

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL AGAINST WEST OXFORDSHIRE DISTRICT COUNCIL TO REFUSE DETAILED PLANNING PERMISSION FOR:

The erection of a country house and gardens, stables courtyard, new highway accesses, solar array, drainage works and landscape proposals, including a new lake on land at E 437424 N 228877 Chipping Norton Road Little Tew, Oxfordshire

August 2026

**Statement of Common Ground
On Heritage matters**

Agreed between the Appellant and West Oxfordshire District Council

PINS Ref: 6007555
LPA Ref: 24/01861/FUL

1 MATTERS AGREED

1.1 Introduction

1.1.1 This Statement of Common Ground on heritage matters (“the Heritage SoCG”) has been prepared at the request of the Inspector and it is agreed between the expert witnesses for the Appellant (R Burkle) and West Oxfordshire District Council as the local planning authority in this case (“the LPA” or “the District Council”, as appropriate) who will be referred to together as “the principal parties”.

1.1.2 The Heritage SoCG will identify the areas of agreement and those in dispute between the principal parties on heritage matters only. There are separate Statements of Common Ground (“SoCG”) for planning and landscape matters.

1.1.3 The description of development for the Appealed Application is as follows:

“Erection of a country house and gardens, stables courtyard, new highway accesses, solar array, drainage works and landscape proposals, including a new lake (Additional information submitted)”

1.1.4 The Appealed Application was submitted to the LPA on 16 July 2024 and was validated on 08 August 2024 under LPA planning reference 24/01861/FUL.

1.1.5 The Appealed Application was accompanied by a suite of technical reports, including heritage assessments prepared by suitably qualified and experienced individuals. The relevant reports to the Heritage SoCG are as follows:

- Heritage Impact Assessment (Worlledge Associates, May 2024)
- Heritage Review (Asset Heritage Consulting, June 2024)
- Heritage Addendum Report (Worlledge Associates, n.d.)
- Landscape and Visual Impact Assessment and Appendices (Gain, June 2024)
- Hierarchy of Houses Report (Worlledge Associates, May 2025)

1.2 Reason for Refusal

1.2.1 The only heritage asset that is referred to by name in the Reason for Refusal is Little Tew Conservation Area (“CA”).

1.2.2 The LPA’s Statement of Case for the Appeal has since clarified that the following designated heritage assets are also relevant to the Reason for Refusal and the Appeal:

- Heythrop House, Grade II* Registered Park and Garden (“RPG”)
- Great Tew, Grade II RPG
- Heythrop House, Grade II* listed building
- Great Tew House, Grade II listed building

- 1.2.3 It is agreed that these heritage assets were considered in the Delegated Report for the Appealed Application, and they were discussed in the Appellant's Statement of Case for heritage matters.

1.3 Heritage Context

- 1.3.1 The Appeal Site and its surroundings will be described in the planning and landscape SoCG and the description is not repeated here. The heritage context of the Appeal Site and its surroundings is described here.
- 1.3.2 The Appeal Site does not contain or comprise any designated or non-designated heritage assets.
- 1.3.3 The potential effects of the Appeal Scheme on the significance of heritage assets are, if any, derived from change to the contribution that the setting of a heritage asset makes to its significance or an appreciation of its significance.
- 1.3.4 The Little Tew CA is approximately 230 metres (m) from the boundary of the Appeal Site at the nearest point and across two fields. The distance from the nearest proposed new built element i.e. the stable block to the nearest part of the CA is approximately 380m and the distance from the wider blue line site is approximately 220m. The nearest part of the new house to the CA is 470m (as confirmed in the Appellant's Statement of Case).
- 1.3.5 There are listed buildings within the CA including 'The Grange' (Grade II) at the north-west edge of the CA which is approximately 394m to the south-east of the nearest part of the Appeal Site as defined by the blue line boundary where landscaping mitigation is proposed. The LPA does not identify any harm to The Grange or any of the listed buildings within the CA.
- 1.3.6 The LPA also considered the Appeal Site in relation to the RPGs comprising Heythrop Park (Grade II*) and Great Tew (Grade II), as well as the main houses within those RPGs: Heythrop House (Grade II* listed building) and Great Tew House (Grade II listed building).
- 1.3.7 **Section 3.0** of this Heritage SoCG provides a tabulated summary of the heritage assets at issue as requested by the Inspector.

