

# Does Policy Create Barriers to Heritage Led Regeneration Projects

## introduction

Interest groups such as the Heritage alliance have expressed concerns around how current planning Policy creates more barriers to using Heritage led Development as a concept in projects than it does to facilitate it with concerns such as extremely high VAT rates and bias towards listed properties being frequently brought up.

From the evidence already available, there appears to be an impact, with Historic England outlining how almost 5000 Historic Buildings and Heritage Assets are listed on the at risk register with a further 175 being added in 2022 while only 223 were removed bringing into question the uptake of Heritage based projects.

This research will aim to identify current planning policies impacting Heritage assets, and assess their effectiveness in facilitating heritage led Development projects for a range of different Stakeholders.

## Methodology

	Objectives	Methods	Outcome
Literature Review /Policy Review	To identify key principles of good Heritage led Regeneration and how policy works with them	Analysing Policy documents i.e. the NPPF and drawing from relevant literature	To create a Conceptual Framework for suggesting effective Planning Policy framework.
Conceptual Framework	To draw together a set of key principles from the literature review to assess related Heritage Policy framework	To create a spreadsheet to synthesise key ideas from the literature review into a spreadsheet	Develop conceptual framework to assess policy effectiveness and its impacts on Heritage
Interviews	gain an idea of how the effectiveness of Policy is perceived by relevant key actors	20x Semi structured interviews using 5 questions regarding current Policy and its impacts	Gain an understanding of how third Parties perceive Policy and identify if there are other greater concerns
Case Study Analysis	Identify how past projects have been helped or failed by Planning Policy framework	Analysing 3 UK based Case studies to draw ideas on how policy has helped Buildings being preserved saved or not. - Desktop research	To support or improve the Principles of good planning policy identified by the conceptual framework
Policy suggestions and conclusions	Use the data and Framework to draw together main Policy suggestions based on conclusions	Assess Data using the conceptual framework	A Conclusion to whether Planning Policy works in favour of Heritage led regeneration + Suggestions for improvement

## Research Questions

Question	Question	Rationale
Question 1	Do you think that Heritage planning policy is equally effective at saving non listed and Listed Heritage Buildings	To establish if planning policy shows bias towards protecting mostly listed buildings
Question 2	Do you think that Heritage Planning policy imposes costs too high to make it a Viable option for Developers	To establish if cost heavily impacts the uptake of Heritage Development projects.
Question 3	Do you think that Heritage Planning Policy ensures Developments follow good principles of Heritage planning policy as set out by ICOMOS	To find out is Heritage Planning policy is structured to follow model principles of Heritage developments
Question 4	How do you think Heritage Planning Policy could be improved and what polices would be involved	To highlight which Heritage based planning policies could be improved on from a professional viewpoint
Question 5	Do you think that Heritage Planning Policy can be easily manipulated to suit different interests from potential stakeholders	To establish whether Heritage planning policy is open to influence by different stakeholders' different agendas

Question	Question	Rationale
Question 1	Why do you think that so many listed buildings are being Demolished or have been added to Historic England's at-risk register	To understand how users of the Built environment perceive the protection provided to Heritage assets through Policy
Question 2	Do you think that Listed and non listed heritage assets deserve equal consideration for conservation	To understand how users of the Built environment perceive the value of heritage assets based on listing status and whether they want policy to take a different approach
Question 3	Have you encountered Historic Buildings in your area that have been altered or demolished regardless of a listing status. What was the outcome and why did this happen?	To understand users personal experiences with the Heritage Environment and to gather potential reasons why policy may have failed certain assets. To also identify other shortfalls
Question 4	Do you think that Planning Policy balances Conservation and Development effectively or could this be improved on	To establish if users of the Built Environment feel as though policy creates equal consideration for reuse of Heritage assets and creation of new builds based on personal experiences
Question 5	In your experience, have you come across policies that have limited Heritage based developments being carried out. If not, what others limitations have you identified	To identify Policies that users find potentially problematic to Heritage based Development projects and other limitations they have identified in their personal experience.

## Conceptual Framework

Conceptual Framework	Explanation	Rationale
Historic integrity	Good Planning Policy should protect the Historical Integrity of Heritage assets, carrying out work only when justifiable.	- Historic integrity of buildings isn't harmed without due cause - Work is focused on saving them and allowing for reuse
Policy without bias	Planning Policy should explore the protection and reuse of both listed and Unlisted structures. It should also look to give equal chance to new builds and reuse options	- To ensure that locally valuable heritage assets aren't lost due to a lack of a listing status
Informed / tailored Policy	Effective Planning Policy should be informed by Stakeholders and Tailored to their needs.	- To ensure Heritage Planning Policy is suited best to its users - To ensure Policy allows Heritage development to be a viable option for firms.
Multi-disciplinary approach	Heritage Planning should involve a multi-disciplinary approach meaning it should use a range of different ideas and solutions in its use	- To ensure that options are available to users in terms of solutions to different Heritage based challenges posed by Heritage assets
Cost	Planning Policy should look to ensure that cost isn't a major barrier in carrying out Heritage based Development projects	- To ensure that Heritage Developments aren't made into an unattractive investment for developers - To ensure Heritage Developments can be carried out by a range of stakeholders