reasons. Often classed as Welsh Architecture, many national publications on the subject refer to the buildings of Powys. Many of the vernacular buildings within Powys are listed buildings as examples of the local vernacular; however, not all are listed, and as such are vulnerable.

RELEVANCE TO THE LDP.
The LDP should include polices that to international charters and national guidance to ensure that the vernacular building traditions of Powys are adequately protected.

The texts of all the international charters are available from the ICOMOS website. www.icomos.org

2. National – United Kingdom

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.1 The primary legislation for heritage protection in England and Wales provides Local Planning Authorities with the mechanism for the protection of the Built Heritage. This Act identifies among others the following:

- Listing of Special buildings
- Authorisation of works affecting listed buildings including exemptions
- Rights of owners
- Enforcement
- Prevention of deterioration and damage
- Designation of Conservation Areas
- General duties of Local Planning Authorities
- Rights of entry

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account primary legislation

2.1a Enterprise and Regulatory Reform Bill 2013

2.1a.1 This Bill modifies various Acts and legal documents including The Planning (Listed Buildings and Conservation Areas) Act 1990. The principle changes are in England where local and national class consent for listed buildings and certificate of lawful works to a listed building was introduced. In Section 26 of The Planning (Listed Buildings and Conservation Areas) Act 1990 the following amendments were inserted for England only;

26A Heritage partnership agreements are introduced in England
26C Listed building consent orders were introduced in England
26D Local listed building consent orders
26H Certificate of lawfulness of proposed works for listed buildings

The above changes made in England were proposed in the consultation document by the Department for Culture Media and Sport (DCMS) in England “Improving Listed Building Consent” (DCMS October 2012) and originated from the Penfold Review of non-planning consents in 2010 and the Governments subsequent pledge to consult on reforms that would scrap unnecessary development constraints and simply others. The DCMS consultation document is a relevant document for the Cadw consultation “Refining the Listed Building Consent Process”.

Schedule 17 of the Bill (heritage planning regulation) came into effect which whilst not introducing new measures in Wales amends the wording of certain sections of The Planning (Listed Buildings and Conservation Areas) Act 1990.

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account national guidance and also be aware where possible of emerging issues

2.2 The Planning and Compulsory Purchase Act 2004

2.2.1 The local planning authority must keep under review the matters which may be expected to affect the development of their area or the planning of its development.

2.2.2 These matters include the principal physical (including the location and size of settlements, and infrastructure such as roads and water) and environmental (including landscape and the built heritage) characteristics of the area of the authority and any considerations which may be expected to affect those matters.

2.2.3 This topic paper primarily looks at those characteristics relating to the built heritage in Powys, identifying what they are and how development will need to take them into consideration. Thought also needs to be given on how these characteristics are kept under review as part of the LDP process of producing Annual Monitoring Reports (AMRs).

2.3 British Standards Institute (1998) BS 7913: Guide to the Principles of the Conservation of Historic Buildings, London: BSI.

(Superseded by 2.3a British Standards Institute (2013) BS7913:2013 Guide to the conservation of historic buildings)

2.3.1 The British Standards Document provides information, advice and guidance on the principles of the conservation of historic buildings, including information on the settings of these buildings and structures, their settings and associated contents, fixtures and fittings, and the design of new work in the context of historic buildings. The document provides definitions of heritage structures, and details the objectives of conservation in paragraph 6.1 as;
"The conservation of buildings can be justified on cultural, economic and environmental grounds, usually in combination. Well researched analysis of the reasons for conservation will often help to resolve conflicting pressures, between which balances should be struck and assist good decision making".

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account national guidance.

2.3a British Standards Institute (2013) BS7913:2013 Guide to the conservation of historic buildings

2.3a.1 This document supersedes the previous guidance British Standards Institute (1998) BS 7913: Guide to the Principles of the Conservation of Historic Buildings, London: BSI.

2.3a.2 This document is aimed at and provides guidance to historic building owner and users, those contracted to work on the heritage asset and Local Authority staff. The document placed emphasis on the significance of the heritage asset and assessing the significance prior to undertaking works or preparing plans to undertake work. Guidance on the assessment of significance is provided in line with the Cadw document Conservation Principles.

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account national guidance.

2.4 Heritage Protection for the 21st Century (Department for Culture, Media and Sport, 2007)

2.4.1 The Department for Culture, Media and Sport have produced the document 'Heritage Protection for the 21st Century' which is currently a White Paper. The overall purpose of the document is based around three core principles:

1. Developing a unified approach to the historic environment;
2. Maximising opportunities for inclusion and involvement; and;
3. Supporting sustainable communities by putting the historic environment at the heart of an effective planning system.

2.4.2 Although English Heritage operates only in England, within the document there is a specific section on protecting the historic environment within Wales. It is acknowledged that the Assembly will produce guidance specifically to Wales, however in the interim this document does provide useful information on; designation, the planning system and access to information.

Relevance to LDP The progress of this document and any guidance produced by the Assembly will need to inform the LDP process.

3. National Wales

3.1 Welsh Office Circular 60/96 – Planning and the Historic Environment – Archaeology

3.1.1 This Circular sets out legislation and procedures relating to archaeological protection, and should be taken into account by Local Authorities in the preparation of Development Plans. The Circular advises on how positive planning can bring about sensible solutions to sites with archaeological remains and stresses the importance of appropriate planning polices and their implementation through the planning process.

3.1.2 The advice elaborates how to reconcile the protection of archaeological remains with the need for development, and that planning policies should protect, enhance and preserve archaeological sites and their settings. Whilst archaeological remains are a finite and irreplaceable resource, not all are of equal importance and planning policies should be based on an assessment of the archaeological remains of the area. The proposals map should define areas and sites to which polices and proposals apply to assist developers in preparing planning applications.

3.1.3 Powys has a wealth of archaeological interest with 691 Scheduled Ancient Monuments that include some nationally important sites. In addition to this there are thousands of sites hosting archaeological remains that have not been formally recognised as being of national significance but are of unquestionable value to the local communities in which they exist.

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account primary legislation to ensure that the archaeological remains of Powys including their setting where relevant are adequately protected

3.2 Welsh Office Circular 61/96 – Planning and the Historic Environment – Historic Buildings and Conservation Areas

3.2.1 This Circular, sets out advice on legislation and procedures relating to historic buildings and conservation areas and conveys certain Directions which the Secretary of State has made. The Circular should be taken into account by local planning authorities in the preparation of development plans. The combined guidance may be material to decisions on individual planning applications and should always be taken into account in the exercise of listed building and conservation area controls

3.2.2 The Circular states that "Development plans should ensure that conservation policies are co-ordinated and integrated with other planning policies affecting the historic environment. Imaginative planning policies can reduce threats to the historic environment and increase its contribution to local amenity. Plans should set out clearly the conservation policies relevant to the exercise of the authority's development control functions and policies relevant to cases where development and conservation issues are linked and need to be addressed together.

RELEVANCE TO THE LDP.
The LDP policies and guidance should take into account primary legislation to ensure that the listed buildings, conservation areas, and vernacular buildings of Powys are adequately protected.

3.3 Welsh Office Circular 1/98 – Planning and the Historic Environment – Directions by the Secretary of State for Wales

3.3.1 The purpose of this circular is to update aspects of Circular 61/96 following the judgement in the case of Shimizu (UK) Ltd v. Westminster City Council relating to demolition within Conservation Areas. The Shimizu case highlighted a grey area in the legislation as to how much of a building had to be demolished before it was considered as demolition as opposed to an alteration. The outcome of the Shimizu case was that for the works to be considered as demolition it had to involve the entire building or a substantial element of it. This circular clarifies the issue of when to consult the amenity bodies and who should be consulted when a building is to be demolished.

RELEVANCE TO THE LDP.
The LDP should adhere to national legislation to ensure that the listed buildings and conservation areas of Powys are adequately protected.

3.4 Environment Strategy for Wales (2006)

3.4.1 The strategy recognises that the economy and the environment are closely linked and that a healthy, attractive environment will play a key role in attracting and retaining people to live and work in Wales. "*The diversity of the Welsh landscape, and the cities, towns and villages that form part of it, gives Wales its unique sense of place. The landscape and coast is high quality, including large areas which are internationally recognised for their beauty, heritage or biodiversity value.*"

3.4.2 The Strategy identifies the challenge of managing the pressures of development, energy use and agriculture on the environment, and to address climate change amongst other challenges relating to the built heritage such as;

- loss of landscape and heritage quality and distinctiveness
- poor quality local environments

3.4.3 The Strategy also identifies opportunities

- to improve our quality of life
- to conserve and enhance our environment and landscape

3.4.4 The Strategy concludes that without intervention, our distinctive historic environment will degrade and important aspects of our past will be lost forever. The built environment should secure efficient use of land including appropriate density of development whilst respecting local distinctiveness and historic character. It also identifies that the nature and type of buildings and public space varies across Wales and are central to the unique identity of communities. For example, through the use of locally distinctive materials and styles, such as the black and white house's of Radnorshire or the terraces of the South Wales Valleys."

3.4.5 The Strategy has a summary of 39 outcomes, of which several relate to the Built Environment namely,

- Outcome 23 - The quality and diversity of the natural and historic character of our landscape and seascape is maintained and enhanced.
- Outcome 24 - The built environment is high quality and vibrant, reflecting local distinctiveness and supporting strong communities, which are actively engaged in the management of their local environment.
- Outcome 25 - New buildings in Wales meet high environmental quality standards and the environmental quality standards of existing building stock is improving.
- Outcome 26 - The historic building stock and character is maintained to a high standard.

The Strategy identified Local Authorities as the organisation responsible for meeting these outcomes.

RELEVANCE TO THE LDP.
The LDP should include planning policies that adhere to Welsh Assembly Government priorities including those in the Environmental Strategy to ensure that the listed buildings, historic landscapes, locally distinctive materials and architecture and conservation areas of Powys are adequately protected.

3.5 Planning Policy Wales - Fourth Edition February 2011
(Superseded by 3.5a PPW 7th Edition)

3.5.1 Planning Policy Wales (PPW) 2011 requires Local Planning Authorities to consider the environment in the widest sense in plan preparation and to assess the likely environmental impact of plan policies and proposals on the natural and built environment.

3.5.2 Paragraph 4.4.2 of PPW 2011 identifies what planning polices and proposals should do in terms of sustainability;

- The conservation and enhancement of statutorily designated areas….and enhancement of the urban environment
- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.

3.5.3 In rural areas such as Powys the following advice is given;

- All new development should respect the character of the surrounding area and should be of appropriate scale and design. (paragraph 4.6.8)
- In areas recognised for their landscape, townscape or historic value... and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention. (paragraph 4.10.10)

3.5.4 Chapter 6 of Planning Policy Wales Conserving the Historic Environment includes the following objectives relating to the historic environment.

Paragraph 6.1.1 states

" *It is important that the historic environment- encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes - is protected. The Assembly Government's objectives in this field are to:*

- *preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to*
- *protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;*
- *ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to*
- *ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders."*

3.5.5 Paragraph 6.1.2 states that local planning authorities have an important role in securing the conservation of the historic environment while, ensuring that it accommodates and remains responsive to present day needs. This is a key aspect of local authorities' wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development control functions. Paragraph 6.2.1 continues that local planning authorities must work with Government and other agencies having particular responsibilities and powers in respect of the conservation of the historic environment.

3.5.6 Paragraph 6.3 provides advice on Conservation Area designations which is the main instrument available to local planning authorities to give effect to conservation policies for a particular neighbourhood or area. They must designate as a conservation area any 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'

3.5.7 PPW provides the following guidance for the preparation of Development Plans;

- Development Plans should reflect national polices for the preservation and enhancement of the historic environment (paragraph 6.4.1)
- Development plans should also set out proposals for re-use or new development affecting historic areas and buildings, which may assist in achieving the Assembly Government's objectives for urban regeneration. (paragraph 6.4.1)
- Development plans should reflect national policies for the protection and enhancement of sites of archaeological interest and their settings (paragraph 6.4.2)
- Local planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission. Developers should not expect to obtain planning permission for archaeologically damaging development merely because they arrange for the recording of sites whose physical preservation in situ is both desirable (because of their level of importance) and feasible. (paragraph 6.4.3)
- Development plans should include locally-specific policies for the conservation of the built environment that are relevant to development control decisions and which should be taken into consideration in the determination of applications for both listed building consent and conservation area consent. (paragraph 6.4.4)
- Development plans should include locally-specific policies for works of demolition, alteration, extension or re-use of listed buildings and their curtilages, outlining any criteria that will be applied to development proposals and which could affect an authority's decision on a related application for planning permission. (paragraph 6.4.5)

- Development plan policies should make it clear that development proposals will be judged for their effect on the character and appearance of conservation areas, as identified in the assessment and proposal document, to ensure that any new development is in accord with the area's special architectural and historic interest. (paragraph 6.4.6)
- Development plans should clearly indicate how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan and what weight will be given to them in decisions on planning applications. The development plan should not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should it include detailed statements or proposals for existing conservation areas. The process of assessment, detailed definition or revision of boundaries and formulation of proposals for individual conservation areas should be pursued separately from the development plan. (paragraph 6.4.7)
- Local planning authorities should take both parts of the Register of Historic Parks and Gardens into account in preparing their development plans (see 6.5.25). The development plan should show the boundaries of areas of protection on the Proposals Map. These boundaries have been fixed under other powers and representations should not be invited on them. (paragraph 6.4.10)
- There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply. (paragraph 6.5.7)
- There is no statutory requirement to have regard to the provisions of the development plan when considering applications for conservation area consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply. (paragraph 6.5.16)

RELEVANCE TO THE LDP.
The LDP should include planning policies that comply with the guidance contained within PPW 2011 to ensure that the listed buildings, historic landscapes, and locally distinctive materials and architecture and conservation areas of Powys are adequately protected, and at the same time permitting appropriate development.

3.5 a Planning Policy Wales (Edition 7, July 2014)

This document replaces Planning Policy Wales - Fourth Edition February 2011, and the aims are generally consistent with the previous document

3.5a.1 Planning Policy Wales (PPW) 2014 requires Local Planning Authorities to consider the environment in the widest sense in plan preparation and to assess the likely environmental impact of plan policies and proposals on the natural and built environment.

3.5a.2 Paragraph 4.4.3 of PPW 2011 identifies what planning polices and proposals should do in terms of sustainability;
- The conservation and enhancement of statutorily designated areas….and enhancement of the urban environment
- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.

3.5a.3 In rural areas such as Powys the following built heritage priorities are identified;

- A thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside'; and
- An attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced.

- All new development should respect the character of the surrounding area and should be of appropriate scale and design. (paragraph 4.7.8)
- In areas recognised for their landscape, townscape or historic value... and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention. (paragraph 4.11.10)
- Design in an inclusive process, which can raise public aspirations, reinforce civic pride and a sense of place or "bro", and help to secure continues public acceptable of new development. Local planning authorities should encourage early consultation/pre-application discussions with potential developers and other interested parties on design matters and design and access statements.

3.5a.4 Chapter 6 of Planning Policy Wales Conserving the Historic Environment includes the following objectives relating to the historic environment.

Paragraph 6.1.1 states

" *It is important that the historic environment- encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes - is protected. The Assembly Government's objectives in this field are to:*

- *preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations; and specifically to*
- *protect archaeological remains, which are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism;*
- *ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and to*
- *ensure that conservation areas are protected or enhanced, while at the same time remaining alive and prosperous, avoiding unnecessarily detailed controls over businesses and householders."*

3.5a.5 Paragraph 6.1.2 states that local planning authorities have an important role in securing the conservation of the historic environment while, ensuring that it accommodates and remains responsive to present day needs. This is a key aspect of local authorities' wider sustainable development responsibilities which should be taken into account in both the formulation of planning policies and the exercise of development control functions. Paragraph 6.2.1 continues that local planning authorities must work with Government and other agencies having particular responsibilities and powers in respect of the conservation of the historic environment.

3.5a.6 Paragraph 6.3 provides advice on Conservation Area designations;

- 6.3.1 Conservation area designation is the main instrument available to local planning authorities to give effect to conservation policies for a particular neighbourhood or area. They must designate as a conservation area any 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 6.3.2 Local Planning Authorities are required to formulate and publish proposals for the preservation or enhancement of conservation areas, and should establish consistent criteria against which existing and/or new conservation area and their boundaries should be reviewed.
- The preparation of townscape audits and conservation area character appraisals can assist planning authorities in the exercise of their planning and development management functions

3.5a.7 PPW provides the following guidance for the preparation of Development Plans;

- Development Plans should reflect national polices for the preservation and enhancement of the historic environment (paragraph 6.4.1)
- Development plans should also set out proposals for re-use or new development affecting historic areas and buildings, which may assist in achieving the Assembly Government's objectives for urban regeneration. (paragraph 6.4.1)
- Development plans should reflect national policies for the protection and enhancement of sites of archaeological interest and their settings (paragraph 6.4.2)
- Local planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission. Developers should not expect to obtain planning permission for archaeologically damaging development merely because they arrange for the recording of sites whose physical preservation in situ is both desirable (because of their level of importance) and feasible. (paragraph 6.4.3)
- Development plans should include locally-specific policies for the conservation of the built environment that are relevant to development control decisions and which should be taken into consideration in the determination of applications for both listed building consent and conservation area consent. (paragraph 6.4.4)
- Development plans should include locally-specific policies for works of demolition, alteration, extension or re-use of listed buildings and their curtilages, outlining any criteria that will be applied to development proposals and which could affect an authority's decision on a related application for planning permission. (paragraph 6.4.5)
- Development plan policies should make it clear that development proposals will be judged for their effect on the character and appearance of conservation areas, as identified in the assessment and proposal document, to ensure that any new development is in accord with the area's special architectural and historic interest. (paragraph 6.4.6)
- Development plans should clearly indicate how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan and what weight will be given to them in decisions on planning applications. The development plan should not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should it include detailed statements or proposals for existing conservation areas. The process of assessment, detailed definition or revision of boundaries and formulation of proposals for individual conservation areas should be pursued separately from the development plan. (paragraph 6.4.7)
- Local planning authorities should take both parts of the Register of Historic Parks and Gardens into account in preparing their development plans (see 6.5.25). The development plan should show the boundaries of areas of protection on the Proposals Map. These boundaries have been fixed under other powers and representations should not be invited on them. (paragraph 6.4.9)
- The development plan should show the boundaries of areas of protection on the Proposals Map, although representations should not be invited on them as the boundaries have been fixed by other powers.
- There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply. (paragraph 6.5.7)
- There is no statutory requirement to have regard to the provisions of the development plan when considering applications for conservation area consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply. (paragraph 6.5.16)

RELEVANCE TO THE LDP.
The LDP should include planning policies that comply with the guidance contained within PPW 2011 to ensure that the listed buildings, historic landscapes, and locally distinctive materials and architecture and conservation areas of Powys are adequately protected, and at the same time permitting appropriate development.

3.5b Anticipated Revisions to Chapter 6 of Planning Policy Wales

3.5b It is understood that a revised Chapter 6 of Planning Policy Wales will be tabled as part of a suite of documents (including a heritage TAN) to complement the emerging Heritage Bill in 2015.

RELEVANCE TO LDP
To keep abreast of emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.6 Wales Spatial Plan (Welsh Government, 2004)

3.6.1 The plan identifies six distinctive areas within Wales,

- *North West Wales*
- *North East Wales – Border and Coast*
- *Central Wales*
- *South East – the Capital Network*
- *Swansea Bay – Waterfront & Western Valleys*
- *Pembrokeshire – The Haven*

For each of these, an area group has been established to develop projects and oversee implementation. An interim area statement has now been produced providing progress updates on what has been successfully agreed by partners to date

3.6.2 Section 2 sets out a National Framework for the Plan. It is structured according to five Guiding themes of;

- *Building Sustainable Communities,*
- *Promoting a Sustainable Economy,*
- *Valuing our Environment,*
- *Achieving Sustainable Accessibility*
- *Respecting Distinctiveness*.

3.7 The 2008 Wales Spatial Plan update

3.7.1 The 2008 Wales Spatial Plan update reflects the hard work and commitment by many organisations and individuals since its adoption in 2004, and provides clarity on where the joint thinking has reached and what is now needed to move forward, taking into account the document One Wales.

3.7.2 The Wales Spatial Plan 2008 update reinforces the key issues on the Wales Spatial Plan 2004. However, reference is made in paragraph 15.42 to the diverse and distinct landscape of Central Wales Area and the many inland areas of natural beauty which reflect the rich heritage of rural life in Central Wales.

The following key priorities have been identified for the Area:

- Improving the local environment, including the built environment, and access to the coast and countryside,
- and prioritising the development of brownfield sites

"Distinctiveness, sense of identity and pride in place are important elements of successful and creative communities and countries. The cultural landscape of Central Wales is generally characterised by its distinctive heritage, landscape and cultural and linguistic identity. All of these can play a key role in attracting people to the area and create opportunities for celebration and promotion. However, Central Wales covers a huge geographic area and therefore has many

distinctive areas within itself, from the smaller rural villages to the larger, but still small urbanised settlements of fewer than 20,000 people. These communities exhibit many diverse and individual environmental, industrial, population and heritage characteristics with strong community cohesion, often providing a unique sense of place or community. As such, it is important to ensure that in achieving the vision for Central Wales as a whole, the uniqueness of the communities within the Area are not lost but are celebrated and promoted to retain their vibrancy and to help achieve long-term sustainability. (Paragraph 15.46)"

RELEVANCE TO THE LDP.
The LDP should include planning policies that comply with the guidance contained within the Wales Spatial Plan (2008) to ensure that the objectives are met and at the same time adheres to the 5 guiding themes including valuing our heritage and respecting distinctiveness

3.8 Technical Advice Note 6 (TAN 6) Planning for Sustainable Rural Communities (2010)

3.8.1 Tan 6 provides advice on the re-use/adaption of rural buildings Paragraph 3.2.4 states *"Planning authorities should consider setting out in development plans their approach to proposals for the re-use of complexes of buildings with a large aggregate floor area, and of individual buildings which are especially large. The economic and social needs of the area and environmental considerations may be particularly relevant to such proposals."*

3.8.2 A number of the rural buildings within Powys are listed buildings, and contribute towards the social and historic history of Powys, in addition to the visual contribution they make in the landscape.