1.4 Legislation, Development Plan Policy and Material Considerations

Legislation and National Policy

- 1.4.1 The principal parties agree that section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not engaged by the Appealed Application, because section 72 (1) only applies to land within a CA.
- 1.4.2 The principal parties agree that there is no statutory provision conferring protection to the setting of CAs.
- 1.4.3 However, and it is agreed, the policies in the National Planning Policy Framework (2026) ("NPPF") have an analogous effect in relation to the setting of designated assets including CAs.
- 1.4.4 The most relevant provisions of the NPPF are contained in Chapter 20, Conserving and enhancing the historic environment, including policies HE4, HE5 and HE6 Policies DP3 and DP4 of Chapter 14, on design, are also noted as relevant.

- 1.4.5 The principal parties agree that the setting of a heritage asset is neither a heritage asset nor a heritage designation.
- 1.4.6 The NPPF and National Planning Practice Guidance (“NPPG”) explain that the relevant test in setting cases and applicable to all designated heritage assets is whether or to what extent a development in their setting harms the architectural or historic significance of the asset directly or harms the experience of that significance. The principal parties agree that a proposal in the setting of a designated heritage asset can have a neutral, harmful or beneficial effect on its significance or the ability to experience that significance. That is the advice in Historic England’s setting guidance, GPA3, which comprises best practice and on which the experts representing the principal parties will rely in their evidence.
- 1.4.7 Policy HE5 2c of the NPPF indicates that the degree of harm to the significance of heritage assets should be identified. The principal parties agree that this is consistent with the guidance in the NPPF (Reference ID: 18a-018-20190723), which indicates that the extent of harm should be clearly articulated, although a separate category of less than substantial harm is no longer specifically referred to in the NPPF.

Development Plan

- 1.4.8 The Development Plan policies relevant to the heritage assessment are set out in the West Oxfordshire Local Plan 2031 (adopted September 2018) and they are:
- Policy EH9 (Historic Environment)
 - Policy EH10 (Conversation Areas)
 - Policy EH11 (Listed Buildings)
 - Policy EH13 (Historic Landscape Character)
 - Policy EH14 (Registered Historic Parks and Gardens)

Material Considerations and Guidance

- 1.4.9 The documents below are agreed as material considerations:
- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015) (“GPA2”)
 - *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2017) (“GPA3”)
 - *Little Tew Conservation Area Character Appraisal* (WODC, n.d.)
 - *Little Tew Conservation Area Proposals for Preservation & Enhancement* (WODC, n.d.)
 - *Conservation Principles* (Historic England, 2008)
 - *Oxfordshire Historic Landscape Characterisation Project* (Oxfordshire County Council, 2017)

- *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management (Historic England, 2019)*

1.4.10 The principal parties agree that the staged assessment approach advised in Historic England's setting guidance, GPA3, comprises the appropriate form of assessment in this case and so also Historic England's GPA2 on the definition of significance. Both of which are consistent with the approach to heritage assessment as set out in the NPPF.

1.4.11 The heritage expert witnesses will follow that staged approach in their proofs of evidence and commend it to the Inspector.

1.4.12 The principal parties agree that the assets at issue have architectural and artistic interest (as paired in the NPPG definition of significance) and historic interest. Historic interest is defined in the NPPG as:

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

1.4.13 The Appendix to this Heritage SoCG reproduces the heritage values identified in *Conservation Principles*.

1.4.14 Architectural and artistic interest is defined in the NPPG as:

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

1.4.15 In this instance the principal parties agree that the term 'artistic' interest can apply to designed landscapes, including RPGs. The Appellant will use the word 'architectural' in relation to parkland design for consistency in the overall analysis. The Council will likewise be using the NPPF terminology.

