

Heritage Statement

The [National Planning Policy Framework](#) requires that information is submitted with applications to ensure that the potential impact of any proposals on heritage assets can be fully understood. This can most simply be done in the form of a Heritage Statement.

Heritage Assets

Heritage assets are defined as "*the valued components of the historic environment*" and as such merit "*consideration in planning decisions*". They can be buildings, monuments, places, areas or landscapes positively identified as having a degree of importance or significance in historic environment terms.

Designated heritage assets are nationally important listed buildings, scheduled monuments, registered parks and gardens, battlefields and protected wreck sites which enjoy statutory protection.

In addition to designated assets, there are also many local heritage assets, e.g. archaeological sites and historic buildings. Although these have no legal protection, they still warrant consideration in the planning process because of their heritage interest.

The Heritage Statement

A Heritage Statement will be required where a proposal has the potential to impact on a heritage asset (or potential asset), either directly or indirectly, whether that is a historic building, conservation area, an archaeological site or an historic landscape:

- For proposals that affect a listed building or the setting of a listed building;
- For all proposals within a conservation area or within an historic settlement core;
- Where demolition of a dwelling erected before 1900 is proposed. In addition, a heritage statement may be required for more recent buildings that are potentially of historic interest, for example, places of worship or some industrial buildings;
- For all proposals concerning barn conversions;
- For all proposals within or close to a scheduled monument or park and garden;
- For all proposals on or close to recorded archaeological sites;
- For all major developments.

The scope of the Heritage Statement required should be discussed with us, before the work is commissioned by you. The Heritage Statement must be proportionate to the importance of the heritage asset, and its setting, affected by the proposals and will vary according to the particular circumstances of each case. We will only ask you for information which we consider reasonable and proportionate to the circumstances of your proposal.

The type of assessment will normally consist of one or more of the following surveys, depending on the type of heritage asset/s:

- a desk-based assessment of known local and national records recorded in, for example, the Colchester Urban Archaeological Database ([UAD](#)), Essex Historic Environment record ([EHER](#)); [Essex Archives](#), [Colchester Historic Buildings Forum](#), the [Heritage Gateway](#); the National Heritage List for England ([NHLE](#)). This will normally include an assessment of documentary sources, including historic map regression and aerial photographic study, relating to the heritage asset/s;
- In the case of below ground archaeology, a field evaluation incorporating one or more of the following techniques: field-walking, remote sensing, trial-trenching, palaeo-environmental assessment, structural survey and fabric assessment;
- In the case of a building, analysis of the architectural and/or historical evolution of the asset. e.g., phasing diagrams;
- Analysis of information from local heritage societies and other experts;
- Details of the condition of the asset (where the proposals are for partial or total demolition), e.g. structural survey or costed schedule of repair for historic buildings;
- An analysis of the significance of the heritage asset/s and its setting;
- Plans clearly indicating the extent of intervention to the existing structure, together with a schedule and specification for the proposed works;
- An assessment of the impact of the proposed works on the asset and its setting;
- Details of efforts to retain the asset in use (where the proposals are for partial or total demolition), e.g. marketing information;
- Details of community benefit of the proposal, including enhancement of the heritage assets;
- An evaluation of the need for [enabling development](#) (if relevant) including detailed costings and marketing history;
- A justification for the proposed works and their impact on the significance of the asset and its setting.

The Heritage Statement should be undertaken by an appropriately qualified and experienced person. In many instances this will be an expert consultant, e.g. archaeologist, architectural historian, conservation architect or surveyor.

An application will be considered 'invalid' if the submitted application is not in accordance with either the national or local requirements, if a Heritage Statement is missing when required or if the Heritage Statement is inadequate.

Who should I contact for information?

If you have any queries about Heritage Statements please contact:

Jess Tipper, Archaeological Advisor, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG

tel: 01206 508920

Email: jess.tipper@colchester.gov.uk

Libby Kirkby-Taylor, Historic Buildings and Areas Officer, Colchester Borough Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG

tel: 01206 506374

Email: libby.kirkby-taylor@colchester.gov.uk

You can find out more about designated heritage assets from Historic England. The National Heritage List for England (NHLE) is the official and up-to-date database of all nationally designated heritage assets and contains a map and description of all designated assets. It can be viewed at: <https://www.historicengland.org.uk/listing/the-list/>

You can also find listed buildings by searching on [CMAPS](#)

Information on Scheduled Monuments, and the different consents required for carrying out works, can be obtained from Historic England (formerly English Heritage) at <https://www.historicengland.org.uk/advice/hpg/>

Deborah Priddy, Inspector of Ancient Monuments, Historic England, 24 Brooklands Avenue, Cambridge CB2 8BU

tel: 01223 582720

Email: Debbie.Priddy@english-heritage.org.uk

The Chartered Institute for Archaeologists can be contacted at <http://www.archaeologists.net/> or 0118 378 6446

The current Local Plan 2001-2021 is available at <http://www.colchester.gov.uk/ldf>

Further information about English Heritage, Heritage Protection and designation can be found on the Historic Environment Local Management (HELM) website:

[http://www.helm.org.uk/managing-and-protecting/heritage-protection/English Heritage](http://www.helm.org.uk/managing-and-protecting/heritage-protection/English%20Heritage)

The *National Planning Policy Framework* is available from the following website:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>