RELEVANCE TO LDP That the guidance within TAN6 be taken into account when formulating policies for the LDP

3.9 Technical Advice Note 7 (TAN 7) Outdoor Advertisement Control November 1996

3.9.1 Tan 7 provides national guidance on advertisement control. It advises that when determining applications for advertisement consent in conservation areas attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. In addition special care is needed to ensure that any advertisements close to a listed building or scheduled ancient monument do not detract from the integrity of the building's design, historical character or structure and do not spoil or compromise its setting. Tan 7 identifies that local planning authorities may produce design guidance on outdoor advertisements and shop fronts, especially for conservation areas or where vernacular buildings play an important part in the appearance of a neighbourhood.

RELEVANCE TO LDP

The LDP should include planning policies that comply with the guidance contained within TAN 7.

3.10 Technical Advice Note 12 Design (TAN 12) (Superseded by 3.10a TAN 12 July 2014)

3.10.1 Paragraph 2.1 of TAN 12 reinforces the importance of design as **"**The design of our villages, towns, cities and the urban and rural landscape is important in articulating our nation and our culture. Design is important to our quality of life, and the quality of Wales' varied landscape and townscapes - helping to sustain a positive image for Wales."

3.10.2 TAN 12 empowers Local Authorities to be pro-active in raising the standard of design and not to accept design which is inappropriate or fails to grasp opportunities to enhance the character, quality or function of an area. (Paragraphs 3.5 and 2.6)

3.10.3 Paragraph 5.5.2 advises that good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and this should be the starting point from which the design of development evolves.

3.10.4 TAN 12 identifies areas in which Local Authorities can assist developers in achieving the good design.

- Local planning authorities are responsible for assessing adequately the relative qualities of their local landscape. The development plan may specify the local authority's landscape design expectations or it could also have a role in the preparation of design guidance and SPG for specific developments or in specific areas. (paragraph 5.5.3)
- Sustaining character in areas recognised for their landscape, architectural, archaeological and/or historic value (Paragraph 5.6.2) and the requirement for more detailed information in relation to key issues.
- A programme of management which links conservation policies to wider urban design and regeneration strategies, and the use of Supplementary Planning Guidance in the form of design guidelines and development briefs to help bind policy to practical opportunities for enhancement. (Paragraph 5.6.6)
- Recognising local distinctiveness as a valuable asset in regeneration. (Paragraph 5.7.1)
- The treatment of signage (Paragraph 5.16.1)
- Advice on design policy through development plans and through a wide range of Supplementary Planning Guidance (Paragraph 6.1)
- Local planning authorities should not repeat national policy but include clear robust policies on design in their development plans which address local issues and should be based on relevant evidence. These should set out the planning authority's design expectations. They should not impose architectural styles or particular tastes but should secure good quality design as applied to the local context (local distinctiveness). Such local policies should reflect the objectives of good design set out in Section 2.
(Paragraph 6.2)

3.10.5 Whilst TAN 12 relates to new build, it recognises local distinctiveness as a valuable asset in regeneration. (Paragraph 5.7.1), and seeks to secure good quality design that is applied to the local context. The aims of TAN12 are of special significance in Powys, which has distinctive building types in terms of form and materials, together with a high number of listed buildings and designated conservation areas. A high proportion of new development is built adjacent to listed buildings or within conservation areas and has the potential to affect the character of Powys as a whole.

3.10.6 In addition it is anticipated that the aims of TAN12, if applied to Powys, would also achieve the aims of national policy in reflecting local distinctiveness, and the aims of the 2Powys Regeneration Strategy: "*A new approach",* which seeks to take advantage of the unique selling points of Powys including its local distinctiveness.

RELEVANCE TO LDP
The inclusion of planning policies that comply with the guidance contained within TAN12 and consideration for future SPG or guidance to assist developers.

3.10a Technical Advice Note 12 Design (TAN 12) July 2014

3.10.1 Paragraph 2.1 of TAN 12 reinforces the importance of design as **"**The design of our villages, towns, cities and the urban and rural landscape is important in articulating our nation and our culture. Design is important to our quality of life, and the quality of Wales' varied landscape and townscapes - helping to sustain a positive image for Wales."

3.10.2 TAN 12 empowers Local Authorities to be pro-active in raising the standard of design and not to accept design which is inappropriate or fails to grasp opportunities to enhance the character, quality or function of an area. (Paragraphs 3.5 and 2.6)

3.10.3 Paragraph 5.5.2 advises that good design will almost always be dependent on working within the natural constraints and the historic character of the landscape and this should be the starting point from which the design of development evolves.

3.10.4 TAN 12 identifies areas in which Local Authorities can assist developers in achieving the good design.

- Local planning authorities are responsible for assessing adequately the relative qualities of their local landscape. The development plan may specify the local authority's landscape design expectations or it could also have a role in the preparation of design guidance and SPG for specific developments or in specific areas. (paragraph 5.5.3)
- Sustaining character in areas recognised for their landscape, architectural, archaeological and/or historic value (Paragraph 5.6.2) and the requirement for more detailed information in relation to key issues including locally distinctive building elements or materials, setting and views and the degree of architectural unity.
- A programme of management which links conservation policies to wider urban design and regeneration strategies, and the use of Supplementary Planning Guidance in the form of design guidelines and development briefs to help bind policy to practical opportunities for enhancement. (Paragraph 5.6.6)
- Recognising local distinctiveness as a valuable asset in regeneration. (Paragraph 5.7.1)
- The treatment of signage (Paragraph 5.16.1)
- Advice on design policy through development plans and through a wide range of Supplementary Planning Guidance (Paragraph 6.1)
- Local planning authorities should not repeat national policy but include clear robust policies on design in their development plans which address local issues and should be based on relevant evidence. These should set out the planning authority's design expectations. They should not impose architectural styles or particular tastes but should secure good quality design as applied to the local context (local distinctiveness). Such local policies should reflect the objectives of good design set out in Section 2.
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RELEVANCE TO LDP
The inclusion of planning policies that comply with the guidance contained within TAN12 and consideration for future SPG or guidance to assist developers.

3.11 Valuing the Welsh Historic Environment - WAG, Cadw, the National Park Authorities, National Trust, CCW and Welsh Tourist Board

3.11.1 This document is in several parts;

- Valuing the Welsh Historic Environment

- Valuing the Welsh Historic Environment: Summary
- Valuing the Welsh Historic Environment: Economic Impact Technical Report
- Valuing the Welsh Historic Environment: A Monitoring Framework
- Valuing the Welsh Historic Environment : Action Plan
- Valuing the Welsh Historic Environment : Headline Action Plan

3.11.2 The reports detailed the importance of heritage to the economy in terms of;

- Economy
    - tourism,
    - grants,
    - regeneration - supporting wider regeneration activities as a catalyst for investment
    - the built heritage construction sector, - enhancing skills for jobs and protecting jobs
- Environmental Value
    - Protecting the historic environment
    - Maintaining quality and biodiversity
    - Conserving energy by refurbishing historic buildings
- Social Value
    - Promoting access to and understanding of the historic environment
    - Increasing community identity and cohesion
    - Enhancing civic pride
    - Increasing community capacity and ownership

3.11.3 The Action Plan identified the workload for the partners in the forthcoming years, some of which will have an impact on Powys in terms of; future guidance, programme of listing, and characterisation studies.

RELEVANCE TO LDP
To give an understanding of the emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.12 The Welsh Historic Environment: Position Statement 2006 Cadw (Superseded by 3.12a Welsh Government/Cadw The Welsh Historic Environment: Position Statement 2010 – 2011 (2012))

3.12.1 Cadw, have produced the document 'The Welsh Historic Environment: Position Statement 2006' (Cadw, 2007). The purpose of this statement is to work with other organisations on "beginning to assess future trends and to monitor changes and improvements in the protection, conservation and promotion of the historic environment in the years to come." (Historic Environment, 2007, pg 6).

3.12.2 The document lists that as a County (excluding the National Park) Powys has:

- 691 Scheduled Ancient Monuments;
- 3917 Listed Buildings;
- 55 Conservation Areas
- 37 Registered Parks & Gardens;
- 2 Townscape Partnership/Heritage Initiatives;
- A Buildings at Risk Survey complete and a Buildings at Risk Strategy underway

3.12.3 The above figures were correct at the time of publication; however, since that time the situation has changed with more buildings having been added to the list, and monuments becoming Scheduled. The up to date information is referred to in the local context section.

3.12.4 Of key importance in the document are the emerging priorities 2006-09, these are:

- Proposals to simplify and standardise heritage protection regulations as a result of legislative changes reflected in a White Paper on heritage controls;
- The production of an interpretation plan to promote intellectual access to the historic environment;
- The development of community profiles for areas surrounding sites in state care;
- Programmes of work to improve physical and intellectual access to the historic environment in order to increase levels of public usage, participation and appreciation;
- The implementation of a consistent communications plan to promote public awareness and appreciation of the value of the historic environment;
- Collaborative action with partners to promote conservation and building skills

RELEVANCE TO LDP
To give an understanding of the emerging polices in relation to heritage assets in the formulation of policies and guidance.

3.12a Welsh Government/Cadw The Welsh Historic Environment: Position Statement 2010 – 2011 (2012)

3.12a.1The Position Statement underpinned the subsequent review and consultation on the issues facing the historic environment and seeks to inform future policies and guidance along with legislative changes to be developed in the Heritage Bill.

3.12a.2 The Position Statement detailed the following projects that are of potential relevance to Powys;

- Urban Characterisation programme
- Buildings and Ancient Monuments at Risk
- All Wales Interpretation Plan
- Heritage Tourism Project

RELEVANCE TO LDP
To give an understanding of the emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.13 Buildings at Risk in Wales - Cadw 2009

3.13.1 For many years Cadw has funded local planning authorities across Wales, with an 80% grant, to survey their stock of listed buildings and to prepare a register indicating which of these buildings (of all grades) are at risk. As a result, as of October 2009, all authorities bar one have undertaken a Buildings at Risk Register. Most of the local authority surveys were undertaken by The Handley Partnership, as is the case in Powys. The publication of this summary report is one of the actions highlighted by the Minister for Heritage, Alun Ffred Jones AM, in his Strategic Statement on the Historic Environment of Wales in September 2009.

3.13.2 The report indicates that;

- in general the number of grade II* and grade II listed buildings at risk in Wales is generally falling,
- the number of grade I listed buildings at risk is increasing,
- there is a correlation between higher house prices and at risk buildings being desirable to repair,

- The majority of the at risk and vulnerable buildings are domestic reflecting that domestic buildings are 43% of the listed building stock,
- Over 60% of the at risk and vulnerable buildings are farmhouses.

3.13.3 The report takes into account the 6 Spatial areas of Wales, and whilst the percentage of buildings at risk within Wales did not differ greatly between the 6 Spatial Plan areas, the Central Wales area had a "good" result with only 10% of its buildings being considered at risk, and only 17.76% of its listed buildings being considered as vulnerable. Both figures are only slightly higher than the national average, however the figure had increased since the previous survey.

Table 1 Analysis of Risk Status of the Listed Buildings of Powys,

Analysis of risk status of listed buildings						
Spatial plan area[3]	At risk (%)		Vulnerable (%)		Not at risk (%)	
	2008	Compared to all Wales	2008	Compared to all Wales	2008	Compared to all Wales
North-West Wales[1]	9.61	↘	17.83	↗	72.54	↘
North-East Wales[1]	9.93	↗	18.20	↗	71.86	↘
Central Wales[2]	10.00	↗	17.76	↗	72.24	↘
Pembrokeshire Haven[2]	8.31	↘	15.55	↘	76.14	↗
Swansea Bay[2]	10.77	↗	20.03	↗	69.20	↘
South-East Wales	8.63	↘	16.62	↘	74.74	↗
All Wales	**9.64**		**17.21**		**73.15**	

Analysis of risk Status of listed buildings page 11 of Cadw Document 2009

3.13.4 The report confirms the need to take account of the changes in agricultural land use patterns in devising a plan for all farmstead structures, to reflect the high proportion of farmhouses at risk. The Listed Buildings within Powys have been surveyed and a Buildings at Risk Strategy is currently being prepared.

RELEVANCE TO LDP
To be aware of local and national trends, and the research and outcome of the Draft Powys Buildings at Risk Strategy when formulating planning policies and guidance.

3.14. Conservation Principles for the Sustainable Management of the Historic Environment in Wales Cadw (2011)

3.14.1 The recently published document will inform Cadw's approach to the protection and management of the historic environment as a whole, namely;

- Historic assets will be managed to sustain their values
- Understanding the significance of historic assets is vital in order to assess the significance of an historic asset. Four component values need to be considered, these are:
    - Evidential value
    - Historical value
    - Aesthetic value
    - Communal value
- The historic environment is a shared resource
- Everyone will be able to participate in sustaining the historic environment
- Decisions about change must be reasonable, transparent and consistent

- Documenting and learning from decisions is essential

3.14.2 The document introduces a new language to describe the values attributed to historic assets which is identical to the English Heritage publication "Conservation Principles". An understanding of the new terminology is essential and the same values should be referred to in Local Authority Guidance.

RELEVANCE TO LDP
An understanding of the different values attributed to heritage assets in the formulation of policies and guidance.

3.15 Welsh Government: The Programme for Government 2011-2016

3.15.1 The Programme for Government is the plan of Action by Welsh Government and represents a commitment to delivery. The Welsh Government sets out its vision for the nation;

"*Healthy people living productive lives in a more prosperous and innovative economy; safer and more cohesive communities, with lower levels of poverty and greater equality; a resilient environment with more sustainable use of our natural resources and a society with a vital sense of its own culture".*

There are 12 topics within the Programme of Government of which the following are relevant to this topic paper;

- Culture and Heritage of Wales

3.15.2 The Aim of the Culture and Heritage of Wales is to "*Enrich the lives of individuals and communities through our culture and heritage"* Two key actions have been assigned to this aim;

- Widening access to our culture, heritage and sport, and encouraging greater participation.
- Strengthen the place of Welsh language in everyday life.

3.15.3 The Heritage Protection Bill to strengthen the protection of listed buildings is one of the actions that have been implemented to secure that aim. Cadw's Heritage Tourism Project and Cadw's Pan-Wales interpretation Plan, Lifelong Learning Strategy and Heritage Arts Frame

RELEVANCE TO LDP
To give an understanding of the Welsh Governments vision for the nation and action plan in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.16 Welsh Government: Strategy for Tourism 2013 – 2020 Partnership for Growth

3.16.1 The importance of tourism to the Welsh economy is detailed on page 7 of the Strategy "*The Wales Tourism Satellite Account (TSA) estimates total tourism spending in 2011 of £4.5bn, representing a Tourism Gross Value Added (GVA) of £1.8bn – around 4.4% of total direct GVA for the Welsh economy. Emerging research suggests that when indirect impacts are added, the Tourism GVA increases to £2.5bn, which represents 6% of the whole economy. In 2011, the TSA estimated that 8.3% (88,300) of all full time equivalent jobs in Wales were directly supported by tourism spending. With indirect (supply chain) added, this total FTE employment rises to over 100,000, which is equivalent to around 9.5% of all Welsh FTE jobs".*

3.16.2 The strategy has the following **vision** for tourism: "*Wales will provide the warmest of welcomes, outstanding quality, excellent value for money and memorable, authentic experiences to every visitor***."**

The **goal** is for: "*Tourism to grow in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales"*

The **ambition** is to: "*Grow tourism earnings in Wales by 10% or more by 2020"*

3.16.3 The Tourism Strategy identifies the; heritage, culture, natural and built environment of Wales as what makes Wales unique and seeks to reinforce its distinctive and compelling national identity.

RELEVANCE TO LDP

To give an understanding of the Welsh Governments Strategy in relation to the tourism and in particular the protection of heritage, culture and distinctive built environment to assist in the formulation of LDP policies and guidance

3.17 Historic Strategy for Wales 2013

3.17.1 The Strategy sets out the role of the historic environment in delivering tangible social, economic and environmental benefits for Welsh communities and will lay the foundation for the forthcoming Heritage Bill.

3.17.2 The Strategy aims to build on the strong base of heritage assets in Wales and further develop the economic role of heritage in Wales, as well as maximising the educational, training and leisure opportunities.

3.17.3 The Historic Strategy for Wales explores the links between heritage protection, the skills and job opportunities related to those employed in the heritage sector including traditional building skills as well as the tourist sector and that the survival of heritage assets are linked to understanding their value.

3.17.4 The actions supporting the Heritage Strategy are set out in T**he Historic Environment Strategy for Wales – Headline Action Plan.**

RELEVANCE TO LDP

To give an understanding of the Welsh Governments Strategy in relation to the historic environment to assist in the formulation of LDP policies and guidance

3.18 Vibrant and Viable Places New Regeneration Framework 2013

3.18.1 The document identifies national outcomes under the three headings of;

- Prosperous Communities
- Learning Communities
- Healthier Communities

Two of the national outcomes under Prosperous Communities are relevant to this topic paper namely;

- successful town centres and coastal communities; and
- a well-managed historic and natural environment contributing to the distinctiveness of Wales' landscape and settlements with heritage and historic character conserved, valued and sustained.

The historic environment is a powerful driver for renewed community confidence and inward investment, and lies at the heart of local distinctiveness and sense of place. No two places share a history, so every place has a unique character, which is an outstanding asset which contributes to quality of life and economic vitality. P 20

RELEVANCE TO LDP

To give an understanding of the Welsh Governments national outcomes in relation to the historic environment to assist in the formulation of LDP policies and guidance

3.19 Heritage Bill Wales Research Project to investigate 3 of the emerging Topics – January 2013 Over Arup and Partners Ltd

3.19.1 This report focuses 3 areas of study;

- Historic Partnership Agreements and Local Development Orders
- Historic Areas
- Local Lists.

3.19.2 Historic Partnership Agreements

An Historic Partnership Agreement is an agreement between a local planning authority and landowner for an agreed programme of permitted works concerning the management of large and complex heritage sites containing with a range of historic assets within a fixed time period.

3.19.3 The main objective of an HPA is to offer simplification of the consenting process and level of administration. This is achieved through the development of a pre-agreement setting out how various classes of minor works are to be carried out.
This removes the need for individual consent applications for works which relate to listed buildings, conservation areas, and scheduled monuments.
HPAs aim to achieve the following objectives:

- Effective partnership between owners and local planning authorities, and other interested parties when deciding on works to be carried out;
- Long-term positive strategic management of historic sites, enabling forward planning;
- Enhanced certainty and clarity on works requiring heritage consent;
- Improvement in understanding of historic sites among non-heritage professionals;
- Reduction in time and administrative burden by means of prior consent agreement; and
- Complementary management with other parallel regimes e.g. agri-environment and Class Consents Orders (*Historic Environment Conservation,2006*).

3.19.4 A number of pilot studies have been undertaken in England implementing HPAs.
These have been commissioned by English Heritage since 2003, and HPAs have been inserted into Section 26 of The Planning (Listed Buildings and Conservation Areas) Act 1990 in England only under Enterprise and Regulatory Reform Bill 2013.

3.19.5 Local Development Orders

Local Development Orders (LDOs) are made by a Local Planning Authority to extend permitted development rights within specified areas to facilitate development. They can be made under The Planning and Compulsory Purchase Act 2004 and The Planning Act 2008. LDOs are implemented in England to facilitate regeneration of an employment area, however their incorporation into the planning system in other specific areas for facilitate development is being considered by Welsh Ministers.

3.19.6 Local Development Orders could be used as a means to manage specific sites within various historic assets, and could be an incentive for owners to carry out appropriate improvements

to heritage assets. The concept of LDOs is similar to HPAs in that they encourage a reduction in administration and time.

3.19.7 Historic Areas

The document identifies the following as historic areas;

- Conservation Areas
- World Heritage Sites (not applicable in Powys)
- Register of Historic Parks and Gardens,
- Register of Historic Landscapes,
- Register of Historic Battlefields,
- Marine Conservation Area Zones, (not applicable in Powys), and
- Archaeological Conservation Areas.

3.19.2 Conservation Areas
The document examines (i) the current legislation, policy and practices and also considers that the requirements on Local Planning Authorities to monitor and evaluate in the Planning (Listed Buildings and Conservation Areas) Act 1990 are not specific and timely and need to be reviewed, and, (ii) how planning guidance can be improved in Wales to improve the requirement to protect and enhance conservation areas.

3.19.3 The research concluded that the current legislation does not provide a strong enough obligation for Local Planning Authorities to monitor and evaluate their existing conservation areas in a time bound manner and that there is a need for a more consistent process. Two options were proposed;

- Option 1 – Statutory Protection through new/amended legislation
- Option 2 - Improved Planning Policy and Guidance

3.19.4 It is noted that both options include the requirement that conservation areas are reviewed every 5 years, and the policy route also suggests Conservation Management Plans and generic design guidance for conservation areas.

3.19.5 Register of Historic Parks and Gardens
The protection and consideration of the potential effects of development on sites within the register is provided though Planning Policy Wales where the effect of development on a park on garden contained in the register or its setting may be a material consideration in the determination of planning applications.

3.19.6 PPW also states that Local Planning Authorities should take into account sites identified on the register when preparing their Local Development Plans.

3.19.7 The benefits and challenges of introducing statutory protection for historic parks and gardens was examined. . Two options were proposed;

- Option 1 – Statutory Protection for those sites included in the Register of Historic Parks and Gardens.
- Option 2 - Improved Planning Policy and Guidance

3.19.8 Register of Historic Landscapes

This section of the document seeks to examine the current system of protection and management and give consideration to whether statutory protection is appropriate and if so what restrictions should be imposed.