1.4.16 The Council considers that Archaeological (NPPG) or Evidential (*Conservation Principles*) value can form part of the historical value of an asset. The Appellant does not accept this is a relevant value on the facts of this case because there are no archaeological assets at issue, and accordingly the Appellant will not be applying that concept to the assessment.

1.4.17 *Conservation Principles* identifies heritage values which differ from the terms used in the NPPF. *Conservation Principles* also features communal value as a heritage value; this value is not identified independently in the NPPF.

2 Matters In Dispute

2.1 Summary

- 2.1.1 The principal parties disagree on whether and to what extent the Appeal Scheme would affect the significance or appreciation of any of the designated assets identified by the LPA.
- 2.1.2 The principal parties disagree on the extent and contribution of setting, including the wider landscape setting, to the significance of the designated assets identified by the LPA.
- 2.1.3 The principal parties disagree on the landscape characterisation of the land parcels within the Appeal Site.
- 2.1.4 The Appellant considers that the proposals cause no harm to the ability to experience the significance of any of these assets.
- 2.1.5 The LPA considers that the Appeal Scheme would result in a high level of harm to the Little Tew CA.
- 2.1.6 The LPA considers there would be harm to the assets listed below, and identifies the level of that harm in line with the advice in the NPPG cited below at Table 2.1.
 - 1. Heythrop House, Grade II* RPG
 - 2. Great Tew, Grade II RPG
 - 3. Heythrop House, Grade II* listed building
 - 4. Great Tew House, Grade II listed building
- 2.1.7 At the request of the Inspector, a table has been prepared to provide detail on the heritage assets at issue and the professional judgements of the principal parties (and where they agree or disagree) (see section 2.2 of this Heritage SoCG below).
- 2.1.8 Notwithstanding the Appellant's conclusion that there would be no harm to the CA, the Appellant does not agree with the LPA that the level of harm could be high. The Appellant considers that, if there were to be harm (for the sake of argument), then the level of harm would be towards the lower end of the scale.

2.2 Assets at Issue

The table below identifies the heritage assets at issue and responds to the Inspector's questions on the significance and setting of the assets and the effect of the Appeal Scheme upon that significance.

