



## Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

### PPS5 - "Planning for the Historic Environment" published

Housing and Planning Minister John Healey published on 23 March Planning Policy Statement (PPS) 5 "Planning for the Historic Environment".

The new PPS now replaces former Planning Policy Guidance Notes 15 (Planning and the Historic Environment, published in September 1994) and 16 (Archaeology and Planning, published in November 1990). PPS5 is also supported by guidance prepared by English Heritage and explains how councils and developers can apply the new policies. The PPS is now a material planning consideration in the determination of planning applications.

A key component of PPS5 is that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now called "heritage assets." The PPS therefore provides the first integrated approach to the historic environment - both above and below the ground.

The PPS states that Government's overarching aim is that "the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations."

The PPS gives guidance to local and regional planning authorities as to the types of policies that they now need to have in their respective regional and development plans relating to heritage assets, as well as "development management policies" in the determination of planning applications affecting heritage assets.

In announcing the publication of PPS5 John Healey said:

*"Our country has a rich heritage, with a unique set of buildings, monuments and landscapes that are highly prized by the people who live near them as well as tourists from all over the world."*

*"Heritage assets can never be replaced, which is why I'm giving councils the expert tools they need to make*

*these assets the centrepieces of local regeneration while protecting our historic environment for future generations."*

Chair of English Heritage Baroness Andrews said:

*"The publication of PPS5 is a milestone in the positive and proactive management of the historic environment. It represents a major leap forward for England's programme of Heritage Protection Reform and will help to make better, more sustainable places."*

CgMs will shortly be producing a detailed assessment of the PPS5, including the practical implications of the PSS to housebuilders, other property developers, landowners and occupiers when seeking development which will affect heritage assets. However, in the interim, please contact your usual CgMs contact or Paul Chadwick, Rob Bourn or Duncan Hawkins.

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The new PPS can be viewed [here](#)>>

The guidance prepared by English Heritage can be found [here](#)>>

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