3.19.9 The current Historic Landscapes Register is jointly prepared and published by the Countryside Council for Wales (CCW) and Cadw and a guidance document has been produced aimed at advising Local Planning Authorities.

3.19.9 PPW also states that Local Planning Authorities should take the Register into account when preparing their Local Development Plans.

3.19.10The section of the report concludes by developing the options for consideration;

- Option 1 – No action required
- Option 2 – Develop new guidance
- Option 3 – Statutory duty to create and maintain a register
- Option 4 - Statutory Protection

3.19.11 Register of Historic Battlefields,

The document identifies that a register of Historic Battlefields is currently being produced for Wales, the purpose of which is to identify and record sites of historic importance in relation to significant battlers that have taken place throughout history. The purpose of the register is to protect these sites from inappropriate development and promote a better understanding of their significance in history.

3.19.12 It was concluded that battlefield sites should not be statutorily protected, as in England and Scotland their protection is managed through planning policy and supplementary guidance. The three options proposed are;

- Option 1 – New Planning Policy
- Option 2 – New criteria for the consideration of sites to be included on the Register of Historic Battlefields
- Option 3 - Develop new guidance

3.19.13 Under Option 1 New Planning Policy, it is suggested that there should be a revision of Planning Policy Wales to incorporate new policy for the protection of Historic Battlefields. The policy should impose the following duties upon Local Planning Authorities:

- That Local Planning Authorities should include within their development plans:
  - Identification of registered Historic Battlefields on land use maps
  - Policies that protect and conserve Historic Battlefields
- To ensure that Historic Battlefields are a material consideration in planning
- Encourage Local Planning Authorities to use management plans and agreements to protect and enhance sites

  Encourage Local Planning Authorities to consider the use of other local policy designations which would offer additional protection through planning including;
  - Conservation area status; or
  - Local landscape designation

3.19.14 Archaeological Conservation Areas

This section of the report examines the current system of protecting areas of archaeological importance and whether conservation area status could be extended to cover areas primarily for archaeological importance and what protection should be afforded to these sites.

3.19.15 Archaeological conservation areas differ from built conservation areas and there are benefits and challenges to both Cadw and Local Planning Authorities in designating archaeology in this manner.

3.19.16 Two options were suggested;

- Option 1 - New legislation to place statutory duty to identify Archaeological Areas and maintain a register.
- Option 2 – No action required

3.19.17 Local Lists

Local lists are local heritage assets which have been identified as having special local architectural or historic interest but are not protected by statutory designations. The Welsh Government endorses the production of list of locally important buildings (paragraph 48 Welsh Office Circular 61/96) however there is no obligation with legislation or planning policy Wales to create a local list. Some Local Planning Authorities in Wales have developed Local Lists of heritage assets and the documents examines and compares; the criteria, mechanism and accompanying guidance of those Local Planning Authorities.

3.19.18 Two options were suggested;

- Option 1 - Placing a statutory duty to create and maintain a Local List..
- Option 2 – Development of new planning policy and guidance.

RELEVANCE TO LDP
To give an understanding of the emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.20 National Assembly for Wales, Communities, Equality and Local Government Committee, "Inquiry into the Welsh Government's Historic Environment Policy March 2013

3.20.1 The Communities, Equality and Local Government Committee was established on 22 June 2011 with a remit to examine legislation and hold the Welsh Government to account by scrutinising expenditure, administration and policy matters encompassing: Wales's culture; languages; communities and heritage, including sport and the arts; local government in Wales, including all housing matters; and equality of opportunity for all.

3.20.2 In July 2012 The Communities, Equality and Local Government Committee held an inquiry into the Welsh Government's historic environment policy in order to feed into the above processes and to make recommendations as necessary. The inquiries terms of reference were based on the following questions:

- How appropriate and successful are the current systems employed by the Welsh Government for protecting and managing the historic environment in Wales ?
- How well do the Welsh Government's policies promote the historic environment in Wales (for instance, in terms of interpretation, accessibility, attracting new audiences and tourism)?
- How well do the policies for the historic environment tie in with wider Welsh Government policy objectives (such as the regeneration of communities)?
- What would be the advantages and disadvantages of merging the functions of the RCAHMW with functions of other organisations, including Cadw ?
- What role do local authorities and third sector organisations play in implementing the Welsh Government's historic environment policy and what support do they receive in this respect?

3.20.3 The Committee received 83 written responses to its consultation and held three oral evidence sessions, with the witnesses being the Welsh Local Government Association; the RCAHMW; the

Minister for Housing, Regeneration and Heritage; the National Trust; Conwy County Borough Council; and the Minister for Business, Enterprise, Technology and Science (covering her tourism brief).

3.20.4 The Committee has made 14 recommendations to Welsh Government, of which the following are of relevance to Local Planning Authorities;

- **Recommendation 2.** The Welsh Government should explore options to strengthen the status of the Historic Environment Records, including putting them on a statutory footing
- **Recommendation 3**. The Welsh Government should explore options to simplify the listing system
- **Recommendation 4.** The Welsh Government should ensure that Local Authorities are applying and enforcing rules around listings
- **Recommendation 5**. The Welsh Government should explore options to introduce a statutory timescale for the review of listed properties or buildings, taking into account sustainability and usage.
- **Recommendation 6**. The Welsh Government should explore options to introduce a system so that, where local authority searches show that a building is listed and/or in a conservation area, the new owner is provided by the local authority with clear guidance concerning restrictions and responsibilities associated with the listed status.
- **Recommendation 7**. The Welsh Government should introduce a system to ascertain, at the point of sale/transfer, whether there has been any violation of listed building regulations and to gather information on the condition of the building
- **Recommendation 8**. The Welsh Government should explore the introduction of a mechanism so that, following work to a listed building, a listed building appraisal should be undertaken within a specified timeframe
- **Recommendation 9**. The Welsh Government should take steps to introduce a statutory register for historic parks and gardens, so that they are fully protected within the planning system.
- **Recommendation 10**. The Welsh Government should put in place mechanisms to ensure better collaboration in promoting the historic environment

3.20.5 In the Welsh Government Response to these recommendations 17 April 2013, John Griffiths Minister for Culture and Sport made the following comments;

- **Recommendation 2.** Accept
- **Recommendation 3**. Accept
- **Recommendation 4.** Accept
- **Recommendation 5**. Accept in principle
- **Recommendation 6**. Accept.
- **Recommendation 7**. Accept in Principle - issue as to who should bear the cost
- **Recommendation 8**. Accept in principle - issue as to who should bear the cost
- **Recommendation 9**. Accept in Principle
- **Recommendation 10**. Accept

RELEVANCE TO LDP

To give an understanding of the emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance.

3.21 Welsh Government Consultation Document
The Future of Our Past; A Consultation on Proposals for the Historic Environment of Wales

3.21.1The Welsh Government consulted on its proposals for the first ever heritage legislation specifically for Wales, which will be in the form of a Heritage Bill planned for introduction to the Welsh Assembly in 2015.

3.21.2 The present system of heritage protection in Wales is based on UK legislation dating from the 1950's 1970's and 1990s.

3.21.3 The proposals in the document aim to meet the Minister's Historic Environment Strategy for Wales and associated Headline Action Plan, "a well – protected and accessible historic environment that will contribute to the quality of life and quality of place and enhance people's life chances".

3.21.4 The proposed Heritage Bill, will be accompanied by a suite of documents to complement its aims and it is proposed that much of the above policy guidance will be revised to bring it into harmony with any new legislation, but also to afford an opportunity to embody the principles articulated in Cadw's guidance document "Conservation Principles".

3.21.5 The proposed Heritage Bill aims to contribute to the delivery of five principal outcomes;

- To improve protection- by ensuring that what is significant to the people of Wales is identified, understood, appreciated and sustained
- To increase flexibility in the system – by introducing new mechanisms for the positive management of the Welsh historic environment.
- To improve accountability and transparency – by making the system of designation clearer and further acknowledging the rights of owners
- To streamline and harmonise regimes – by coordinating some provisions governing listed buildings and scheduled ancient
- To strengthen the delivery of historic environment services – by ensuring the continued effective management and conservation of historic assets in Wales.

3.21.6 The document identifies ways in which the above principal outcomes can be achieved;

- Identifying and protecting historic assets of national significance

in relation to the designation of scheduled ancient monuments, listed buildings, marine heritage, register of landscapes, parks and gardens of special historic interest in Wales, historic battlefields and historic landscapes and world heritage sites, conservation areas and historic assets of local significance

- Sustaining significance : Managing change in the historic environment

Changes to the current legislative protection were proposed including proposed heritage partnership agreements, improvements to the listed changes affecting listed places of worship and ecclesiastical exemption, unauthorised works to listed buildings, historic buildings at risk and scheduled ancient monuments.

- Reviewing the organisational framework for historic environment in Wales – strengthening strategic partnerships, delivery of public historic environment services at a national level, delivery of historic environment services at a regional and local level, supporting the third sector in providing pan-Wales historic environment services building consent process.

3.21.7. The measures proposed in the consultation paper, if included in the proposed Heritage Bill in 2015 will need to be taken into consideration as part of the LDP Review and subsequent Supplementary Planning Guidance and will also need to be reflected in Development Control Procedures and advice.

RELEVANCE TO LDP

To keep abreast of emerging guidance and work in relation to heritage assets to assist in the formulation of LDP policies and guidance

3.22 Refining the Listed Building Consent Process – November 2013

3.22.1 The consultation process on the proposed Heritage Bill for Wales raised a number of issues.

3.22.2 The questions raised in the consultation document and focused th different procedures in place in different Local Planning Authorities in terms of pre-application advice both site specific and via guidance leaflets and websites and the pre-application and application process for listed building consent.

Following on from this the proposals in the consultation document have been developed. The relevant proposals are

- P27 To provide greater clarity through guidance on what works do and do not, in the opinion of the Welsh Government, require LBC
- P28 To provide guidance on the sustainable management of listed buildings based on the Conservation Principles
- P29 To promote more widespread use of pre-application discussions as part of the LBC process
- P30 To enable more LPAs to decide certain LBC applications affecting grade II listed buildings without reference to the Welsh Ministers after allowing them a fixed time to develop professional expertise at officer level and supporting policies and procedures
- P31 To explore introducing a system that would give applicants a formal assurance that proposed works on a listed building do not require LBC
- P32 To consider streamlining the LBC approval procedure for works that have no adverse effect on a listed building, its setting or any features of special architectural or historical interest that it possesses
-

3.23 Heritage TAN

3.23.1 It is understood that a Heritage Technical Advice Note will be tabled as part of a suite of documents (including a revised Chapter 6 of Planning Policy Wales) to complement the emerging Heritage Bill in 2015.

4 Policy Context – Regional

4.1 Waterways for Wales – The Way Forward British Waterways

4.1.1 The document produced by British Waterways identifies strategic projects and in relation to Powys that is the restoration of the Montgomery Canal.

4.1.2 The Montgomery Canal Partnership is a strong local partnership which includes British Waterways, Montgomery Waterway Restoration Trust, Powys County Council, Shropshire County

Council, Oswestry Borough Council, Shropshire Wildlife Trust, Montgomeryshire Wildlife Trust, The Shropshire Union Canal Society, English Heritage, Cadw, Countryside Council for Wales, English Nature, The Inland Waterways Association and the Environment Agency.

4.1.3 The document suggests the following projects;

- Montgomery Canal Project background – the restoration of the canal in various phases
- Improvement of the towpath to encourage a wider use of the canal for recreation
- A long term sculpture trail project
- Montgomery Canal conservation management strategy to provide a framework for the restoration and regeneration of the canal

4.1.4 In addition to being an important feature of the social and historical development within Montgomeryshire whilst being significant within the landscape, the Montgomery Canal contains several listed buildings, namely;

Table 2 Listed Structures associated with the Montgomery Canal

Structure	Grade	Number
Aqueduct	II*	2
Aqueduct	II	6
Canal bridge	II*	1
Canal bridge	II	42
Limekilns	II	8
Locks weirs/gear	II	23
Other canal structures	II	17
TOTAL		99

4.1.5 The listed structures are in the main preserved, however the canal covers a large part of Montgomeryshire and there is pressure for development directly adjacent to the canal causing sites adjacent to the canal to become vulnerable. Piecemeal development adjacent to the canal could damage the long term aim of reusing the canal, either practically or visually. Whilst there will be development adjacent to the canal, care should be taken when permitting such development to preserve the canal corridor, by a “buffer” to prevent the canal being a narrow corridor. This will help protect the waterway from boundary treatments and inappropriate developments. The canal has great archaeological and historic significance; however, it also has economic potential as a tourist destination. It is located in extremely attractive countryside, and acts as a recreational route for the local population and tourists alike.

RELEVANCE TO LDP The inclusion of planning policies within the LDP that takes into account the Montgomery Canal Project, of which Powys County Council is a Partner.

4.2 Offas Dyke Conservation Statement Offas Dyke Initiative (2000)

4.2.1 Offa’s Dyke is one of the most important archaeological monuments in Western Europe and provides unique evidence of the origins of the Welsh and English people. Via its contemporary cultural, ecological, visual and amenity value, it is also a key part of today’s Marches landscape.

4.2.2 Offa’s Dyke faces many pressures on its long-term survival. Over the centuries, much of the monument has been destroyed or seriously damaged and that process goes on today. Recent surveys have indicated that 30% of the dyke is currently suffering active erosion.

4.2.3 The conservation of Offa's Dyke must be based on clear principles which reflect a full understanding of the significance of the monument and define a clear basis for an integrated approach to its long-term management. The suggested conservation principles are as follows:

- *ensure management proposals for Offa's Dyke guarantee the sustainable protection of the earthwork and take into account all aspects of the dyke's significance*
- *seek to develop partnership and consensus among all those, public or private, involved in the management of Offa's Dyke*
- *pragmatically link the long-term conservation of Offa's Dyke to existing and ongoing land management processes*
- *develop the protection of the landscape setting of Offa's Dyke as well as just the physical monument itself*
- *facilitate more informed management of Offa's Dyke through better archaeological and historical understanding of the monument*
- *promote awareness and appreciation of Offa's Dyke as a feature of historic and contemporary importance*
- *encourage public participation in the management of Offa's Dyke*
- *maximise public and private resources for the enhancement and management of Offa's Dyke*

4.2.4 Archaeological condition surveys over the last decade have shown that Offa's Dyke is suffering serious and ongoing erosion damage along much of its length. In response to this situation English Heritage and Cadw: Welsh Historic Monuments have recently funded 'The Offa's Dyke Initiative', a project aiming both to facilitate practical management schemes on the dyke and to pull together a longer-term strategic approach to the conservation of the monument.

"What is evident through … recent research is that, while Offa's Dyke has always been part of an evolving landscape in a way which has inevitably resulted in a certain amount of ongoing damage to it, the monument today — in common with many other components of the historic environment — faces greater pressures on its long term survival than ever before. (paragraph 5.5) This situation is particularly worrying simply because the cumulative effect of previous loss has brought the dyke to a critical threshold where its core character and integrity as a coherent and visible linear feature is already compromised to the point where further degradation cannot be lightly absorbed. (paragraph 5.6")

4.2.5 The general deterioration of the dyke is the result of a range of specific causes; the principal identified issue at the present time is agricultural activity resulting in erosion on 34% of the dyke in Wales. Other problems noted in Wales — path erosion (4%), woodland management (6%), burrowing (2%) and development (8%). These latter factors may appear less significant in terms of the percentage amount of dyke affected, but can clearly be very serious in local circumstances.

4.2.6 Very often the issue is not so much one of complete removal of the dyke as it is encroachment on the setting of the monument or small scale damage to the earthwork itself which nonetheless
has a cumulative effect; a salutary warning for Offa's Dyke is the de-scheduling of sections of Wat's Dyke near Bwcle due to gradual impingement on it by surrounding development.

4.2.7 It is generally the case that direct development has the capacity to be, within short timescales, the single most immediately destructive process acting on Offa's Dyke. *(paragraph 5.22)*

4.2.8 In addition to damage that can be done to the dyke through development, erosion or natural causes such as animals or planting, damage can occur to the setting of the dyke. The concept of the management of Offa's Dyke as the management of a visually and historically integrated corridor of which the area of the Scheduled Ancient Monument is only a geographically small part is as an important issue. The conservation planning process for Hadrian's Wall has established a defined and protected setting for the monument (English Heritage 1996), and it is surely appropriate to look to develop approaches to the conservation of Offa's Dyke in the same way. *(paragraph 6.6)*

4.2.9 The Conservation Statement seeks to secure the preservation of Offas Dyke by;

- acknowledging that agricultural management have created the “feel” of the dyke as it exists today, and to work with owners on agri-environment schemes, to develop the practical management of long sections of the monument.
- Acknowledging that public access linked to the Offa’s Dyke Path may be a concern with respect to the erosion of the earthwork, but it is also a fundamental tool in raising awareness of Offa’s Dyke, contributing towards its contemporary value, and underpinning the public support and awareness that is a pragmatic (as well as desirable) requirement for the sustainable protection of the dyke.
- To develop the protection of the landscape setting of Offa’s Dyke by;
  1. *building an understanding of the dyke as a monument which effectively extends beyond its narrowly defined and discontinuous Scheduled Ancient Monument boundaries to the broader setting it occupies*
  2. *encouraging a presumption within local planning processes against development of the dyke and its setting*
  3 *seeking to get recognition of the special character of the dyke and its setting written into local planning documents*

RELEVANCE TO LDP The inclusion of planning policies within the LDP that take into account Offas Dyke as a Scheduled Ancient Monument and also take into account the need to preserve the setting of this important archaeological monument.

4.3 Rural Development Plan for Wales 2007 – 2013

4.3.1 Rural Development Plan (RDP) is a European Union and Welsh Assembly Government funded programme to promote the development of rural areas. Its aim is to encourage and help rural communities to think about the longer term potential of their area.

4.3.2 The RDP has four Axes and associated funding Streams;

- Axis 1 Improving the competitiveness of the agricultural and forestry sectors
- Axis 2: Improving the environment and countryside, via farmers and landowners
- Axis 3: Improving the quality of life in rural areas and diversifying the rural economy
- Axis 4: Developing the LEADER approach (i.e. community involvement in improving and/or developing their communities)

4.3.3 Axis 3 has several aims relevant to the Built Heritage;

- Helping to raise economic activity rates;
- Enhancing or providing additional mainstream services for the rural economy;
- Providing openings for future economic development, including tourism and craft activities;
- Improving the physical environment of villages and conserving the rural heritage;
- Addressing social exclusion by providing better links between urban and rural areas.

4.3.4 The financial support provided through the Rural Development Plan supports the following two key priorities in the Powys Corporate Improvement Plan :

- Supporting Economic and Social Development
- Enhancing the Natural and Built Environment

4.3.5 Powys has a rich wealth of rural heritage, with the majority of the 55 conservation areas being smaller villages, in addition to the large number of listed buildings contained within the rural areas, some in villages, and the many listed farmhouses and barns. In addition the economic vitality of the rural areas is an important aspect in preserving the heritage of Powys.

RELEVANCE TO LDP The LDP should take into account the corporate aims and aspirations when formulating planning policies.

5. Policy Context – Local

5.1 Powys Community Strategy 2008-2011 (SUPERSEDED BY THE SINGLE DELIVERY PLAN

5.1.1 Powys County Council has a duty under the Local Government Act 2000 to prepare a Community Strategy, for promoting and improving the economic, social and environmental well being of the area and to contribute to the achievement of sustainable development in the UK.

5.1.2 Within this plan is the theme A Prosperous Powys – Regeneration which is administered by the Powys Regeneration Partnership. The Powys Regeneration Partnership now has the central role in the management and delivery of Axis 3 & 4 of the Rural Development Plan in the county.

5.2 One Powys Plan 2014-2017

The One Powys Plan presents the county's priorities for improvement and sets out how those priorities are to be met.

5.2a.1 In 2013, 74% of people across Powys said that they feel a sense of community and belonging. The One Powys Plan emphasises the importance of community not only for support for individuals but economically active communities are important to improve wellbeing, reduce poverty and provide jobs for local people. "Regeneration is a key component to ensuring Powys remains a place where people want to live, work and play". (page 26)

5.2a.2 The Local Development Plan should ensure that it provides a sustainable infrastructure that underpins the delivery of the One Powys Plan and aim to make out towns and villages more community focused, self reliant and resilient.

5.3 The Cambrian Mountains Initiative

5.3.1 The Cambrian Mountain Initiative is a wide-ranging project that aims to promote rural enterprise, protect the environment and add value to products and services in Mid Wales. The Initiative aims to deliver an exemplar conservation project for the adaptive reuse of a building within the Cambrian Mountains and Powys County is e part of the Steering Group for the Initiative. The Cambrian Mountains Initiative is also seeking funding to preserve and interpret the historic landscape, especially that of the main lead-mining area.

5.3.2 The guiding principles of the initiative are;

- Encouraging vibrant rural economies
- Adding value to traditional family farms
- Maintaining valuable habitats and eco-systems
- Offering the highest quality farm products and services
- Caring for the natural and built environment
- Supporting rural tourism

5.3.3 One of the projects that has an impact on the Built Heritage is the re-use of farm building for alternative uses, in relation to farm diversification and tourism, and the targeting of buildings at risk to secure their repair and reuse.

5.3.4 The Cambrian Mountains Initiative is working with other bodies;

- The Civic Trust Wales in relation to providing guidance similar to the Better Places Initiative launched in Scotland,
- Trinity St Davids in terms of a general characterisation study,
- Enquiry by Design Processes where relevant

All of the above will have an impact on the understanding and interpretation of the Built Heritage.

RELEVANCE TO THE LDP. In preparing LDP polices we should have an awareness of the Cambrian Mountains Initiative and its aims.