Table 2.1 Principal Parties' Response to Inspector's Questions on Heritage Assets					
Ref.	Heritage Asset	Significance	Contribution of Setting to Significance	Effect of the Appeal Scheme	Public Benefits
Questions from the Inspector					
[No.]	[Name]	<u>Significance and Setting</u> a) What is the significance of the asset, [...]	<u>Significance and Setting</u> a) [...] and to what extent does its setting contribute to that significance? b) To what extent does the appeal site contribute to the significance of the asset through its setting? [...]	<u>Significance and Setting</u> [...] c) To what extent would the proposed development, through its effect on the asset's setting, preserve, enhance, or harm its significance? <u>If harm to significance is identified</u> a) What level of harm to the significance of the asset would there be? b) If less than substantial, where on 'spectrum' of that harm would be? c) Is there clear and convincing justification for that harm?	<u>Public Benefits</u> a) What public benefits should be weighed in favour of the proposed development? b) Would those public benefits be sufficient to outweigh any identified harm to the significance of the asset?
Conservation areas					
	Little Tew CA	The principal parties agree that: - The significance of the CA is accurately described in the Little Tew Conservation Area Character Appraisal (WODC, 2007). However, the LPA considers that the contribution of open space, the character of approaches and the contribution of the wider agricultural landscape is important in relation to the significance of the CA. - The Conservation Area Appraisal Map featuring features of significance including Significant Views is dated, like the rest of the document, to its publication in 2007.	The principal parties agree that: - The extent of the setting of the CA is not specified in the Little Tew Conservation Area Character Appraisal (n.d.). The Appraisal refers to Little Tew's relationship to Great Tew. - The Worlledge report documents the historic ownerships of land within the Appeal site. The S.106 Agreement includes details of the owners being Great Tew Estate and Nicholas Johnston - The Appeal Site is not visible in any of the Significant Views identified in the CA Character Appraisal. - The proposed buildings on the site are not visible from within the Conservation Area. - The Appeal Site is presently in the ownership of the Great Tew estate.	Appellant: The Appeal scheme does not harm the ability to experience the special architectural or historic interest of the CA. The Appellant considers the adopted appraisal is an accurate assessment of why the area is special and that this assessment was professionally prepared and is relied on in planning decision making. The Appraisal's definition of significance should form the basis of the assessment and such an assessment demonstrates that no value identified in the Appraisal is affected. The WOLA, on which the principal parties rely, puts the CA in Character Area 2.	Appellant: The Appellant does not adduce benefits to countervail heritage harm because the Appellant finds no harm. Accordingly, the Appellant's heritage evidence does not treat planning benefits to heritage assets or give weight the quality of the design. That is a matter for the Appellant's planning evidence which treats other benefits.
				LPA: The LPA considers that the setting of the Little Tew Conservation Area includes the wider landscape setting, including Great Tew and the associated RPG and Heythrop RPG in line with the sources of threat to the conservation	LPA: The LPA agrees that the identification and weighing of public benefits is a matter for the planning evidence, but has included this information here (informed by its planning witness) in accordance with the Inspector's request.