5.4 Powys Regeneration Strategy: A new approach (Draft Report February 2011)

Superceded by 5.4a Powys Regeneration PLAN -

5.4.1 This draft report creates a framework for regeneration activity in Powys, this document establishes a clear decision making structure which prioritises effort and focus. The Draft Powys Regeneration Strategy identifies the large geographical area of Powys as a challenge and an opportunity to take advantage of the unique assets in term of the built and natural environment of Powys in terms of attracting investment, establishing priorities and objectives and in terms of tourism.

5.4.2 The Draft Regeneration Strategy has many objectives; the ones that relate to the Built Heritage are;

- Objective 1: Green Powys

The natural and built environments of Powys are key assets and every opportunity will be taken to sustain and enhance these attributes for the benefit of current and future generations of residents and visitors.

- Objective 8: Tourism

Powys will nurture, develop and promote the diversity and quality of its tourism industry in order to further support the realisation of other objectives. This will particularly apply to tourism related to: outdoor sport and recreation, events, wildlife, heritage, culture, language, 'slow tourism' and food.

5.4.3 The Draft Regeneration Strategy identified the clarification and promotion of the Powys Brand as a priority (*5.7 Regeneration Priority 6),* which sought to distinguish Powys from other parts of Wales by promoting Powys' unique selling points and to hold a series of linked tourism events to involve local people in to how their town is special.

RELEVANCE TO THE LDP.
In preparing LDP polices we should have an awareness of the Powys Regeneration Strategy and its aims.

5.4a Powys Regeneration Strategy 2015
In the work programme for January 2015 – Report to Portfolio Holder

5.5 Powys Built Heritage Strategy (2010)

5.5.1 This Strategy was adopted in October 2010, has been drafted to define the responsibilities of Powys County Council in relation to the historic environment, specifically built heritage, and sets out a vision and objectives for the Built Heritage Team.

5.5.2 The objectives of the Powys Built Heritage Strategy are as follows:

• To identify, understand and maintain local distinctiveness and use this information as an overarching concept to inform policies, current practices and future work
• To develop and maintain a comprehensive information base relating to all aspects of the historic environment
• To provide sound advice and guidance to colleagues and customers and promote good practice
• To promote partnership working with the public, colleagues, partners and other agencies to achieve the vision
• To promote and increase access, knowledge, understanding and enjoyment of the built heritage
• To protect and where possible enhance the built heritage of Powys to ensure it is safe-guarded for enjoyment by future generations

5.5.3 In order to deliver the Built Heritage Strategy an action plan has been developed see below.

Table 3 Action Points identified in the Powys Built Heritage Strategy

Action point	Action	Priority
Primary Action Point 1	Provide support to other Council Sections and Departments in relation to heritage issues.	High
Primary Action Point 2	To provide a wide range of information and guidance in a range of accessible formats.	High
Primary Action Point 5	To produce at least one conservation area appraisal (with management plan) per year, looking to address the various aspects of managing conservation areas.	High
Additional Action Point 9	To produce two guidance leaflets for external customers per year until a sufficient amount of information has been provided	High
Primary Action Point 6	Develop a strategy to target the most vulnerable Buildings @ Risk and use Council resources (and where feasible resources from elsewhere) to reduce their @ risk status. The strategy should address ways of reducing the numbers at risk and develop action points to prevent buildings from deteriorating to the @ risk status. It should also explore the different aspects of Buildings @ Risk as set out in the sections below: • The Buildings at Risk Survey • Built Heritage Funding Schemes • Direct Action	High
Additional Action Point 31:	Ensure the Heritage Strategy is taken into account when Business Plans, Departmental Strategies, Council priorities etc are drawn up	High
Primary Action Point 8	Produce and adopt a List of Buildings of Local Architectural or Historic Interest as set out in Welsh Office Circular 61/96 para. 48.	Low
Additional Action Point 43:	Develop SPG or similar on buildings of local architectural or historic interest	Low

Relevance to LDP To ensure that the aims and objectives of the Powys Built Heritage Strategy are understood and acknowledged when preparing planning policies within the LDP.

6 Local Context

6.1 The Character and Architecture of Powys

6.1.1 The architecture of Powys is as varied as its landscape, with most towns and settlements having distinct characteristics in building forms or settlements that make them easily recognisable.

6.1.2 Powys is a large area of over one and a quarter million acres, comprising nearly a quarter of Wales. It is an upland area, only 65% of its area is below 90 metres (300 feet), and only 20% below 180 metres (600 feet).

6.1.3 The geology of Powys has played a major part in the architectural evolution of Powys, with the rivers Severn and Wye both originating in Powys and flowing through the “lowlands” of the County. These rivers provide fertile plains and restricted early movements to those places that were easily fordable or bridged.

6.1.4 There are three main rock types in Powys, Old Red sandstone in Brecknockshire, with Radnorshire and Montgomeryshire being Silurian and Ordovician shales and slates. However, with the exception of a small area around Corris Isaf on the Gwynedd border the slates are unsuitable for roofing. In addition to the shales and slates being unsuitable for building, they also give rise to poorly drained areas and soils which are generally acidic and not suitable for arable crops. The sandstone area of Brecknockshire has better drainage and generally a better soil.

6.1.5 The history of Powys has also played an important part in its architectural history, reflecting its important location within the Welsh Marches. It has been estimated that over 200 castles were built within Powys and whilst some had limited impact, others resulted in planned “Norman” towns such as New Radnor (c.1257) Montgomery (c.1223), Knighton (c.1260), Llanfyllin (c.1293), Painscastle (c.1231), Old Radnor (1095 – 100), Rhayader (c.1304) and Welshpool (1247-52) which although the original buildings have been replaced, the street layout still retains its early origins. Llewellyn ap Gruffydd established a new town and market in 1273 adjacent to his castle at Dolforwyn, which was not allowed to develop due to its proximity to Montgomery. Llewellyn later established towns at Caersws (undated), Llanidloes (1280-93) and Newtown 91280-1321). When the stone castles were no longer required, (some had a long life into the uprising of Owain Glyndwr and again in the Civil War), they were used as a quarry for materials, as were the Abbeys and Priories after the restoration, providing good building stone.

6.1.6 Powys has a rich wealth of architectural history, ranging through all periods and all building types, from the castles, ruined monasteries, large gentry houses dating from the fifteenth century, through to larger Georgian Country houses, Georgian town houses, industrial terraced workers housing, and large Victorian villas.

6.1.7 In addition, to the above that could be considered as being influenced by architectural style and construction techniques, prevalent at the time throughout the Country. Powys is well blessed with vernacular farmhouses, which are considered as true “Welsh” architecture. Iorwerth Peate in his book “The Welsh House” describes such buildings as peasant architecture where “social climatic and geographical conditions all combine to produce an architecture in which fashion or style play little or no part”.

6.1.8 The majority of the historic buildings in Powys are vernacular, although it should be remembered that only the better quality buildings have survived, despite often being considered as small and humble by today’s standards. The first form of house was single storey with an open fireplace in the centre of the hall. When first floor accommodation and fireplaces became in common use, different areas of Powys used different means for achieving the position of their fireplace and entrance. The Royal Commission for Ancient and Historical Monuments in Wales

studied this phenomenon in great detail and published their findings in “Houses of the Welsh Countryside”. The main buildings types in Powys using the Royal Commissions classifications are;

- Type A house
- Type B house
- Type C house

6.1.9 The Type A house is where the chimney is away from the door and on an outside wall. This is often but not exclusively a 2 unit house. There are 2 variants to the type A house, those houses where the chimney is on a gable wall, and those where the chimney is on the side or lateral wall. This house type can be found in larger properties and smaller cottages usually with a chimney on either gable. However, the very small properties had a single chimney on one gable, sometimes heating a single roomed house, i.e. Nant–Ewyn Cottage, Pennant Melengell. Among the lower status homes it was usual to attach farm buildings to the house, although they were structurally distinct and it was only rarely that there was an internal access between house and byre or barn. The lateral chimney is rarer in the County and unlike the gable chimney is confined to the houses built for the gentry class of their day. The lateral chimney served the main rooms with often a smaller chimney for the service rooms on the gable end, although this was sometimes a later addition. The most notable examples being Cilau and Upper House Painscastle which are houses of significant status; a smaller house, although still of high status is Neuadd Glasbury. The lateral house type is among the rarest in Powys, although it is more common elsewhere.

6.1.10 The Type B house, has an internal chimney and has the fireplace between the hall and the entrance onto which it backs. This resulted in the cross passage being outside the hall. This house type is often called the Brecknockshire type house as it is most predominant in South Wales, although not exclusively so with the earliest recorded example being found in Denbighshire in 1589. In the larger houses the service rooms are one side of the cross passage, whereas in the lower class of house this side of the property housed animals, for instance Nannerth Ganol Rhayader. In the book recently published by the Royal Commission for Ancient and Historical Monuments in Wales, “Houses and History in the March of Wales Radnorshire 1400-1800”, this phenomena is attributed to the fact that cattle were predominantly the stable of Brecknock and Radnor farmers and as cattle rustling was rife in Radnorshire, closer protection of the stock was required. However this cross passage was not exclusively for a building shared by man and beast and the larger gentry houses in this region also exhibit cross passages,

6.1.11 The Type C house has a fire breast directly in front of the entry and in doing so forms a small lobby. The resulting house being termed a lobby entry or baffle entry house. In some cases there is an attached byre, but there is no internal access between house and byre unlike the type B house. This type of house is predominant in the former area of Montgomeryshire and is often referred to as the Montgomeryshire House type, although there are lobby entry houses in the south-east of England.

6.1.12 The Type C house predominates in the Vale of the Severn, which is an area of timber framed housing this would suggest by the location of the firebreasts that they were easier to construct internally than on a timber framed wall. However, the timber framed houses of Herefordshire are predominantly the Type A house with gable chimneys and there are instances in the former Montgomeryshire area of a Type C house being constructed of stone. The lack of chimney on the gable walls, led to windows being inserted on the gable walls and ornamentation on jettying that would be difficult with gable chimneys. Another characteristic associated with the Type C house, but not solely restricted to the C Type house is the presence of a two storied porch, often taller than the house, such as at Lower Cil Berriew. The two storied porch is a later development of the Renaissance whereby the house was given a more vertical emphasis. Although found in the larger gentry houses in other parts of Wales (i.e. The Neuadd Erwood), the two storied porch is common in Montgomeryshire even on the lower class of house.

6.1.13 The vernacular buildings are usually now confined to the rural areas, although not exclusively so, however, the “vernacular” buildings of Powys are not the only buildings that denote the architectural character of an area. Among the mining communities, terraced housing for the workers was constructed in such numbers as to dominate i.e. Llangynog and later to house the textile workers of Newtown and Llanidloes. The houses of Llangynog being local stone, whereas local brick companies in Newtown and Llanidloes provided bricks which prevailed where good building stone was in a short supply, even with the expense of bricks at that time. The construction of the Montgomery Canal brought with it its own style of building and materials could now be imported. Alongside this Newtown expanded as a centre of textile and yarn production, with new materials and structural advances with autocratic manufacturing efficiency and experiments in social planning. The Textile Museum building on Commercial Street combined six back-to-back houses on its lower two floors with open workrooms on the upper two floors. These workers houses of Newtown originally exhibited qualities such as courtyards and back to back houses that were previously unseen in Powys. Sadly most of the communal courtyards are now divided and historical unity of the area has been compromised.

6.1.14 The expansion of the railways into Powys, together with the attraction of our Spa towns for tourism and the provision for a constant supply of fresh water to the Midlands resulted in an inheritance of building materials and construction methods normally associated with larger conurbations and urban centres. Examples of these distant influences that were assimilated into the “character” of local architectural tradition include decorative brickwork and terracotta details in the centre of Rhayader and the use of faience on the elevations of the Automobile Palace in Llandrindod Wells. The Victorian architecture of Llandrindod Wells and Llanwrtyd Wells is an architectural symbol of the wealth and confidence that occurred in Powys at that time.

6.1.15 Victorian architecture was confident in its abilities and in its display of wealth. The use of concrete was successfully used by Sir Edmund Buckley with the construction of a mass concrete granary, farm buildings and walled garden on his Plas Dinas estate at Dinas Mawddwy, just over the border in Gwynedd. The use of concrete on the estate of the Hanbury-Tracy family at Gregynog, some forty miles away to the west near Newtown, was slightly more advanced in its development and execution. At the model farmstead buildings of Dolmelinau, an estate property near Tregynon, the red glow of the crushed brick aggregate can still be seen quite clearly. Both here and in each of the fourteen other locations at Gregynog where there are mass concrete buildings and structures.

6.1.16 However, the architectural character of Powys is under a very serious threat. The traditionally built properties are often repaired with inappropriate material and altered without any reference to the historical significance of the property. In addition the new buildings that have been erected are often of a universal design that is found all over the country. They include imported bricks that bear no resemblance to the local brick colour and have no relationship with the character of the area, be it the simple vernacular or the imported character introduced by the industrial revolution.

6.1.17 However, all is not lost and the majority of settlements still retain sufficient character to enable them to be distinct and identifiable. It is considered that this character should be reinforced, by sympathetic alterations and repairs to the historic building stock and careful design of any new build to retain the wealth of architectural history that still abounds.

6.2 Register of Historic Landscapes

6.2.1 "Recognising and raising awareness of the importance and wealth of the historic fabric of the landscape has been the central theme and message of the non-statutory, Register of Landscapes of Historic Interest in Wales, the first part of which, covering thirty-six 'outstanding' landscapes, was published in January 1998. This has been compiled as a joint initiative between Cadw: Welsh Historic Monuments, the Countryside Council for Wales (CCW) and the International Council on Monuments and Sites (ICOMOS), working in collaboration with the four Welsh Archaeological Trusts, the Royal Commission on the Ancient and Historical Monuments of Wales and the Welsh unitary authorities." Source CPAT website

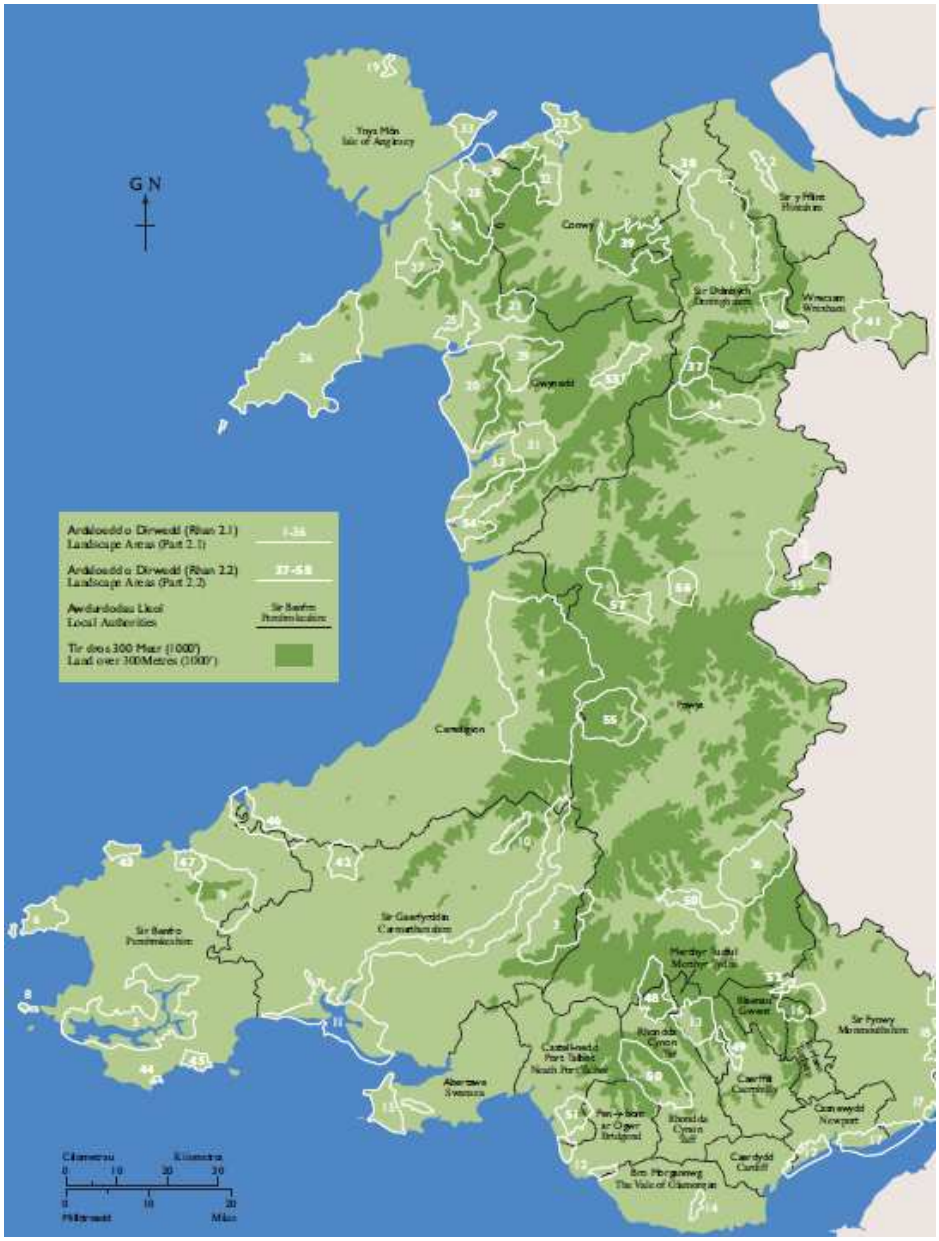
6.2.2 The *Historic Landscapes Register* provides the first step of a national overview of the historic content of the Welsh landscape. In parallel with the creation of the Register, Cadw and the Welsh Archaeological Trusts are undertaking a follow-up programme of Historic Landscape Characterization in Wales.

6.2.3 The characterization process divides each landscape area on the Register into a number of smaller, more discrete, geographical areas of broadly consistent historic character called 'Historic Character Areas'. These areas are defined according to their key historic elements or characteristics. For example, an area might be physically characterized by a particular form of historic settlement or land use pattern or boundaries or it might have distinctive historic buildings, archaeological sites or traditional field boundaries, or it might contain important ancient habitats and so on.

6.2.4 The historic landscapes on the Register, are not protected by statute like listed buildings and conservations area and as such Circular 61/96 advises that local planning authorities are asked to take this into account in preparing local plans to ensure that protection of these areas are covered by planning polices

Relevance to LDP
In preparing the LDP polices should be included to protect and enhance the Registered Landscapes.

Figure 1 Registered Landscapes within Wales



Areas of Historic landscape covered by the CCW / Cadw / ICOMOS UK Part 2.1 Register of Landscapes of Outstanding Historic Interest in Wales and the Part 2.2 Register of Landscapes of Special Historic Interest in Wales . Source "Guide to Good Practise on using the Register of Historic Landscapes in Wales in the Planning and Development Process.

Registered landscapes within Powys County Council

Map 4 Upland Ceredigion – Within Ceredigion and Powys

Map 34 The Tanant valley

Map 35 The Vale of Montgomery - Within Shropshire Unitary Authority and Powys

Map 36 The Middle Wye Valley – within the Brecon Beacons National Park and Powys

Map 55 The Elan Valley

Map 56 The Caersws Basin

Map 57 The Clywedog Valley

6.3 Registered Parks and Gardens

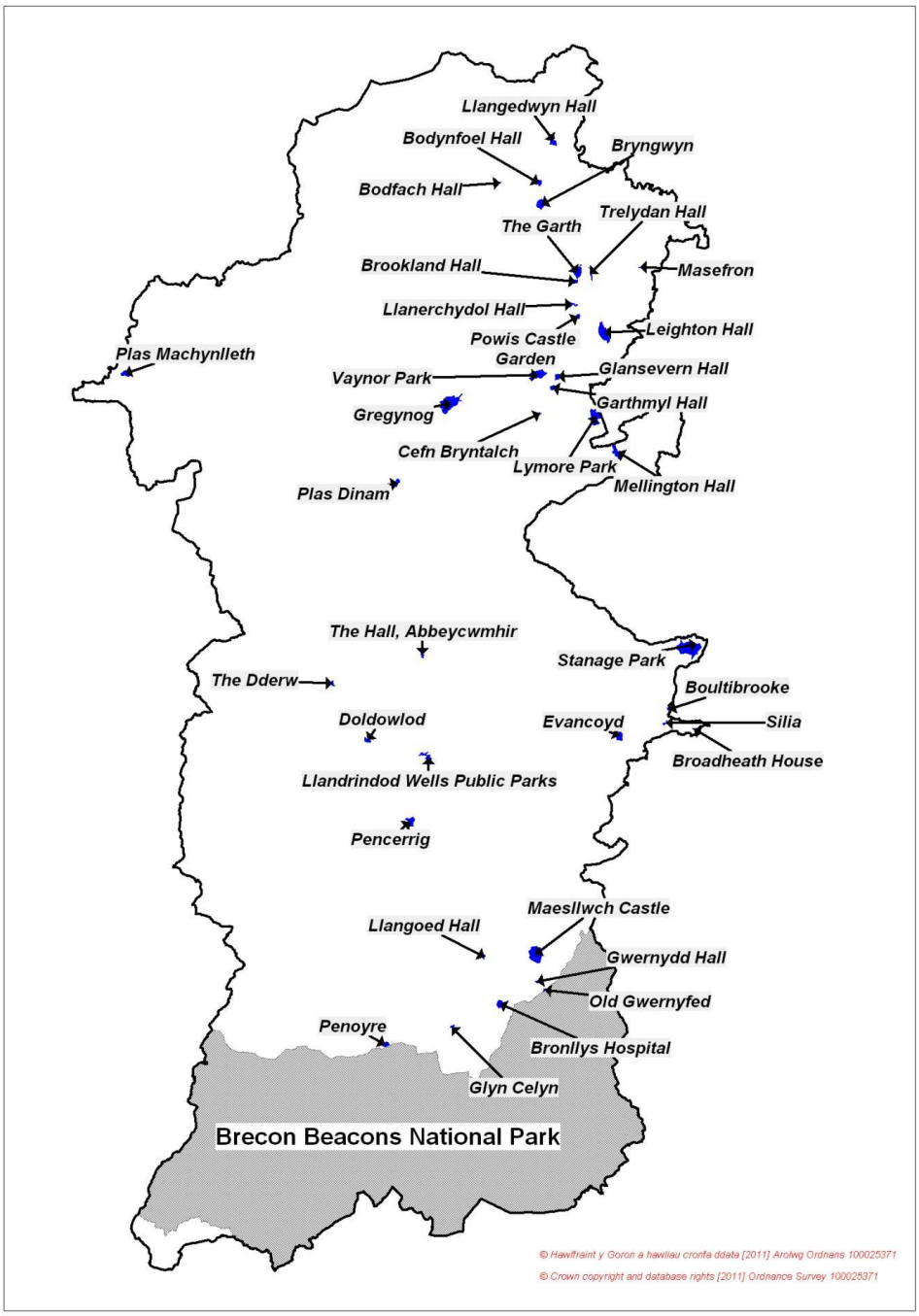
6.3.1 There are 52 Registered Parks and Gardens within Powys, of which 37 are within Powys County Council's administrative/planning area.

6.3.2 Wales has a rich inheritance of historic parks and gardens. They form an important and integral part of the historic and cultural fabric of the country. Helping owners with their care and protection is one of the core responsibilities of Cadw. Starting in 1992, Cadw has undertaken a comprehensive survey of historic parks and gardens in Wales. Parks and gardens thought to be of national importance have been included on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. It is non-statutory and has been issued in six volumes, covering former county council areas and unitary authorities. It was completed in 2002 but is not a closed list: sites can be added (or withdrawn) at any time. There are currently 372 sites on the Register.

6.3.3 The majority of Registered Parks and Gardens within Powys are gardens to large private houses which are usually listed; the aim of the designation is to prevent damage to significant features of the sites such as historic layout, structure, built features and planted elements. It is not the intention to preserve everything as it is; in fact, in many cases development is both benign and beneficial. Nevertheless it is important not to let insensitive development within or adjacent to the Registered Park or Garden harm the historic and visual character of historic parks and gardens which are of significant cultural and historic interest within Powys, and which can be easily damaged. Some of the Registered Parks and Gardens are open to the public either as a historic garden i.e Gregynog, or in the case of Llandrindod Wells Public Parks, the gardens are registered because they are a public park. In some cases i.e. Bronllys Hospital, new development may be proposed. All of these bring their own development pressures which need to be carefully managed to ensure that the gardens are not comprised either by facilities for visitors or by new development.

6.3.4 The historic landscapes on the Register, are not protected by statute like listed buildings or conservation areas and as such Circular 61/96 advises that local planning authorities are asked to take this into account in preparing local plans to ensure that protection of these areas are covered by Planning Polices

Figure 2 Registered Parks and Gardens within Powys



6.4 Historic Battlefields

6.4.1 English Heritage have for many years protected the historic battlefields by including them on a register. The English Heritage Register of Historic Battlefields identifies 43 important English battlefields. However, no such register exists for Welsh battlefields, despite the many battles that have occurred on Welsh soil. This anomaly is currently being addressed, and Cadw have consulted on the production of a Welsh Register of battlefields. In 2005 the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) undertook research on 165 known historic battles in Wales. The RCAHMW recommended 19 sites for depiction, 13 of which they considered to be of primary historic importance and 6 of secondary importance. However, this research focused on battlefields and did not include skirmishes, sieges or ambushes. Warfare in Wales was historically different to that of England and Welsh battles tended to be smaller and less formal than many in England, and as such the skirmishes, and sieges are of significance in Wales.

6.4.2 The Minister for Heritage's 2009 *Welsh Historic Environment Strategic Statement* action plan committed Cadw to undertake a consultation on the establishment of a Register of Battlefields in Wales. Historic battlefields have not been systematically included within Local Development Plans and development has taken place within areas of known battlefields leading to the irretrievable loss of primary archaeological evidence.

6.4.3 Whilst there are hundreds of battle, siege and skirmish sites, the consultation document proposes that only those sites where the location of a battle or skirmish can be identified and boundaries includes on a map will be included on a register. Sites that cannot be identified in this way cannot be included in the register, despite possibly witnessing nationally important events.

6.4.4 In order to acknowledge the different levels of confidence in defining the boundaries of a site, it is proposed to adopt a two-tier system within the register.

- Tier 1 sites — those battlefields identified as being of national importance and whose boundaries and geographical extent can be defined with confidence — would enjoy a similar status to parks and gardens included in Part 1 of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.
- Tier 2 sites — those battlefields identified as being of national importance that can be confidently located to a specific area but where the nature of the evidence is not so extensive — would benefit from a similar status to Landscapes included in Part 2 of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

It is proposed that battlefields should be treated in a similar way to Historic Landscapes, Parks and Gardens in planning policy. The consultation document proposes the following;

6.4.5 It is proposed that the following policy statement is added to Planning Policy Wales:
'6.5.26 (a) Local planning authorities should protect historic battlefields listed as tier 1 sites within the "Register of Historic Battlefields in Wales". Cadw should be consulted on planning applications affecting tier 1 sites and the effect of proposed development on a tier 1 site may be a material consideration in the determination of a planning application. Tier 2 battlefields would only be considered in the planning process when proposed developments were of more than local impact.'

6.4.6 With regard to Tier 2 sites it is proposed that the following policy statement is added to Planning Policy Wales:
'6.5.26 (b) Information on historic battlefields listed as tier 2 sites in the Register of Historic Battlefields in Wales should be taken into account by local planning authorities in considering the implications of developments which are of such a scale that they would have more than local impact on an area on the Register.'

6.4.7 It is suggested that planning authorities will for registered battlefield sites:
a) comment on proposals to include battlefield sites in the register;

b) develop and implement appropriate planning policies for registered battlefields, consider significant setting issues within strategic planning and identify the boundaries of Registered battlefields in Local Development Plans (LDPs);
c) consider the impact of development proposals on registered battlefield sites and their settings;
d) work with Cadw and other key stakeholders to establish best practice guidance on the protection and management of registered battlefield sites; and
e) promote battlefields as part of the local historic environment wherever possible.

6.4.8 For battlefield sites of local importance (not included in the Register):
f) consider identifying battlefields of local importance in the LDP; and g) where battlefields of local importance have been identified, include LDP policies to secure their appropriate treatment in the development management process.

6.4.9 Powys is a large county in itself, and shares a long border with England and has seen many battles, either as a boundary dispute, battles over the land in Powys itself, or as part of a larger campaign. The battles within Powys span millenniums, from Roman times, fighting with the Northumbrians during the age of the Saints, through later in fighting among Welsh Princes, the Welsh Princes fighting against the Normans, Owain Glyndwrs revolt, and finally the English Civil War. It is anticipated that some of the battle sites will be included on the Register.

6.5 Conservation Areas

6.5.1 Conservation Areas are “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance” - Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires Local Planning Authorities to identify these areas.

6.5.2 The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church to large towns with urban style buildings and buildings originally constructed for industrial or commercial purposes.

6.5.3 The special character of many areas depend on buildings which individually are not worthy of listed building protection but which form an essential part of a valuable historic environment. If an important part of our heritage and living environments is to be retained, there is a need to provide a ‘blanket’ protection for whole areas and not just bits and pieces here and there.. Designation of a Conservation Area is not intended to prevent development, but to allow change to be managed in a positive way that helps to protect an area’s special quality of place and to promote positive enhancement and design.

6.5.4 There are currently 55 conservation areas within Powys County Council’s administrative area, the character of which it is desirable to preserve or enhance. Some Conservation areas were assessed when they were designated and a few have been assessed since, however none have up to date appraisals.

6.5.5 Many of these conservation areas or significant parts of them are characterised as having good authentic surviving historic features that still contribute significantly to the distinctive special character of the area. In such cases, the emphasis of policies and proposals should be to preserve their existing special character and features whilst also enhancing special character wherever possible.

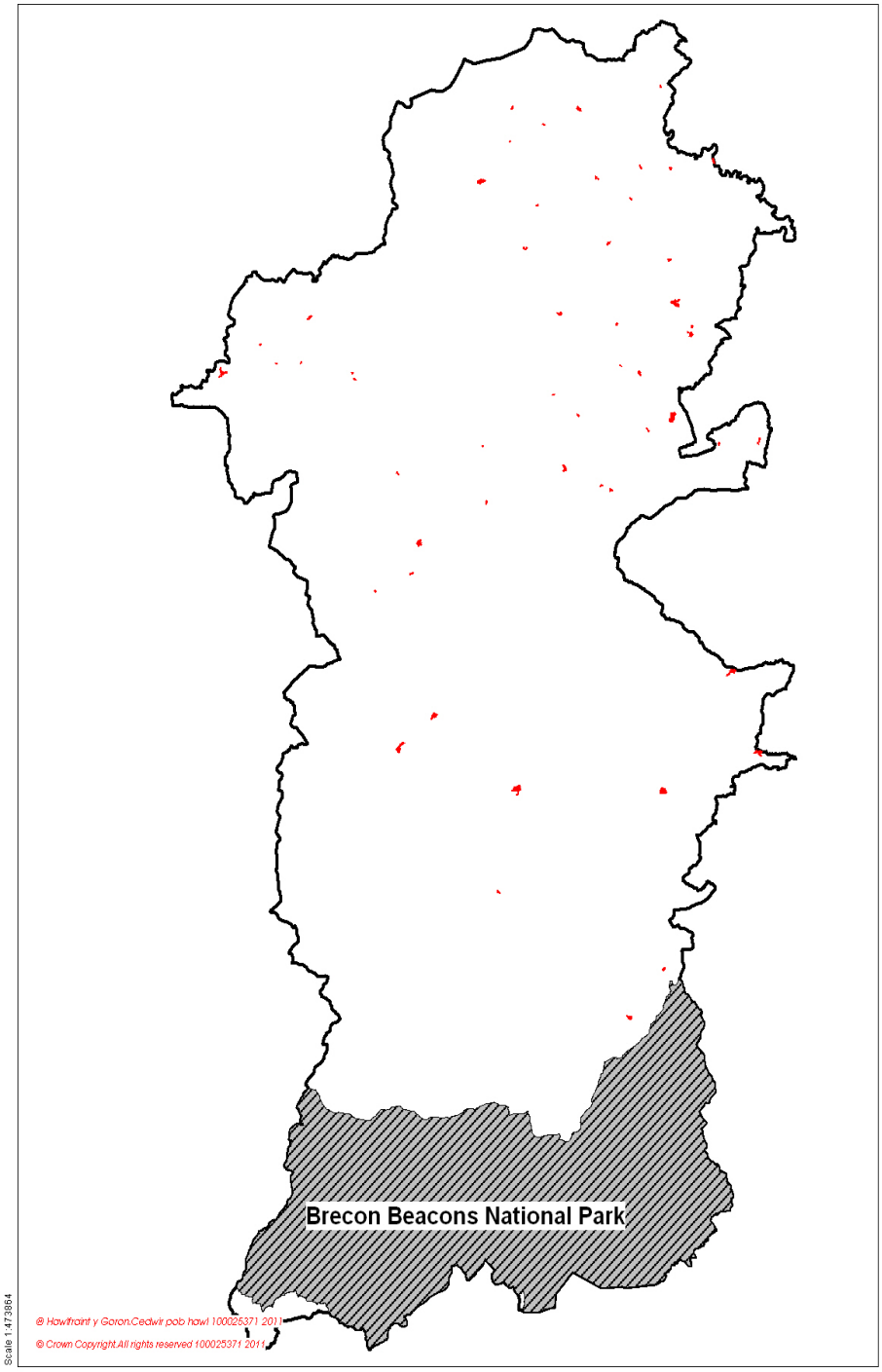
6.5.6 However, some conservation areas have been degraded in character because of widespread small scale inappropriate changes to the external features of buildings, or larger scale new developments that are out of keeping with the character of the area. Where this is the case, the emphasis of policies and proposals should be to enhance the area by reinstating lost historic features, remedying breaches of planning control and enhancing/replacing instances of inappropriate non historic development with more compatible buildings/extensions.

6.5.7 Conservation areas can be frequently poorly understood and undervalued their heritage interest and character could be assessed as a guide to occupiers, users, developers and visitors, which would assist in the preparation of planning applications. The special character of individual areas needs to be analysed and proposals formulated in order to manage future change with a view to preserving or enhancing these areas. The Powys Built Heritage Strategy adopted in October 2010, has as an Action Plan to produce at least one conservation area appraisal (with management plan) per year, looking to address the various aspects of managing conservation areas. In addition to undertaking Conservation Area appraisals and management plans additional information will be produced in the terms of guidance and leaflets. Additional information in the form of Supplementary Planning Guidance and/or guidance notes could be compiled on issues that affect a wide number of conservation areas. This would serve to advise applicants prior to making a submission and to ensure that Conservation areas are preserved and enhanced in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance.

6.5.8 Topics for consideration include:

- Security measures in commercial/retail areas
- Shop fronts in retail areas
- Advertisements in commercial/retail areas
- Streetscape features
- The control and management of permitted development rights in residential areas
- Energy efficiency and generation measures in conservation areas
- Protection of the settings of conservation areas.

Figure 3 Conservation Areas within Powys



Abercegir
Berriew
Bettws Cedewain
Bontdolgadfan
Bwlch-y-cibau
Castle Caereinon
Cemmaes
Churchstoke
Cwmbelan
Darowen
Dolanog
Felindre
Guilsfield
Hirnant
Hyssington
Kerry
Leighton Centre
Leighton Park
Llan
Llandinam
Llandyssil
Llanfair Caereinon
Llanfechain
Llanfihangel-yng-Ngwynfa
Llanfyllin
Llangurig
Llangynog
Llanidloes
Llanrhaedr ym Mochnant (2)
Llansantffraid-ym-Mechain
Llansilin
Llanwddyn
Llanwnog
Llanwrin
Llanymynech
Llawr y glyn
Machynlleth
Meifod
Montgomery
Newtown (2)
Penybontfawr
Saw Mill
Tregynon
Welshpool
Builth Wells
Clyro
Elan Village
Glasbury
Knighton
Llandrindod Wells
New Radnor
Presteigne
Rhayader

6.6 Article 4 Directions

6.6.1 Normally certain minor works can be carried out to dwellings, unless the property is listed, without the need for a planning application. These are called permitted development rights they are defined in the Town & Country Planning (General permitted development) Order 1995. As a means of extra control to ensure the character and appearance of an Area is not unduly impacted, an Article 4 Direction can be applied by a Local Authority to remove some of these rights.

6.6.2 Such a Direction means that certain alterations to buildings which would have normally been allowed under permitted development rights have been brought under planning control and planning permission must be sought. There is no fee for any planning application required solely by an Article 4 Direction.

Works covered by Article 4 Directions

6.6.3 An Article 4 Direction can cover, for example, the following classes of development where they would be visible from a highway (including a footpath used by the public), waterway or from public open space. In Powys, individual article 4 directions have been applied to address the particular needs of individual conservation areas.

6.6.4 In respect of a dwelling house:

The enlargement, improvement or other alteration;

- Replacement of windows or doors
- Any other alteration to the roof;
- The erection or construction of a porch outside any external door;
- The provision within the curtilage of a dwelling house of a hard surface for the parking of vehicles incidental to the enjoyment of the house;
- The erection, construction, maintenance, improvement or other alteration of a gate, fence, wall or other means of enclosure.

6.6.5 In respect of any building:

- The painting of the exterior of any building or work in so far as it involves the application of paint to any previously unpainted wall;
- Any building operation consisting of the demolition of the whole or any part of a gate, wall or other means of enclosure;

6.6.6 The following Conservation Areas within Powys have Article 4 Directions ;

- Llanidloes
- Presteigne
- Knighton
- Llandrindod Wells
- Machynlleth

6.7 Listed Buildings

6.7.1 There are currently 3924 listed buildings within Powys of the following grades;

Grade I 45
Grade II* 242
Grade II 3637

6.7.2 Listed Buildings are a finite and irreplaceable asset. Powys County Council as the Local Planning Authority has a statutory duty to ensure that Listed Buildings, their settings and any features of special architectural or historic interest are preserved for future generations.

Table 4 Listed Buildings within Powys by type and grade

Building Type	Grade	Number
Castle	I	3
Domestic including farmhouses	I	11
	II*	46
	II	2170
Outbuildings including barns, stables and estate outbuildings	II*	120
	II	382
Garden structures	I	7
	II*	10
	II	97
Schools including former schools	II	27
Public and Civic Buildings inc workhouse and hospitals	I	1
	II*	4
	II	35
Church and Chapels	I	19
	II*	48
	II	150
Structures/buildings in churchyards (excl war memorials)	I	1
	II*	2
	II	60
Commercial	II	96
Bridges	I	2
	II*	3
	II	110
Aqueducts	II*	2
	II	6
Canal bridges	II*	1
	II	42
Canal locks and gear	II	43
Limekilns	II	8
Other canal structures	II	18
Dams aqueducts and corporation water supply	I	2
	II*	6
	II	23
Railway bridges	II*	1
	II	2
Other railway structures	II	18
Public water fountains	II	10

Private bridges and water features	II*	3
	II	16
Spa pumps and rooms	II	4
Public memorials and war memorials	II*	3
	II	17
Clock towers	II	3
Lampstandards	II	3
Pillar boxes	II	4
Telephone boxes	II	39
Private stones	II	11
Milestones and mileposts	II	138
Industrial chimneys	II	7
Workshops and smithy's	II	11
Warehouse	II	9
Malthouse		3
Saw mills	II*	1
	II	2
Corn Mill	II*	1
	II	16
Textile Mills	II*	1
	II	16

6.7.3 It is generally acknowledged that the most effective way to secure the long term repair of listed buildings is to keep them in use and well maintained. They are a valuable and irreplaceable resource, representing an existing investment in local history and culture, of building materials, arts and craftsmanship. They are important landmarks in the local scene and their retention and reuse reduces the need to expend additional energy and resources in providing their replacement.

6.7.4 There are a number of pertinent issues which are raised below:

- Some 22% of the grade ll listed buildings within Powys are either at risk or vulnerable. (degree of risk levels 1 - 3 are those properties considered to be at risk, and degree of risk level 4 being classed as vulnerable). Those properties assigned a degree of risk level 5 and 6 are well maintained. This is a high percentage given the attractive nature of the County and the fact that it is a desirable place to live.

- The need to develop a strategy to address the issue of listed buildings at risk from neglect and decay has been identified as a priority within the Powys Built Heritage Strategy. To address this issue A Buildings at Risk Strategy is currently being developed to provide a consistent and systematic approach to identifying and taking action to deal with listed buildings which have fallen into disuse or disrepair, commonly referred to as 'Buildings at Risk' (BAR). The purpose of a BAR register is to identify buildings where there is a risk of loss of historically or architecturally important fabric (structure or details) with a view to preventing that loss.

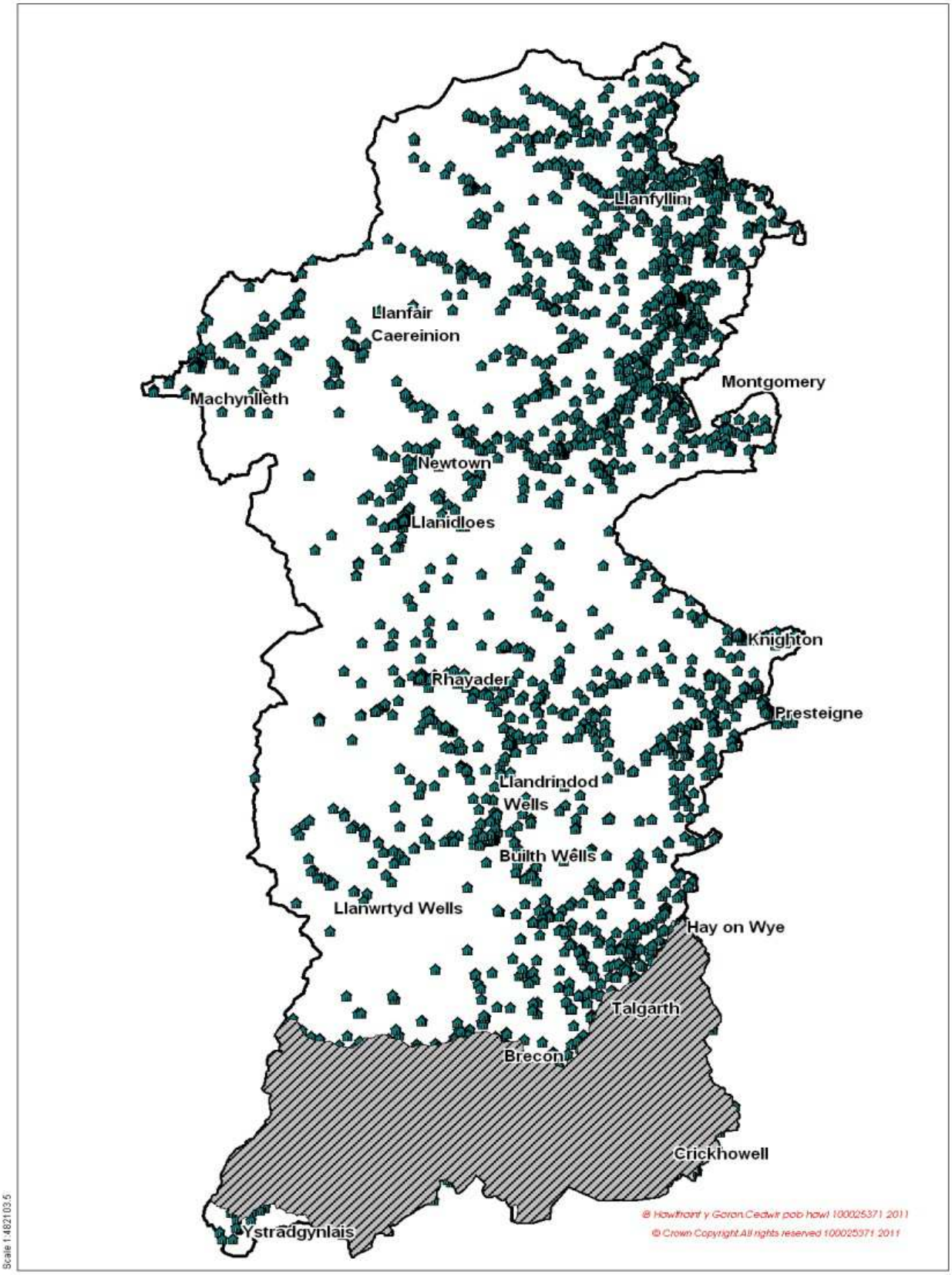
- Changes of use that have a harmful effect on the fabric and features of listed buildings and have a debilitating impact on the designated building, or its setting in the longer term, should be carefully examined. It would need to be ensured that there are no alternative proposals available that would allow the use for which the building was originally designed to continue, or other uses that would preserve its special character and interest. To ensure that the full impact on the listed fabric is considered at application stage, early consultation with Powys County Council Building Control Officers and other regulatory bodies such as Highways Authority,

Environmental Health Officers, Ecologists and any other relevant body will be encouraged. This will assist in the understanding of the proposed changes to the built fabric and assist the applicant by providing comprehensive advice at a pre-application stage.