				area given in the LTCAPPE which refers to agricultural landscape and historic parklands. The Appeal Scheme would erode the historic agrarian character of the field parcels and reduce the understanding and appreciation of Little Tew as an agrarian settlement and sever the land's historic function in supporting the Great Tew estate. The Appeal Scheme would be highly visible in views of the wider landscape from the south of the conservation area at Green Lane, with the development being conspicuous through initial visibility of the house and landscaping and through later screening mitigation measures. The architectural character of Little Tew derives from vernacular construction and the latter adoption of Gothic Revival forms. The Classical Baroque idiom is not characteristic of this architectural evolution. The appeal scheme presents the development in the guise of a historical building. This would lead to potential confusion with the legitimately historical estate buildings at Great Tew and Heythrop. It is considered that a high level of harm is generated to the significance of the Little Tew Conservation Area.	The LPA gives weight to the benefits of the proposal, as set out in its appeal statement of case as follows: • Direct Economic Benefits – Very Limited, as only a single dwelling in a very unsustainable, isolated location • Indirect Economic Benefits – Limited, as (whilst recognising that this would be a very large dwelling whose future occupiers may be very wealthy) building a house does not increase the new owner's income; and buying (or even renting) a new dwelling can often lead to a reduction in disposable income. • Social benefits – limited as only a single dwelling and recognising that individuals/ households wealthy enough to build/ buy this dwelling are unlikely to be suffering the type of social disbenefits experienced by many of the people/ households looking for homes in the District; • Environmental benefits (including BNG overage) – moderate: depending on the high levels of BNG claimed being securely delivered and retained in future. • HLS benefits – at most Very limited as only a single dwelling, equating to roughly 0.1% of a single year's standard method LHN figure in an isolated rural location, with associated planning harms, including inefficient supply of services, no contributions towards infrastructure and services and the cumulative adverse impacts in heritage, LV and other terms, given the amount of similar harms that would arise across the District if this decision acted as a precedent that would make similar proposals more difficult to refuse equitably Taking all the benefits discussed above together, the LPA concludes that the combined benefits of the proposal should be given at most modest
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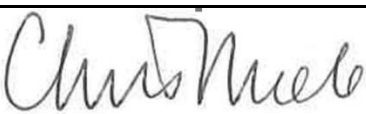
					weight, even accepting all these benefits as <i>public</i> benefits. Assessing the scheme in the round, the benefits of the proposal would not outweigh the identified harm to the significance of the Little Tew CA, as a designated heritage asset under an initial paragraph 215 “heritage balance”.
Registered Park and Gardens					
2	Heythrop Park Grade II* RPG List entry: https://historicengland.org.uk/listing/the-list/list-entry/1000489	The principal parties agree that: • The history and appearance of the Heythrop Park RPG is described in the list entry • The RPG is located approximately 1.1km south-west of the Appeal Site at the nearest point. • The RPG designation arises from the 18th century designed landscape associated with Heythrop House, a Grade II* listed building. Charles Talbot, Duke of Shrewsbury, bought the estate in 1697 and commissioned Thomas Archer to build Heythrop House 1706-1711. By 1710, Talbot had begun to form a park and grounds. There followed new features over the course of the 18th century (lakes and cascade walks) and further works. There were further alterations in the 1870s. • The house is one of Archer’s leading works and he is one of the leading practitioners of the Baroque style in England. • The significance of the RPG is derived from the Historical, Architectural (including Artistic Values) of the designed landscape and its component elements as manifest in the principal and ancillary buildings and their relationship to the surrounding landscape.	The principal parties agree that: • The RPG is located beyond the higher land that rises from the valley of the River Dorn to the south and in Character Area 3 as defined in the WOLA. • There is no intervisibility between the RPG and the Appeal Site or the buildings proposed for it. • The Worlledge report documents the historic ownerships of land within the Appeal site. • The RPG designation refers to the rural setting of the RPG, settlements to its peripheries and the existence of long panoramic views from the House and terraces. • The RPG designation states of parkland: <i>There is no park as such, the open park-like spaces relating rather to the approaches and pleasure grounds.</i>	Appellant: The proposals do not harm the ability to experience the architectural or historic interest of the park. LPA: The proposed development would create a change in function, topography and character which would erode the understanding of the existing site as part of the agricultural landscape setting of the RPG and further dilute its functional connection to the Heythrop estate. The creation of an additional country house and grounds at the appeal site location would disrupt the existing contextual relationship between the Heythrop Park RPG and that at Great Tew. In terms of impact to the RPG, this is considered to be at a low level of harm	Appellant: There is no material impact on the parkland and there is, therefore, no policy requirement to balance off any heritage harm. LPA: The LPA gives the same at most modest weight to the overall benefits of the proposal (even accepting all such benefits as <i>public</i> benefits) as set out in its appeal statement of case (and above): Noting that paragraph 212 requires great weight to the asset’s conservation and that paragraph 213 requires clear and convincing justification of any harm identified, it is considered that the benefits of the proposal would not outweigh the identified harm to the significance of the Heythrop Park RPG as a designated heritage asset under an initial paragraph 215 “heritage balance”.
3	Great Tew	The principal parties agree that:	The principal parties agree that:	Appellant:	Appellant:

	Grade II RPG List entry: https://historicengland.org.uk/listing/the-list/list-entry/1001550	- Great Tew RPG is located approximately 1.8km east and north-east of the Appeal Site at the nearest point. - The RPG recognises the landscaped park that originated in the 17th century and was later attached to the early 18th century country house at Great Tew as enclosure and land amalgamation took place. The designated landscape includes informal pleasure grounds and a series of walled gardens. A further area of parkland to the north and detached from the original landscape was acquired as part of the estate and laid out in the style of Humphrey Repton (1752-1818) in the 19th century. - The RPG entry accurately describes the appearance of the asset as understood at the time of listing.	- There is no intervisibility between the RPG and the Appeal Site or any of the buildings proposed for it. - The Great Tew RPG northernmost and southernmost extents are c. 3km distant from each other - The land within the site is currently owned by the Great Tew Estate.	The proposals do not affect the ability to experience the architectural or historic significance of the park, its historic house or any supporting structures. LPA: The proposed development would create a change in function, topography and character which would erode the understanding of the existing site as part of the agricultural landscape setting of the RPG and remove its historic and present day functional connection to the Great Tew estate. The creation of an additional country house and grounds at the appeal site location would disrupt the existing contextual relationship between the Heythrop Park RPG and that at Great Tew. In terms of impact to the RPG, this is considered to be at a low level of harm	There is no material impact on the parkland and its assets and there is, therefore, no policy requirement to balance off any heritage harm. LPA: The LPA gives the same at most modest weight to the overall benefits of the proposal (even accepting all such benefits as <i>public</i> benefits) as set out in its appeal statement of case (and above): Noting that paragraph 212 requires great weight to the asset's conservation and that paragraph 213 requires clear and convincing justification of any harm identified, the benefits of the proposal would not outweigh the identified harm to the significance of the Great Tew Park RPG as a designated heritage asset under an initial paragraph 215 "heritage balance".
Listed buildings					
4	Heythrop House Grade II* listed building List entry: https://historicengland.org.uk/listing/the-list/list-entry/1052781	The significance of the asset derives from its historic, architectural and artistic special interest as an 18th century house of very high significance >2.5% of designated buildings are designated in this grade. The fabric of the house, through its age, architectural value, level of intactness, materials and construction methods, retention of planform generates much of its significance. The historic associations of the house with Thomas Archer, the designer, and the occupiers of the estate, contributes materially to the historic significance of the property. The setting provided by the registered landscape contributes to that historic interest. The grounds and areas of parkland also enable one to experience	Considerable significance is derived from the RPG and architectural features within it.	Appellant: The proposals do not harm the ability to appreciate the significance of the house. LPA: The proposed development would create a change in function, topography and character which would erode the understanding of the existing site as part of the agricultural landscape setting of the RPG and remove the experience of its historic functional purpose in relation to the Heythrop Estate. The creation of an additional country house and grounds at the appeal site location would disrupt the existing contextual relationship between the Heythrop Park RPG and that at Great Tew.	Appellant There is no material impact on the house and associated assets and there is, therefore, no policy requirement to balance off any heritage harm. LPA: The LPA accepts that seen in isolation the at most modest weight it gives to the overall benefits of the proposal (and accepting all such benefits as <i>public</i> benefits) would outweigh heritage harm at the lowest level of LTSH, noting that paragraph 212 requires great weight be given to the conservation of any designated heritage asset

		the architectural and historic significance of the listed house. Ancillary buildings associated with the park and estate likewise contribute to the house's historic and architectural significance illustrating its historic function.		In terms of impact to the RPG, this is considered to be at the low level of less than substantial The setting of the House is comprised of the RPG, Heythrop and the wider landscape and peripheral settlements. with harm identified to two components of this setting, taking into consideration the relative degree of separation, the harm is considered to be at the lowest level	
5	Great Tew House Grade II listed building List entry: https://historicengland.org.uk/listing/the-list/list-entry/1368164	The significance of the asset derives from its historic and architectural interest which has evolved over time and includes work from the 18th century. The fabric of the house, through its age, architectural value, level of intactness, materials and construction methods, surviving planform generates much of the significance. The historic associations of the property also make an important contribution to the special interest of the property. The gardens and parkland setting of the house likewise make an important contribution to the significance of the asset.	Considerable significance is derived from the RPG context of the house, and historic architectural features within, as confirmed by the RPG designation. The proximity of the settlement, itself designated in part as a conservation area, adds to the historic interest of the house and park.	Appellant: The proposals do not harm the ability to appreciate the significance of the house. LPA: The proposed development would create a change in function, topography and character which would erode the understanding of the existing site as part of the agricultural landscape setting of the RPG and remove its functional connection to the Great Tew estate. The creation of an additional country house and grounds at the appeal site location would disrupt the existing contextual relationship between the Heythrop Park RPG and that at Great Tew. The setting of the House is comprised of the RPG, Great Tew and Little Tew and with harm identified to two components of this setting, taking into consideration the relative degree of separation, the harm is considered to be at the lowest level	Appellant: There is no material impact on the house and associated assets and there is, therefore, no policy requirement to balance off any heritage harm.: LPA: The LPA accepts that seen in isolation the at most modest weight it gives to the overall benefits of the proposal (and accepting all such benefits as <i>public</i> benefits) would outweigh heritage harm at the lowest level of LTSH, noting that paragraph 212 requires great weight be given to the conservation of any designated heritage asset