- The objective of preserving listed buildings and their settings needs to be given significant weight when proposals for alternative energy generation and energy efficiency measures are submitted for designated buildings. These measures can sometimes harm the special historic or architectural interest and character of a listed building by insensitive siting or application and require careful consideration. However, Powys County Council is committed to addressing climate change, and when an application is considered unsuitable as a result of the impact on the built heritage, every effort will be made to ensure to seek an alternative proposal.

- The erosion of the local distinctiveness of Powys's heritage by inappropriate alterations to the vernacular buildings is of grave concern. This includes the addition of large or inappropriate extensions, inappropriate materials, loss of chimneys and architectural features including windows, loss of internal walls, and by covering the original materials.

Figure 4 Listed Buildings in Powys by Location (not including 9 recent entries)



6.8 Scheduled Ancient Monuments (SAMS)

6.8.1 There are 716 Scheduled Ancient Monuments in Powys (excluding the Brecon Beacons National Park), as summarised below.

Table 5 Scheduled Ancient Monuments in Powys by type

Classification	Age	Number	Total
Agriculture and Subsistence			11
	Early Medieval	1	
	Medieval	9	
	Post-Medieval/Modern	1	
Civil			7
	Roman	2	
	Medieval	5	
Communications			1
Defence			181
	Prehistoric	61	
	Roman	15	
	Medieval	96	
	Post medieval modern	4	
	Other/not categorised		5
Domestic			59
	Prehistoric	4	
	Medieval	42	
	Post medieval modern	13	
Garden			3
Industrial			12
	Prehistoric	1	
	Early Medieval	1	
	Post medieval modern	10	
Monument			101
	Prehistoric	40	
	Roman	7	
	Early Medieval	36	
	Medieval	12	
	Other/not categorised	6	
Religious, Ritual and Funerary			324
	Prehistoric	302	
	Early Medieval	10	
	Medieval	6	
	Other/not categorised	6	
Transport			
	Roman	7	13
	Post medieval modern	6	
Water			2
TOTAL			716

6.8.2 Scheduled Ancient Monuments (SAMs) are nationally important archaeological sites that are protected under the Ancient Monuments and Archaeological Areas Act 1979. The list of these is maintained by Cadw. The effect of scheduling is that proposals to damage, demolish, remove, repair, alter, add to, flood or cover up a SAM require scheduled monument consent.

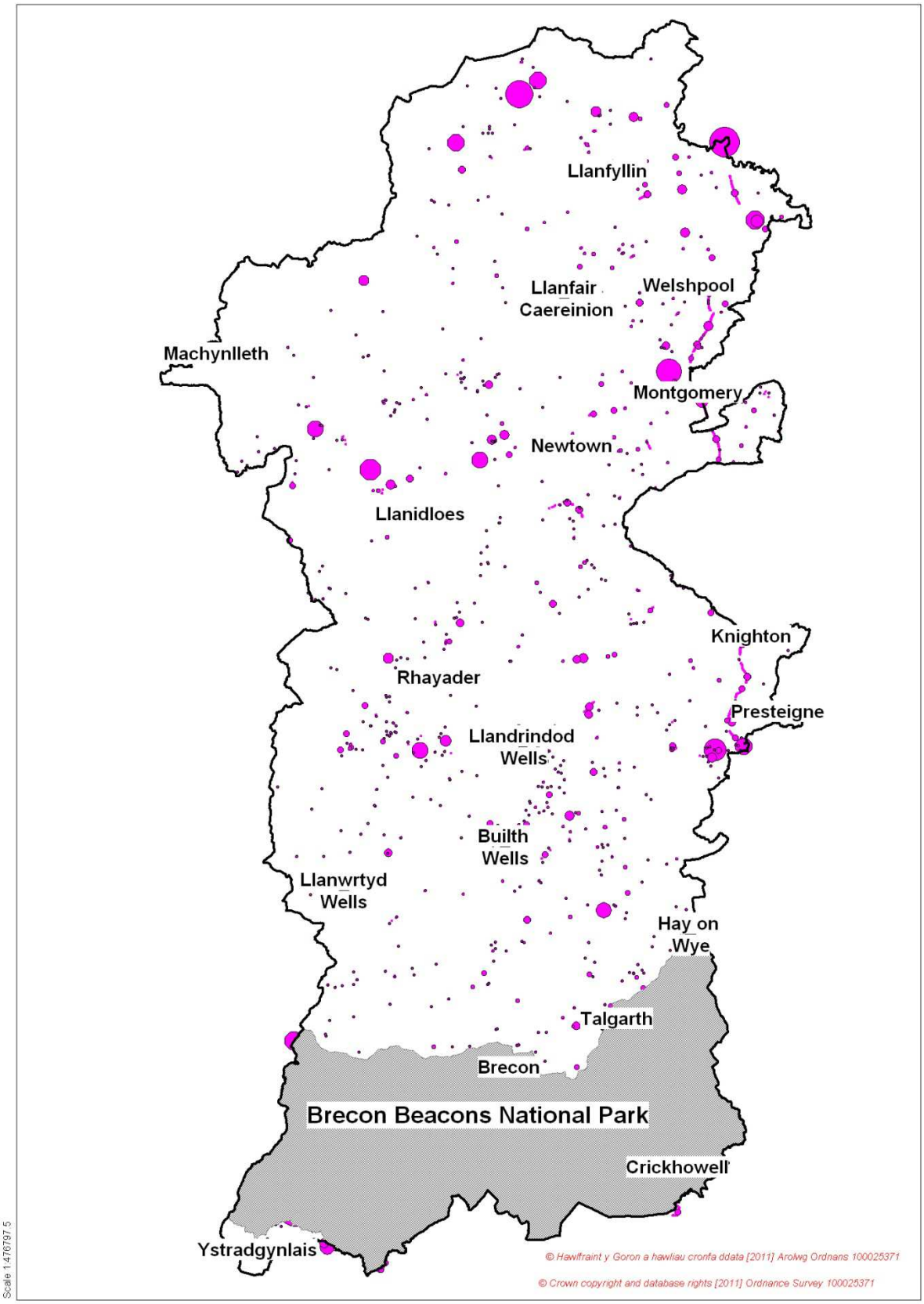
6.8.3 Development should be sensitive to the preservation of archaeological remains and national policies stress the need to evaluate sites, record them and preserve those that are most important. Discussions with Clwyd-Powys Archaeological Trust have revealed that some of the proposed strategic allocations may require archaeological assessments or evaluation prior to any development taking place. Consultation responses such as these will be taken into account when producing development briefs for these sites or when assessing developers' proposals.

6.8.4 In addition to being some of the oldest manmade structures within Powys, the protection afforded to these structures is also the oldest. The Ancient Monuments Acts 1882-1910, also set up Commissioners of Works. On 10 August 1908, A Royal Commission was authorised and appointed by King Edward VII to "*Make an inventory of the Ancient and Historical Monuments and construction connected with or illustrative of the contemporary culture, civilisation and conditions of life of the people in Wales and Monmouthshire from the earliest times, and to specify those which seem most worthy of preservation*." The Royal Commission for Ancient and Historic Monuments of Wales, as it is now known, quickly prepared 4 inventories of Wales, the first being Montgomeryshire (1911) and the third being Radnorshire (1913). An inventory of the whole of Wales soon followed; however it is significant that 2 out of the first 3 inventories produced related to Powys.

6.8.5 As SAMs are protected independently of the planning system there is no requirement for such protection to be included within the LDP, however SAMs should be included on the proposals map. SAMs form only a small proportion of the total number of archaeological and historic sites. When considering proposals on unscheduled archaeological sites, the Council will consult with the Clwyd-Powys Archaeological Trust and take into account the interest and importance of the sites and their settings. Where necessary the Council will require that sites are properly assessed and evaluated before deciding on whether to grant planning permission.

6.8.6 Archaeological sites are perhaps the most vulnerable of Powys' historic assets, the majority having no economic use. Table 6 illustrates the various types of Scheduled Ancient Monuments in Powys, with Figure 5 indicating their distribution. Many of the Scheduled Ancient Monuments are within or adjacent to settlement boundaries and are at risk of development adjacent to the monuments either affecting the adjacent archaeology or impacting on their setting. The low lying archaeological sites are also at risk from flooding or agricultural improvements. The monuments on higher land outside the settlement boundaries are less at risk from flooding, but are still vulnerable from agricultural improvements, burrowing animals, and general erosion. The setting of these SAMs is easily affected compared to those within the settlement boundaries. Offas Dyke is accompanied by a long distance footpath along the majority of its route, and the significance of this nationally important SAM attracts visitors who appreciate the archaeology and the scenery . However, without careful management the visitor footfall can be as damaging as burrowing animals and agricultural practises.

Figure 5 Scheduled Ancient Monuments in Powys by Location



6.9 Buildings and Structures of Local Importance

6.9.1 Powys has a rich and diverse historic built environment, with many buildings designated as listed buildings, the majority of which are domestic. However, there are a greater number of older traditionally constructed buildings that are not protected by listed status and do not have any specific protection in planning terms. These buildings whilst possibly not worthy of listed status, are still important to the character of Powys and should be recognised for the contribution they make to the character of the areas in which they are located.

6.9.2 Powys County Council does not at present have a list of locally important buildings, however, it was an action point identified in the Powys Built Heritage Strategy.

6.10 Historic Environment Record

6.10.1 The Historic Environment Record is the primary source of information on the historic environment in Great Britain and comprises of both a paper record which are archived and provide the evidence for a digital (GIS Geographical Information System) database that contains details of archaeological sites and monuments, finds and historic buildings and landscapes.

6.10.2 In Wales the Historic Environment Record is created and maintained regionally by the four Welsh Archaeological Trusts. Clwyd Powys Archaeological Trust are responsible for the Historic Environment Record within the Clwyd-Powys area.

6.10.3 The database holds records of over 76,500 sites and records and is by no means complete. The Historic Environment Record is supported by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) and Cadw and has been adopted by Powys County Council and Clwyd County Council and the County Sites and Monuments Record.

6.10.4 The HER is used for a variety of purposes including advising local authorities on the implications of proposals for building development.

6.10.5 It is noted that the National Assembly for Wales, Communities, Equality and Local Government Committee held an Inquiry in July 2012 into the Welsh Government's historic environment policy and the second of 14 recommendations to Welsh Government included the potential strengthening of the status of the Historic Environment Records, including putting them on a statutory footing.

6.11 Design and Local Distinctiveness

6.11.1 It should be noted that although Powys has a strong historic built environment some of the modern day developments are considered not to be as distinctive and unique. It is argued that for Powys' towns and settlements to retain their strong sense of identity, greater care is required when designing new development. This does not mean that design cannot be innovative and unique; just that care should be taken to ensure that the local distinctiveness is not compromised. This helps to ensure the vitality of Powys as an area with a rich architectural and cultural history, attractive to local residents, investors and tourists alike is protected and enhanced.

6.11.2 Wales Spatial Plan 2008 refers to "*The look of Wales … becoming more uniform. Standard building types are often failing to reflect traditional local building styles – with a strong growth in bungalows and executive estates that have no connection to local materials or style. With quality of life a major factor for long term prospects, Wales needs to stand out not to become bland."* Tan 12 addresses this issue in paragraph 6.2 in that "Local *planning authorities should not repeat national policy but include clear robust policies on design in their development plans which address local issues and should be based on relevant evidence. These should set out the planning authority's*

design expectations. They should not impose architectural styles or particular tastes but should secure good quality design as applied to the local context (local distinctiveness). Such local policies should reflect the objectives of good design set out in Section 2. "

6.11.3 It is hardly surprising given the size and scale of Powys and the many influences upon design, that there is enormous variety to be found in the design and character of its towns, villages and buildings. Particular design themes and styles do however begin to emerge at a more localised level, where local or historical factors, such as the supply and availability of local building materials or the coming of the canal or railway have heavily shaped local architecture. In recent years local distinctiveness has often given way to a more homogenous design. The causes for this vary but in part it reflects the replacement of an industry once dominated by local builders with one that is operated by large national house building companies and supported by the mass production of building materials. Applying rigid standards, such as highway design standards, has also contributed to the standard layout and design of housing estates.

6.11.4 Whilst the Council accepts that there will continue to be pressures to homogenise the design of housing estates and individual dwellings, it believes that good quality design can still be achieved. The Council is not alone in these thoughts and in preparing the UDP many comments were received at the outset on the need to break up the regularity of large housing estates through inventive design and the use of materials and building styles which encapsulate local character. The Council believes that successful residential design will only be achieved by adhering to a carefully defined design process, as set out in the Generic Policies chapter, and by encouraging sustainable methods of construction.

6.11.5 A further design principle to consider that results in both locally distinctive design but also helps reduce the impact a building has on the environment is the use of local materials. Through the LDP the viability of such justification and/or policy will need to be addressed.

7. Data/Information Gaps

7.1 Conservation Areas

7.1.1 With regard to Conservation Areas, the designation maps are complete and available on the website for the public to view. However an assessment of each Conservation Area is patchy, with many conservation areas having out of date information or no assessment. New designations will have a detailed appraisal, however this does not address the existing designations. The adopted Powys Built Heritage Strategy addresses this issue with an Action Point "To produce at least one conservation area appraisal (with management plan) per year, looking to address the various aspects of managing conservation areas." However, whilst resources do not permit a more vigorous approach to undertaking Conservation Area Appraisals, the number of existing conservation areas without an up to date appraisal, is an issue.

7.1.2 An objective of The Welsh Historic Environment Strategic Statement: Action Plan was to "Refine the emerging techniques of the urban characterization process by August 2010 and implement a communication strategy on urban characterization, including the publication of technical guidance on methodology and use in spring 2011". It is anticipated that this guidance will be forthcoming and that Powys will be able to use the emerging guidance in the appraising of Conservation Areas and the production of characterisation studies where relevant. It is anticipated that when this guidance is produced that Powys County Council will work with local communities and history groups in the production of appraisals/characterisation studies. This will also achieve one of the aspirations within the Powys Regeneration Strategy: *A new approach* in relation to engaging the community as to why their town is special.

7.1.3 Paragraph 6.4.7 of Planning Policy Wales, advises that "Development plans should clearly indicate how detailed assessment documents and statements of proposals for individual conservation areas relate to the plan and what weight will be given to them in decisions on planning

applications". The absence of assessment documents and statements for a large number of the Conservation Areas is noted as an issue.

7.1.4 The erosion of the historic fabric within the Conservation Areas has been identified by the Royal Commission on Ancient and Historical Monuments in Wales during discussions, as a major factor that should be addressed through the LDP. However, without up to date appraisals of the majority of the Conservation Areas, and the absence of Article 4 directions within most of the Conservation Areas the prevention of further erosion is difficult. Section 69 (2), of The Planning (Listed buildings and Conservation areas) Act 1990, states that it shall be a duty of local planning authorities to review their conservation area designations. It is generally accepted as good practise to review existing conservation areas every 5 years, in order that unauthorised works can be addressed. This has not happened in Powys, as resources have not enabled this to occur.

7.1.5 Without such action, it is likely that further erosion of historic detail will continue. Possible courses of action are;

- A review to be undertaken of the existing conservation areas within Powys, and the findings assessed to assist in the formulation of policies for the LDP. Resources do not permit this action on all conservation areas in the near future.
- A pilot study of a percentage of conservation areas to ascertain whether the perception that historic fabric within Conservation Areas is being eroded is true and the findings of these pilot studies to assist in the formulation of policies for the LDP.
- Supplementary Planning Guidance be considered to advise householders and developers with regards to appropriate materials and alterations within Conservation Areas.
- Supplementary Planning Guidance be considered in the future to advise on the loss of existing historic fabric, and the means of retaining local distinctiveness, i.e. shopfronts, and signage, historic paving and other details, original windows and other features.

7.2 Historic battlefields

7.2.1 Cadw have consulted on the production of a Welsh Register of Battlefields. Until the register is completed, and the information made available, any battlefields within Powys will not be able to be included on the Proposals map, although, planning policies could be incorporated into the LDP.

7.3 Listed Buildings and Scheduled Ancient Monuments

7.3.1 The data for listed buildings and Scheduled Ancient Monuments is produced by Cadw, and buildings and monuments are added to the list periodically, the information as such is complete for those buildings and monuments. However, in the document "Valuing the Welsh Historic Environment commissioned by WAG, Cadw, the National Park Authorities, the National Trust, CCW the Heritage Lottery and the Welsh Tourist Board, there is a commitment to look at potential growth in the next 5 – 10 years .This could produce more heritage assets within Powys County Council.

Historic environment assets

Indicator	Description
Number of listed buildings	To establish the total population of historic assets - actual and potential. There is a need to establish the nature of any growth in the historic environment in the next 5 to 10 years.
Number of scheduled ancient monuments	
Number of designated historic wrecks	
Number of conservation areas	
Number of registered historic parks, gardens and landscapes	
Number of World Heritage Sites	
Number of museums / heritage centres, where they are located within a historic building / asset	

Source : Valuing the Welsh Historic Environment – WAG et al page 3

7.4 Local Distinctiveness

7.4.1 The architecture of Powys is as varied as its landscape, with isolated farmhouses displaying the characteristics of the different vernacular building types prevalent in that area. There have been numerous books, mainly written by the Royal Commission on this subject, and whilst the significance of Powys' vernacular architecture is well known to Conservation professionals and academics, this knowledge has not filtered down through the planning process to recognise and protect this important aspect of welsh architecture and culture.

7.4.2 However the true vernacular buildings are only one aspect of the architectural legacy of Powys, with the industrial revolution bringing its own distinct building patterns in the mill towns of Llanidloes and Newtown. The metal mines of Llangynog and the growth around the spa towns of Llandrindod Wells and Llanwrtyd Wells. Communication in the form of canals brought a distinct building type around the Montgomeryshire Canal, and the railways accelerated the growth of towns and brought with it its own distinct character, most notably, but not exclusively in Llandrindod Wells and Newtown. In addition there were innovative buildings taking into account "new techniques" such as the concrete buildings at Tregynon, all of which contribute greatly to the character and experience of Powys.

7.4.3 Local distinctiveness its understanding and protection is a thread that flows through all the national policies and guidance. Information available on the subject through the books produced by the Royal Commission and others are well informed, however, these are subject based, and not easily translated into a geographical plan with local information available to the public.

7.4.4 Whilst the vernacular buildings of Powys have been well documented in literature that has been prepared by others, there is an absence of this information being filtered down to a local level. This information would be of use by the Local Authority in determining planning applications, or for householders, agents or developers in submitting an application.

7.4.5 There is a perception by Cadw and the Royal Commission on Ancient and Historical Monuments of Wales that has come about through discussions that the local distinctiveness of Powys has been and continues to be eroded. However, there is no data to ascertain if the perception is correct, and what is the extent of that erosion.

7.5 Skills Shortage in the Heritage Sector

7.5.1 The National Heritage Training group produced a document with assistance from Cadw and the Welsh Assembly Government entitled Traditional Building Craft Skills – Assessing the Need – meeting the Challenge in 2007. This report identified that there are 497,000 pre-1919 buildings in Wales, comprising one third of the total building stock (a bigger proportion than in England and Scotland), and in terms of sustainability it is imperative that these are appropriately maintained and repaired. However, the "*Estimated demand for traditional building craft skills is £48 million (1.6% of the total construction output for Wales), but this would rise to £122 million (4% of construction output) if all repair, maintenance, conservation and restoration work on pre-1919 buildings was undertaken using traditional building craft skills and materials; it would be larger still if the backlog identified as necessary in statutory surveys and inspections was undertaken."*

7.5.2 The main issue is that many of the trades/craftspeople operating have had no training or skills relating to pre-1919 buildings, with the culture and trade practise of the building industry to rely on modern materials. This perpetuates the use of inappropriate materials and methods on historic building stock. The report identifies ways in which Cadw and the Welsh Assembly Government can assist in training.

7.5.3 The use of inappropriate materials and methods when repairing older building stock is a problem within Powys and in addition to damaging the visual appearance of the building, in some situations it can actually cause physical damage to the building stock. Where repairs to historic buildings are assisted by grant aid, Powys County Council has required the use of traditional methods and materials and training events have been held to assist builders and agents.

8. <u>Implications of any Drivers of Change</u>

8.1 Local Distinctiveness

8.1.1 As has been identified throughout this paper, the issue of designing developments to be sustainable and to respect the local distinctiveness and culture is key to the Assembly's agenda, and is referred to in the following documents;

- Environment Strategy for Wales (2006) (See Section 3.4)
- Planning Policy Wales Seventh edition 2013 (See Section 3.5a)
- Wales Spatial Plan (WAG 2004) (See Section 3.6)
- Tan 12 (See Section 3.10a)
- Powys Built Heritage Strategy (See Section 5.5)

8.1.2 There is a perception from discussions in the preparation of this Topic paper, with Cadw and the Royal Commission on Ancient and Historical Monuments of Wales, that the local distinctiveness of Powys has been and continues to be eroded. Cadw has highlighted this as an issue that needs addressing in LDP polices and possible future Supplementary Planning Guidance. It was suggested by The Royal Commission for Ancient and Historical Monuments in Wales, that in addition to published guidance on local distinctivess, that training should be provided for officers and others, on local distinctiveness, vernacular buildings, and traditional buildings materials and methods.

8.2 Erosion of historic character

8.2.1 The Royal Commission for Ancient and Historical Monuments in Wales, during discussions in the preparation of this topic paper identified the erosion of Powys' historic character as a very serious threat, namely;

- Erosion of local distinctiveness
- Erosion of town's traditions, -loss of historic pavement details, street furniture, the introduction of corporate shop fronts and signs resulting in the loss of individual character within towns and villages.

- Barn conversions and mill conversions both the buildings themselves and the impact on the landscape.

8.2.2 It was suggested by The Royal Commission for Ancient and Historical Monuments in Wales, that guidance be produced on these matters to guide the public and other Council Departments as to the most appropriate way to undertake works without eroding the historic character.

8.3 Agricultural and forestry practices

8.3.1 Have a huge influence on the landscape of Powys due to its rural nature. Modern farming practices can sometimes have a negative impact; such practices include the replacement of traditional hedgerows with post and wire fences, the enlargement of agricultural fields and the replacement of traditional agricultural buildings with modern structures. Farmers are custodians of the landscape, and have been for generations; however, modern farming practises brought about by changes in the farming economy can sometimes indirectly have an impact on the character of the landscape, which has become a valuable economic asset not only to the farmers themselves, but in the wider sense in terms of tourism.

8.3.2 Archaeological remains are particularly vulnerable from agricultural practises. Agricultural improvements in the past have had a significant effect on their survival: enclosure, ploughing and field clearance have all contributed to the destruction of historic monuments and archaeological sites. The large-scale upland forestry planting of the1960s also caused much destruction: some hillforts were blanketed with conifers. However, many sites and monuments have survived, whether as stone-built foundations or earthworks, on pastoral slopes, in woodland and on hilltops, or as buried archaeological features below the plough soil of our fertile lowlands. In lowland areas, centuries of ploughing and field clearance have often resulted in the destruction of the upstanding remains of prehistoric forts and homesteads. Despite this, the buried archaeology contained within ditches, post holes and pit alignments is still visible as crop marks and soil marks on aerial photographs. There are several leaflets available from Cadw on good agricultural practises, such as the location of feeders, ploughing depths etc. In recent times there has been financial assistance in terms of Tir Gofal and Tir Cynnal that assist farmers in the maintenance of their environmental and historic assets. Archaeological features are more widespread than in generally realised, "*in parts of Wales, particularly Montgomeryshire, Pembrokeshire and Gwynedd, the landscape was almost as densely occupied in the Iron Age by defended farmsteads and hut groups as it is by present-day farms*." (Source Cadw **:** Caring for Historic Monuments on the Farm 2006 ISBN 1 85760 236 6).Whilst the majority of farmers are aware of their position as custodians of the landscape and treat their ecological and archaeological assets with the care that they deserve, there is the potential for a loss of those archaeological features that have yet to be identified. This results from the fact that a very small percentage are protected as Scheduled Ancient Monuments or listed buildings, although the Historic Environment record does record non-statutory protected archaeological features. The unknown and/or unprotected archaeology is at risk, often through lack of knowledge than any malicious intent.

8.3.3 In addition to the impact on the landscape and the setting of Registered landscapes, listed buildings and scheduled ancient monuments, the Cadw document Buildings at Risk in Wales, identifies that changes in farming practise have resulted in many farmhouses and farmsteads being unoccupied and at risk. Many of these buildings are listed and if left in their current condition will eventually fall down, resulting in a loss of historic material as a direct action of lack of lack of maintenance or neglect.

8.4 Climate Change

8.4.1 It is expected that Powys will experience warmer annual temperatures, wetter winters and drier summers. In addition to this the frequency of extreme weather conditions is likely to increase. The change in weather conditions could have an impact on the historic landscape through changing

weather patterns. In addition the desire to makes homes more energy efficient in terms of addressing climate change and combating the increased costs in heating properties, will inevitably lead to changes to listed buildings to make the buildings more energy efficient. In addition, increased flooding could damage archaeological sites.

9. Issues to Be Addressed Through The LDP

9.1.1There is no requirement to repeat National legislation and policy within the LDP, as the LDP is supposed to be a more streamlined plan, with policies relating specifically to Powys, any new policies concerning the historic environment would need to be more focused on what exists within Powys.

Emerging Issues
• Strategic Issues
Distinctiveness – The Environment Strategy (2006) has an objective that *"the built environment is high quality and vibrant, reflecting local distinctiveness and supporting strong communities, which are actively engaged in the management of their local environment.*" Likewise Planning Policy Wales (7th Ed) stipulates that "*In areas recognised for their landscape, townscape or historic value … and more widely in areas with an established and distinctive design character , it can be appropriate to seek to promote or reinforce traditional and local distinctiveness."* During the preparation of this topic paper it has been highlighted that the '*Distinctiveness'* of Powys is being eroded through poor and insensitive design. To overcome this and to comply with national policy, the LDP will need policies that help to achieve good quality design ensuring that new developments reflect the diversity, value and quality of their surroundings and reflect local distinctiveness.
• Issues for detailed Policies and Proposals
Listed Buildings – Planning Policy Wales (4th Ed) requires LDPs to include locally specific policies for works of demolition, alteration, extension or re-use of listed buildings and their curtilages. In addition to this it needs to be recognised that at least 22% of the listed buildings in Powys are considered to be at risk or vulnerable. It is recognised that the most effective way to secure the long term repair of listed buildings is to keep them in use and well maintained. However inappropriate changes of use can be a threat themselves if not carried out in a sensitive manor. Whilst not repeating national legislation, Powys County Council, has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to safeguard the setting of listed buildings (section 66) and preserve or enhance Conservation Areas (Section 72), and the power to take action against any buildings considered to be at risk. Where buildings or areas are protected by Statute, it has been accepted by the Courts that Section 54a of the Town and Country Planning Act 1990 does not apply to decisions on applications for listed building consent or conservation area consent, since in those cases there is no statutory requirement to have regard to the provisions of the Plan. Conservation Areas – Planning Policy Wales (7th Ed) requires that LDP policies clarify that development proposals will be judged on the character and appearance of conservation areas, to ensure that new development is in accord with the areas special architectural and historic interest. Some conservation areas have been degraded in character because of widespread small scale inappropriate changes to the external features of buildings, or larger scale new developments that are out of keeping with the character of the area. Where this is the case, the emphasis of policies and proposals should be to enhance the area by reinstating lost historic features and enhancing/replacing instances of inappropriate non historic development with more compatible buildings/extensions.

Scheduled Ancient Monuments - Some Archaeological sites, notably Offa's Dyke whilst protected itself as a Scheduled Ancient Monument, is being eroded and its setting compromised. Clwyd Powys Archaeological Trust, in discussions during the preparation of this paper, have requested that special consideration be given to Offa's Dyke in the LDP to protect not just the nationally significant monument itself but also its setting. Welsh Office Circular 60/96 highlights the need for planning policies that protect, enhance and preserve archaeological sites and their settings. In support of this Planning Policy Wales (4th Ed Para 6.4.2) requires that development plans reflect national policies for the protection and enhancement of sites of archaeological interest and their settings.

The Montgomery Canal contains a number of listed buildings; however the setting of these buildings can be easily damaged by adjacent development. The canal towpath is a leisure route, and Powys County Council is a partner in the "The Montgomery Canal Partnership", whose long term aim is for the canal to be restored to a navigable status. The presence of the canal should be a material consideration when considering applications adjacent to the canal. Planning policies could assist in this manner, by encouraging good design, sensitive siting of buildings, car parking provision and boundary treatment, in order that the canal is an attraction not only in itself but to the new development.

Not all of Powys' heritage assets are protected; Historic Landscapes, Registered Parks and Gardens, potentially Historic Battlefields, entries on the Historic Environment Record, (that are not either listed or scheduled), the local vernacular, and locally listed buildings, are not protected by statute. Circular 61/96 advises that Local planning authorities are asked to take this into account in preparing local plans to ensure that protection of these areas are covered by planning polices. In addition to this Planning Policy Wales (4th ed) Para 6.5.25 requires the LDP to take both parts of the Register of Historic Parks and Gardens into account, including the boundaries of protection to be shown on the proposals map.

- Monitoring Issues

LANDMAP – Use the Historic Landscape aspect layer to see if classifications are being maintained.
Buildings at Risk Register – Number of buildings being removed added to the register.

9.1.2 Within Planning Policy Wales, Edition 7 (February 2013) the following paragraphs contain statements of national development control policy which should not need to be repeated as local policy in the LDP:

Paragraph	***Policy Issue***
6.4.3	Include policies requiring developers to finance archaeological works in return for the grant of planning permission
6.5.7	Need not repeat national legislation in terms of listed building consent
6.5.16	Need not repeat national legislation in terms of conservation area consent
6.4.7	Not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should it include detailed statements or proposals for existing conservation areas

10. Strategic Environmental Assessment

10.1.1 A Strategic Environmental Assessment (SEA) is required to be undertaken of the Powys LDP under The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. This topic paper assists in the fulfilling of this requirement by identifying the following:

Policy Context - The relationship of the Powys Local Development Plan with other relevant plans and programs.

- Please refer to sections one to five of this topic paper.

The environmental protection objectives, established at International, Community or Member State Level of relevance to the Powys Local Development Plan.

Environmental protection objective	SEA topic area
European **The Constitution for Europe,** Main Objectives - *[The Union] shall respect its rich cultural and linguistic diversity, and shall ensure that Europe's cultural heritage is safeguarded and enhanced.* **The Treaty of Rome Article 128 – as inserted by the Treaty on European Union (Maastricht),** Main Objectives -That action by the Community shall be aimed at encouraging cooperation between Member States and, if necessary, supporting and supplementing their action in the following areas*:* *- improvement of the knowledge and dissemination of the culture and history of the European peoples;* *- conservation and safeguarding of cultural heritage of European significance.* **The European Cultural Convention (The Paris Convention of 1954),** Main Objectives - For member states to: • safeguard and to encourage the development of its national contribution to the common cultural heritage of Europe, (Art I) • safeguard the objects of European cultural value placed under its control, as integral parts of the common cultural heritage of Europe. **Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention of 1975),** Main Objectives - recognises that architectural heritage constitutes an irreplaceable expression of the richness and diversity of Europe's cultural heritage, bears inestimable witness to our past and is a common heritage of all Europeans. It therefore defines architectural heritage and provides the means for its protection through legislation and conservation policies.	Cultural Heritage including Architectural and Archaeological Heritage

European Convention on the Protection of the Archaeological Heritage (Revised) The London Convention 1969, and the Valletta Convention 1992, Main Objectives - Defines and protects archaeological heritage in terms of potential damage as a result of works to the site or development proposals. Also introduces the need for planning policies designed to ensure well-balanced strategies for the protection, conservation and enhancement of sites of archaeological interest; and to ensure that archaeologists, town and regional planners systematically consult one another. **International - Charter for the Conservation and Restoration of monuments and Sites, (The Venice Charter of 1966),** Main Objectives - Introduces "common heritage", and has 15 Articles that deal with the principles of conservation, including traditional repairs and construction, alterations to buildings and the setting of a building and their relationship with the surrounding landscape. **Historic Gardens (The Florence Charter 1981),** Main Objectives - For the identification, listing and protection of historic gardens through land use plans. **International - Charter on the Conservation of Historic Towns and Urban Areas (Washington Charter 1987**) , Main Objectives - For the conservation of historic towns and other historic urban areas to be an integral part of coherent policies of economic and social development and of urban and regional planning at every level. **Charter for the Protection and Management of the Archaeological Heritage (1990),** Main Objectives - Introduces 8 Articles to define archaeology and secure its protection and management. **Charter on the Built Vernacular Heritage (1999),** Main Objectives - Gives advice and guidance on conservation and repair techniques and advises that the vernacular tradition is only seldom represented by single structures and it is best conserved by maintaining and preserving groups and settlements of a representative character region by region. N**ational - The Planning (Listed Buildings and Conservation Areas) Act 1990 -** The primary legislation for heritage protection in Wales. It provides Local Planning Authorities with the mechanism for the protection of the Built Heritage**.**	
International - Rio Declaration on Environment and Development People have a right to development however they have a	All including Population and Material Assets

responsibility to safeguard the common environment. The Rio Declaration states that the only way to have long-term economic progress is to link it with environmental protection.	
Sustainability Appraisal	
The Key sustainability objectives set by the Welsh Government in [One Wales: One Planet] **[The Sustainable Development Scheme of the Welsh Government (May 2009)]** In Wales, sustainable development means enhancing the economic, social and environmental wellbeing of people and communities, achieving a better quality of life for our own and future generations: • In ways which promote social justice and equality of opportunity; and • In ways which enhance the natural and cultural environment and respect its limits using only our fair share of the earth's resources and sustaining our cultural legacy. Sustainable development is the process by which we reach the goal of sustainability.	All

Detailed aspects of the current state of the environment (that are of relevance to the Powys LDP) and the likely evolution thereof without implementation of the Powys Local Development Plan. Assuming:

- The UDP is in force up until 2016
- The plan period would be up until 2026
- Current national policy remains in place

SEA Topic Area	Current state of Environment – the relevant Strategic Environmental Baseline.	Likely evolution without the Powys Local Development Plan
Landscape	Powys has no nationally (UK) recognised landscape designations. However LANDMAP and the Registers of Outstanding and Special Landscapes of Historic Interest in Wales recognise that Powys has specific areas that are of landscape importance at a national (Welsh) level. The planning area of Powys borders two national parks and two AONBs.	**UNCERTAIN** Without the LDP the classifications awarded through LANDMAP may deteriorate although it is a material consideration irrespective of whether or not there is a development plan in

		place.
Cultural heritage including architectural and archaeological heritage	The Powys planning area has 3,916 listed buildings of which 22% are considered to be at risk or vulnerable. Powys has approximately 691 Scheduled Ancient Monuments (SAMs) albeit protected independent of the planning system. Despite this they are seen as perhaps the most vulnerable of Powys' historic assets as many have no economic use. Many SAMs are within or adjacent to settlement boundaries and are at risk from development. Powys has 55 conservation areas; some of which are being degraded in character due to widespread small scale inappropriate changes to buildings or from larger scale developments out of keeping with the character of the area.	**UNCERTAIN** The Built Heritage Strategy sets out the Council's approach over the medium term to valuing, conserving and enhancing the Built Heritage Asset. The Local Development Plan can assist with the aims and objectives of the strategy and so it is hoped that the state of the historic environment will be improved.

Detailed existing environmental problems of relevance to the Powys Local Development Plan, in particular those relating to European Sites.

SEA Area	Existing environmental problems of relevance to the Powys Local Development Plan.
Landscape	• Changes in agricultural practices • Unsympathetic development • Windfarms and associated infrastructure
Cultural heritage including architectural and archaeological heritage	• The degradation of conservation areas due to inappropriate allocations. • 22% of the Listed Buildings in Powys are considered to be at risk or vulnerable. • The local character of Powys has been and continues to be eroded through the: - Erosion of local distinctiveness e.g. through inappropriate materials. - Erosion of town's traditions, loss of historic pavement details, street furniture, the introduction of corporate shop fronts and signs resulting in the loss of individual character within towns and villages. • Agricultural practices particularly on archaeological remains.

Difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information.

Very little information is currently recorded by the development management section. This makes it difficult to ascertain the environmental impacts of development.

Lack of conservation area appraisals makes it difficult to determine the important characteristics of individual conservation areas. This makes it difficult to monitor the impact on characteristics of importance and harder to ensure new development respects these characteristics. Paragraph 6.4.7 of Planning Policy Wales 2011, advises that "Development plans should clearly indicate how

detailed assessment documents and statements of proposals for individual conservation areas relate to the plan and what weight will be given to them in decisions on planning applications". Assessment documents and statements are absent for most of the 55 Conservation Areas in Powys.

Cadw is currently consulting on the production of a Welsh Register of Battlefields (May 2011). Information on battlefields in Powys is not yet available.

The understanding and protection of local distinctiveness is a thread that flows through all the national policies and guidance. Information on distinctiveness is lacking. There is also a perception by Cadw and the Royal Commission on Ancient and Historical Monuments of Wales that the local distinctiveness has been and continues to be eroded. However, there is no data to confirm or deny this perception.

Information on the vernacular buildings of Powys is limited.

Strategic Environmental Objectives

Assessment Area	Strategic Environmental Objective	Indicators	Information Source
Cultural heritage including architectural and archaeological heritage (SEA)	To understand, value, protect and enhance Powys' historic environment including its diversity, local distinctiveness and heritage.	Number of listed buildings on Powys' Buildings at Risk Register.	PCC - A buildings at risk register is currently being prepared from the Powys Buildings at Risk Database. This will be part of a wider buildings at risk strategy that is in preparation following the County Council's adoption of the Powys Built Heritage Strategy.
Landscape (SEA)	To maintain and enhance the quality and diversity of the natural and historic character of Powys' landscape.	Maintenance of the landscape classification awarded in LANDMAP when reviewed.	CCW

11. OBJECTIVES

The following objectives relating to this topic have been proposed for the LDP. They have been written to address the key issues identified in this topic paper and those identified in some of the other topic papers.

LDP Objective 8 - Regeneration
To support the regeneration and renewal of Powys' built environment, its historic towns and employment premises and to support regeneration activities such as the Powys Local Growth Zone initiative.

LDP Objective 13 –The Historic Environment
To protect, preserve and/or enhance (the distinctive built heritage, landscape and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and protected landscapes. In particular to facilitate the reduction of listed buildings at risk.

12. Review of Existing UDP Policies

12.1.1 Para 5.3.2 of the Local Development Plan Manual states that "*Existing planning policies should also be reviewed, for example the frequency of their use in development controls decisions and/ or their effectiveness at recent appeals*".

Table of review of existing UDP policies.

UDP Policies	Aim	Recommended change to LDP approach
UDP SP1 - Social, Community And Cultural Sustainability	Set out the UDP's vision, strategic aims and sustainable growth strategy.	Identified in the LDP's Vision and objectives**.**
UDP SP 3 - Natural, Historic And Built Heritage	Set out the UDP's vision, strategic aims in relation to the built environment	Identified in LDP Objective 13 – Built Heritage. Contained in criteria 8 of LDP policy **DM1** Strategic Planning Matters**.** Contained in LDP objective 13 Built Heritage
POLICY GP1 – Development Control	A key policy within the UDP providing the general development control context for all development proposals	Repeated in Policy **DM2** Detailed and Site Specific Planning Matters
POLICY ENV 10: Conservation Area Enhancement And Town Schemes	A specific policy within the UDP supporting enhancement of conservation areas	Repeated in Policy **DM2** Detailed and Site Specific Planning Matters
POLICY ENV11 - Development In Conservation Areas	A specific policy within the UDP supporting concerning development within conservation areas	Repeated in Policy **DM2** Detailed and Site Specific Planning Matters
POLICY ENV12 - Permitted Development In Conservation Areas	A specific policy within the UDP supporting concerning permitted development within conservation areas	Contained in national guidance; • Section 72 of P(LBCA)A 1990 • Paragraph 4.4.3 of PPW 2014
POLICY ENV 13 - Demolition In Conservation Areas	A specific policy within the UDP concerning demolition of unlisted buildings within conservation areas	Contained in national guidance; • Section 72 of P(LBCA)A 1990 • Paragraphs 18-22 of WO Circular 1/98 • Paragraph 4.4.3 of PPW 2014 • Paragraph 6.5.18 of PPW7

POLICY ENV 14 - Listed Buildings	A specific policy within the UDP supporting retain to development concerning listed buildings	Repeated in Policy **DM1** Strategic Planning Matters and Policy **L1** Works to a listed building
POLICY ENV 15 - Demolition Of Listed Buildings	A specific policy within the UDP supporting concerning the demolition of listed buildings	Contained in national guidance; • Paragraph 91-92 of WO Circular 61/96 • Paragraph 6.1.1 of PPW 2014 • Paragraph 6.5.12 of PPW 2014
POLICY ENV 16 - Landscapes, Parks And Gardens Of Special Historic Interest.		Repeated in Policy **DM1** Strategic Planning Matters
POLICY ENV 17 - Ancient Monuments And Archaeological Sites		Repeated in Policy **DM1** Strategic Planning Matters
POLICY ENV 18 - Development Proposals Affecting Archaeological Sites		Repeated in Policy **DM2** Detailed and Site Specific Planning Matters
POLICY GP6 - Conversion Of Buildings In The Countryside		Repeated in Criteria 3 of Policy **H1**
POLICY HP11- Replacement Of Habitable Dwellings		Repeated in Policy **H12** Replacement Dwellings
POLICY HP12 – Renovation Of Former / Abandoned Dwellings		Repeated in Policy **H11** Renovation of Abandoned Dwellings and criteria 3 of Policy H1
POLICY RP2 - Attractive Town Centres		Contained in national guidance; **Welsh Government: The Programme for Government 2011-2016** Outcome 24 - The built environment is high quality and vibrant, reflecting local distinctiveness and supporting strong communities, which are actively engaged in the management of their local environment.
POLICY TR11 - Canal Restoration And Related Developments		Repeated in Policy **DM1** Strategic Planning Matters and **TD3** Montgomery Canal and Associated Development
POLICY MW18 - Geomorphology, Archaeology And History		Repeated in Policy **DM1**

13.0 DEPOSIT DRAFT POLICIES

13.1.1 The Policies below have been included in the Deposit Draft Plan to support and achieve the objectives above. These policies cover numerous issues and objectives, not just those identified in this topic paper.

13.1.2 It should be noted that some of these policies have not been repeated in their entirety. Full policy text and supporting justification for the policies (based on the content of this and other topic papers) is contained within the Deposit Draft Plan**.**

13.2 Policy DM1 - Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

Criteria 8

The historic environment, including essential settings or significant views, of:

i. Scheduled Ancient Monuments.
ii. Listed Buildings.
iii. Conservation Areas.
iv. Registered Historic Parks and Gardens.
v. Battlefields.
vi. Registered landscapes of Outstanding and Special Historic Interest.

13.3 Policy DM2 – Detailed and Site Specific Planning Matters

In addition to the requirements set out in National Guidance, all proposals for development will be permitted where they comply with the following:

Criteria 4
Proposals shall protect, preserve and/or enhance sites and features of historic and built heritage importance and contribute to preserving local distinctiveness, sense of place and setting.

13.4 Policy L1 – Works to a Listed Building

Proposals to undertake works to a listed building will be permitted where:

1. The works preserve the building's setting and features of special architectural or historic interest and support its long term maintenance and condition; or
2. The listed building is identified as being 'at risk' (Category 1 to 3), any adverse impacts to its setting or features of special architectural or historic interest are kept to the minimum necessary to remove its 'at risk' status.

14. Monitoring

Below are the proposed annual monitoring indicators that relate to the topic of the Built Heritage.

Topic & Reference	**Environmental Quality - Built Heritage – AMR 12A**
LDP Objective	13 – Built Heritage To reduce the number and proportion of listed buildings in risk categories 1- 4 on the Buildings at Risk database.
Target	Reduction in number - 861 of 3916. Reduction in proportion - 22% *Plan contributes to meeting this target. Other non-planning factors influence whether it will be met.
Policies	L1
Local Indicator	Number of listed buildings in risk categories 1- 4 on the Buildings at Risk database.

	Proportion of listed buildings in risk categories 1- 4 on the Buildings at Risk database.
Source	Buildings at Risk database based on Development management information (ongoing reported yearly) and Cadw update (every five years).
Triggers and Actions	Compare subsequent Cadw databases on building at Risk with existing Cadw database. An increase in number of listed buildings in risk categories 1- 4 on the Buildings at Risk database (Increase of 0 – 194) – Investigation / internal audit and recommendations. Significant increase in number of listed buildings in risk categories 1- 4 on the Buildings at Risk database (Increase of 195 or above) - Consider policy review and modification.

Topic & Reference	**Environmental Quality - Built Heritage – AMR 12B**
LDP Objective	13 – Built Heritage To protect, preserve and/or enhance the built heritage, landscape and cultural assets
Target	To protect, preserve and/or enhance heritage assets in accordance with national legislation and guidance
Policies	DM1 - criteria 8 DM2 – criteria 4
Local Indicator	Development being constructed that cumulatively or individually would have an adverse impact on a designated heritage asset within Powys..
Source	Development management case officer reports Planning appeals
Triggers and Actions	Monitor applications that are required to be advertised as affecting the setting of a heritage asset. Where a planning permission is approved which the recommendation recognises would have an adverse impact, individually or cumulatively, on a heritage asset. Investigation / internal audit and recommendations which may require policy / SPG modification.

13.0 INVOLVEMENT

Information and comments from representatives of organisations with responsibility for have been sought throughout the preparation of this topic paper.

Full Name	Position	Organisation
Mr. Chris Martin		Clwyd Powys Archaeological Trust
Robin Whalley	Chairman,	Welsh Historic Gardens Trust (Brec & Radnor)
		Ancient Monuments Society
Mrs Suzanne Whiting	Policy Officer	Cadw: Welsh Historic Monuments
Mr Ian Bapty	Secretary	Offa's Dyke Association
Richard Suggett		Royal Commission on Ancient & Historical Monuments
		Society for Protection of Ancient Buildings ()
		Georgian Group
Mr. Jon James	Listed Building Secretary	Council for British Archaeology (Wales)
D Lambert	Conservation Officer	Garden History Society
Christine Hemming	Area Planner	British Waterways
Mr Matthew Griffiths		Civic Trust for Wales
Mr W. Morris	Secretary	Llanfyllin & District Civic Society
Geoffrey Threlfall		Montgomery Civic Society
Mary Oldham	Secretary	Newtown & District Civic Society
Mrs Sadie Cole		Radnorshire Society
Mrs D Woodhouse	Hon. Librarian	The Powysland Club
Mr Michael Blees	Town Centre Co-ordinator	Llandrindod Wells Spa Trust - Action Team
Marilyn Lewis	Director	CADW: Welsh Historic Monuments
Mrs Ginny Scott	Secretary	Welsh Historic Gardens Trust
Mr Richard W Kevern	Ancient Monuments	Cadw:
Ros Laidlaw	Planning Co-ordinator	Welsh Historic Gardens Trust
Ms Alex Ball		Montgomery Canal Partnership / British Waterways
Dr David Stephenson		Arwystli Society
Marie Hussey	Secretary	Kerry Local History
Chris Burton		Llansilin Local History Society
Dr Charles Baldock		Meifod Local History Group
Judith Alfrey		Cadw
Jill Fairweather		CADW
Stephen Hughes		Royal Commission on Ancient & Historical Monuments
Edward Holland		Princes Regeneration Trust
		Victorian Society
		Twentieth Century Society
Anne Carter		Welsh Historic Gardens Trust

As a result of the initial consultation on the Topic Paper representations were received from;

- Princes Regeneration Trust
- Welsh Historic Gardens Trust

The comments were generally supportive with issues regarding; the number of conservation areas without appraisals, the number of buildings at risk, and a reminder that the international legislation on Historic Parks and Gardens also relates to historic gardens not on the Cadw register.

A subsequent meeting was held with Judith Alfrey and Jill Fairweather from Cadw regarding general issues to be addressed in the LDP and subsequent SPG's.

15 Table of Involvement prior to preparing Topic Paper - (See Appendix 1 for minutes of these meetings)

Person /Org Contacted.	Method	Reason	Outcome	Date
Judith Alfrey (Cadw)	Meeting	To discuss with heritage professionals outside Powys the effectiveness of the current UDP polices, and to discuss possible LDP polices relating to local issues	LDP to place more emphasis on how the landscape and built heritage are interrelated Lack of reference to local distinctiveness in current UDP – to be addressed in LDP Evolution of settlement pattern to be taken into account when allocating sites Offer of help in terms of SPG relating to local distinctiveness/characterisation studies	18/03/2011
Chris Martin (Clwyd Powys Archaeological Trust)	Meeting	To discuss with heritage professionals outside Powys the effectiveness of the current UDP polices, and to discuss possible LDP polices relating to local issues	UDP polices do not make reference to industrial archaeology. Concern over Offa's Dyke raised. LDP polices requested to address issue Internal machinery and external leats lost in mill and barn conversions. Montgomeryshire canal and its setting raised as vulnerable from adjacent development. Registered landscapes vulnerable. A SPG on landscape requested SPG on archaeology requested - assistance offered Historic Settlement works in Montgomeryshire programmed. Brecknock and Radnorshire already	08/04/2011

			undertaken. Assistance offered by the sharing of information especially map based information digitally	
Richard Suggett (Royal Commission on Ancient and Historical Monuments Wales)	Meeting	To discuss with heritage professionals outside Powys the effectiveness of the current UDP polices, and to discuss possible LDP polices relating to local issues	More information on website requested Buildings at risk identified as an area of concern Characterisation studies such as those proposed by others encouraged Lack of information on conservation areas noted Erosion of character identified as a serious threat both towns and countryside. More emphasis to be placed on local distinctiveness Urban archaeology sometimes neglected	12/04/2011

APPENDIX 1

Meeting with Judith Alfrey Cadw 18/03/11

The Plas Machynlleth

Point 1. INTERACTION BETWEEN THE NATURAL AND BUILT ENVIRONMENT

The Strategy at the Front of the UDP, and as the precursor of the Built Heritage Chapter is detailed. However whilst not underemphasising the built environment in itself, the emphasis is placed on the natural environment, and there should be more made of the interrelationship between the natural environment and the built environment. The "Natural" landscape is shaped by man, and further detailed guidance on caring for historic landscapes can be found in the Cadw publication. Caring for Historic Landscapes.

Page 4 of the document advises "Today's landscape offers windows on the past by allowing us a glimpse into how people lived and used the land through time. It is a combination of place and space – places where things happened (burials, settlements, fortifications) and the spaces in between through which people moved. By bringing all these elements together, it is possible to understand the development of the landscape, period by period. The myriad features that make up the historic landscape are the result of the activities of the people who used and shaped the land to serve their needs in the past; they reflect the beliefs, attitudes, traditions and values of these people. They include the physical remains of all aspects of human activities and exploitation in the past (above and below ground), and our understanding and interpretation of those remains."

The LDP should address this and place more emphasis on the interrelationship between the "natural" and the built environment.

Point 2. LOCAL DISTINCTIVENESS

The heritage policies of the UDP in themselves are fine, however there is a lack of reference to local distinctiveness. The current UDP contains a vague description of character and then focuses on narrow policies, whereas, more reference should be made to what defines the character – the local distinctiveness of areas of Powys. There is a lot of support for this approach in WAG documents;

PLANNING POLICY WALES (WAG 2002) *Paragraph 2.9.7 seeks to promote or reinforce traditional and local distinctiveness.*

WALES SPATIAL PLAN (WAG 2004) An objective is "Respecting distinctiveness"

TAN 12 - An objective is sustaining or enhancing local character

Within the LDP there is an opportunity to place more emphasis on local distinctiveness. Possibly a characterisation study could support this which could be reinforced within Powys by a SPG and/or LDP policies.

Point 3 Evolution of Settlement patterns

Vernacular buildings are one aspect of an areas character, and the evolution of settlement patterns could be addressed more, especially when allocating sites for new housing. An analysis of the spatial pattern; how the settlement is arranged, building traditions, materials, scale, hierarchies could be undertaken for each settlement. This need not be a detailed analysis, but those points should be addressed. Prior to housing allocation sites being included, a very brief assessment of the character and distinctiveness of the settlement should be undertaken. This will assist the developer in addressing the character, and in the production of a Design and Access Statement.

This would not result in new build being a pastiche, but new development would respect the distinctiveness of the settlement, in terms of materials, design, layout and scale, and evolve from, rather than conflicting with the historic settlement. An understanding how the settlement has evolved will reinforce the character and local distinctiveness, and not conflict with the character of the existing settlement.

There is the opportunity to identify character everywhere, which if reinforced by the planning system, and not eroded, will be beneficial in terms of cultural identity, community pride, and cultural tourism. The importance of tourism on the economy, which in Powys is heritage or cultural tourism should be recognised.

<u>Ways in which Cadw can potentially assist.</u>

- Assistance in recognising character, possibly working with Powys on SPG on Local Distinctiveness/Characterisation.
- Working with Powys and Other Authorities on the production of a toolkit for planners and applicant to use in understanding character, and to be used in submitting planning applications and in determining applications.

Meeting with Chris Martin (CM) Clwyd Powys Archaeological Trust (CPAT) 08/04/11 CPAT offices Welshpool

POINT 1 – current policies

PCC current UDP policies are based on advice in 60/96, but they are not very descriptive. The policies are sound but not linked to either industrial archaeology or the Historic Environment Record. Whilst Scheduled Ancient Monuments are recognised, this is not all the archaeology that is within Powys and policies/preamble/guidance should link to industrial archaeology, which has been a legitimate request since the 1950's. There could be a link to the HER database which is continuously updated, which could not be included on a proposals map for that reason, however it is available to the public via the CPAT website.

CPAT have undertaken work on historic settlements within Brecon and Radnor, and are available digitally via Mastermap 2009. Montgomery and Flint are initially programmed for this year. CM will try to arrange the programme so that Montgomery will be undertaken first, as PCC LDP is slightly more advanced than Flint CC. However, this may not be possible.

POINT 2 Offa's Dyke

Offa's Dyke is of great significance nationally (Wales and England), with the best preserved areas being within Powys.

"Offa's Dyke is the most impressive monument of its kind anywhere in Europe, and a construction project of comparable landscape scale was not again to be undertaken for 1000 years until the great canal schemes of the 18th century. It is one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from Anglo-Saxon times - as such it is crucial evidence of a key phase in British history which has generally left relatively few substantial visible remains.

The Offa's Dyke Initiative was an English Heritage and Cadw funded scheme, based within the Clwyd-Powys Archaeological Trust. It had three broad aims - to raise the profile of Offa's Dyke as a structure of major archaeological and wider importance, to take forward schemes of practical conservation of the earthwork, and to encourage a more strategic and integrated long term approach to the management of the Dyke as a whole monument. ***...****The Offa's Dyke Initiative arose from growing concern about the long term future of the Dyke. A number of archaeological condition surveys over the previous decade, including detailed examination of the Dyke in Wales by Cadw, and in the Wye Valley by Gloucestershire County Council area showed that, despite the landscape and historic significance of Offa's Dyke (and its status as a Scheduled Ancient Monument in England and Wales), the 129 kilometres of surviving earthwork were being increasingly threatened by erosion pressures.*

The process of conserving the Dyke also raised other environmental issues. Offa's Dyke is not just an archaeological monument of national importance. It is also an integral part of the wider Marches landscape which has evolved around it for more than 1000 years. It has significant value as a wildlife corridor, as a local landmark, as a hedgeline, as an area of woodland, or as a lane or footpath.

A Conservation Plan for the monument has been developed which should help, in the long term, to inform these management decisions. This involved consultation across a range of partners towards the realisation of an integrated statement of the broad significance of Offa's Dyke, and the development of an agreed management programme linked to that inclusive understanding."
SOURCE: CPAT WEBSITE

Offa's Dyke is a valuable resource for Powys, in terms of archaeology and tourism, however the vast number of owners of The Dyke are causing management issues, with piecemeal erosion, by

walkers, animals and by owners, and development being built very close to The Dyke. A specific policy should be included with the LDP to protect this nationally important SAM, and its setting, which could include a “corridor” or “buffer” . Offa’s Dyke is the largest and most significant Dyke within Powys, however there are minor dykes in close proximity to Offa’s Dyke, which have a relationship with Offa’s Dyke. These smaller dykes close to Offa’s Dyke occur elsewhere along Offa’s Dyke, however, there relationship has been lost by development between the two dykes. Powys is in many respects extremely fortunate in that it has escaped this development pressure, and as such the relationship is still evident and should be now be protected.

POINT 3

A number of the thousands of mills that previously existed within Powys are still evident. The mills originally from the agrarian economy and initially for corn, with every settlement having a corn mill within a close distance. Later fulling mills were constructed for the wool industry, and later still mills associated with the textile industry. There are also saw and other mills.

The mills represent the economy of Powys over a millennium and are an important aspect of Powys’ heritage. CPAT have undertaken some work on mills with other project planned.

The presence of running water enabled water powered mills to be prominent, although there were examples (lost) of wind powered mills. These water mills were just as important aspect of the landscape as the windmills of Norfolk, however, unlike the will powered mills, water power requires associated infrastructure in terms of leats and dams, many of which survive after the building materials of the mill have been reused. In addition a small number of the mills still contain their original machinery, or fragments of them.

Often the machinery is lost when the building is converted, and advice on how such internal and external structures should be provided. The same could apply to a lesser respect to barns, and possibly joint guidance on the protection of such structures could be undertaken.

POINT 4

The Montgomery canal (and Guilsfield arm), is an important archaeological feature. Whilst the majority of the structures within the canal are listed, or for another reason protected, the sites adjacent to the canal are vulnerable. Piecemeal development adjacent to the canal could damage the long term aim of reusing the canal, either practically or visually. Whilst there will be development adjacent to the canal, care should be taken when permitting such development to preserve the canal corridor, by a “buffer” to prevent the canal being a narrow corridor, and also boundary treatments, and inappropriate developments. The canal has great archaeological and historic significance, however, it also has economic potential as a tourist destination, being a canal in extremely attractive countryside, and also as a recreational route for locals.

POINT 5

The Registered Landscapes, and the landscape as a whole are vulnerable from development, and an SPG on the landscape would be useful, including, the impact of development within the landscape and the setting of the Registered Landscapes, Registered Park and Gardens and the landscape as a whole.

POINT 6

Powys is well blessed with archaeology, having escaped the development pressures of some other local authority areas. However, the archaeology of Powys is still vulnerable often from ignorance, and as such a SPG detailing the different types of archaeological features, and their particular threats would be helpful to the public in understanding the archaeology, especially the lesser known

archaeological features. Other Local Authorities have an archaeological SPG, and it would be useful in Powys, not to repeat national guidance, but to expand the policies, and identify the potential issues for the public and to assist in the development process.

POINT 7

Whilst the LDP should not merely repeat national policies, but identify local issues, there is scope for a generic policy protecting archaeology that it's not yet identified, and providing guidance where to obtain information, such as the historic Environment Record. CM noted that where there was early consultation with CPAT, this assisted the planning process, and this approach should be encouraged.

POINT 8

CPAT has a lot of information available digitally, which is map based, and an offer of help was made to share information to include on the proposals map, where this would be useful, such as, Registered Landscapes, historic settlements etc. In addition the offer of help was extended to work on buffers for Offas Dyke, and the minor Dykes.

Meeting with Richard Suggett (RS) Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) 12/04/11

RCAHMW offices

POINT 1

The current UDP policies are fine in themselves; however there is an absence of information available on the website to assist in the interpretation of those policies. Such guidance would assist applicants, agents and Development Control officers alike in interpreting the policies.

POINT 2

RS noted the numbers of Buildings at Risk in Powys, and discussed a few cases. RS hoped that these could be addressed in the LDP. DL confirmed that a BAR Strategy was being prepared.

POINT 3

RS is aware of the proposed work of the Civic Trust in Machynlleth and Newtown and would encourage this type of work in terms of, characterisation reports and retaining local distinctiveness. However RS noted that the information on existing conservation areas within Powys was not easily available. A discussion on the existing conservation areas followed, and RS was not aware that there were 55 conservation areas within Powys, as the information is not easily available on the website, and other Local Authorities sent appraisals to the RCAHMW for their information. DL confirmed that this due to the fact that there have been no recent appraisals completed, although a colleague is undertaking work on a new conservation area and a management plan for that conservation area will be produced. RS expressed the importance of an up to date appraisal and management plan, and subsequent review of the conservation area. RS hoped that more information would be available in the future, and the importance of details, - such as the erosion of windows details, chimneys, and other architectural features would be made known to the public. DL confirmed the programme of leaflets and other work planned in the future. RS and DL also discussed possible improvements to the website in terms of information available.

POINT 4

The erosion of the historic character of Powys was discussed, and this was considered to be a very serious threat.

- Erosion of local distinctiveness – more guidance should be produced, and training for planners on local distinctiveness, vernacular buildings, and traditional building methods and materials would be helpful.
- Erosion of town's traditions, -loss of historic pavement details, street furniture. Corporate shop fronts and signs also discussed – the loss of individual character within towns and villages. Recent cases outside Powys were discussed.
- Barn conversions and mill conversions discussed the works to the buildings themselves and the impact on the landscape. RS noted a recent case in Carmarthenshire, which addresses the plant and machinery issue, which may be of interest. More guidance on the re-use of these buildings should be forthcoming.

POINT 5

The landscape characterisation programme was discussed, and the importance of valuing relatively minor features that cumulatively contribute towards the character of the landscape, stone walls and hedging being obvious examples.

POINT 6

RS thought that urban archaeology was sometimes neglected. This relates to the characterisation programme, and the archaeology of the towns and settlements should be more widely acknowledged. DL confirmed that she was discussing with CPAT, the historic settlement programme, and hopefully this would be done in time to include within the LDP, which would address, at least in part this issue.

The absence of information available was discussed again, especially conservation area appraisals, and management plans, but also general guidance for the public. DL asked if they could direct people more to the Coflein website from the Powys website, as a source of information. RS agreed.

APPENDIX 2 Table of changes made to the Topic Paper in December 2014/January 2015

Paragraph No	Title	Superseded	Inserted
2.1a	Enterprise and Regulatory Reform Bill 2013		**X**
2.3	British Standards Institute (1998) BS 7913:1998	**X**	
2.3a	British Standards Institute (2013) BS 7913:2013		**X**
3. 5	Planning Policy Wales Fourth Edition	**X**	
3.5a	Planning Policy Wales Seventh Edition		**X**
3.10	Technical Advice Note 12 Design	**X**	
3.10a	Technical Advice Note 12 Design		**X**

3.12	The Welsh Historic Environment: Position Statement	**X**	
3.12a	The Welsh Historic Environment: Position Statement		**X**
3.15	Welsh Government: The Programme for Government 2011 – 2016		**X**
3.16	Welsh Government Strategy for Tourism 2013-2020		**X**
3.17	Historic Strategy for Wales 2013		**X**
3.18	Vibrant and Viable Places New Regeneration Framework		**X**
3.19	Heritage Bill Research Topic to investigate 3 of the emerging topics – January 2013 Ove Arup		**X**
3.20	National Assembly for Wales, Communities, Equality and local Government Committee, "Inquiry into the Welsh Government's Historic Environment Policy March 2013		**X**
3.21	The Future of Our Past: A consultation on Proposals for the Historic Environment of Wales		**X**
3.22	Refining the Listed Building Consent Process – November 2013		**X**
3.23	Heritage Tan		**X**
5.2a	One Powys Plan 2014-2017		**X**
6.10	Historic Environment Record		**X**