This Statement of Common Ground has been agreed by:

West Oxfordshire District Council	
Signed:	
Name:	Emma Baxter
Dated:	21/08/2026

Montagu Evans LLP (on behalf of Mr R Buckle)	
Signed:	
Name:	Dr Chris Miele
Dated:	20/08/2026

APPENDIX

CONSERVATION PRINCIPLES, POLICY AND GUIDANCE (HISTORIC ENGLAND, 2008)

UNDERSTANDING HERITAGE VALUES

Preamble

- 30 People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. These are examples of cultural and natural heritage values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations, at every level from the 'familiar and cherished local scene'³ to the nationally or internationally significant place.
- 31 Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as 'architectural or historic interest' or 'scientific interest', is judged to be 'special', that is above a defined threshold of importance. Designation necessarily requires the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of *all* the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it is has statutory designation.
- 32 Although most places of heritage value are used, or are capable of being used, for some practical purpose, the relationship between their utility and their heritage values can range from mutual support (in the normal situation of use justifying appropriate maintenance) to conflict. Places with heritage values can generate wider social and economic ('instrumental') benefits, for example as a learning or recreational resource, or as a generator of tourism or inward economic investment, although their potential to do so is affected by external factors, such as ease of access. Utility and market values, and instrumental benefits, are different from heritage values in nature and effect.
- 33 This section is intended to prompt comprehensive thought about the range of inter-related heritage values that may be attached to a place. The high level values range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values which derive from people's identification with the place.
- 34 Some values can be appreciated simply as a spontaneous, although culturally influenced, response; but people's experience of all heritage values tends to be enhanced by specific knowledge about the place.

³ PPG 15, *Planning and the historic environment* (1994), para 1.1.

Evidential value

- 35 Evidential value derives from the potential of a place to yield evidence about past human activity.
- 36 Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to people's understanding of the past.
- 37 In the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past. Age is therefore a strong indicator of relative evidential value, but is not paramount, since the material record is the primary source of evidence about poorly-documented aspects of any period. Geology, landforms, species and habitats similarly have value as sources of information about the evolution of the planet and life upon it.
- 38 Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

Historical value

- 39 Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*.
- 40 The idea of *illustrating* aspects of history or prehistory – the perception of a place as a link between past and present people – is different from purely evidential value. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. An historic building that is one of many similar examples may provide little unique evidence about the past, although each illustrates the intentions of its creators equally well. However, their distribution, like that of planned landscapes, may be of considerable evidential value, as well as demonstrating, for instance, the distinctiveness of regions and aspects of their social organisation.

- 41 Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have 'technological value'.
- 42 *Association* with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.
- 43 Many buildings and landscapes are associated with the development of other aspects of cultural heritage, such as literature, art, music or film. Recognition of such associative values tends in turn to inform people's responses to these places. Associative value also attaches to places closely connected with the work of people who have made important discoveries or advances in thought about the natural world.
- 44 The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.

- 45 The use and appropriate management of a place for its original purpose, for example as a place of recreation or worship, or, like a watermill, as a machine, illustrates the relationship between design and function, and so may make a major contribution to its historical values. If so, cessation of that activity will diminish those values and, in the case of some specialised landscapes and buildings, may essentially destroy them. Conversely, abandonment, as of, for example, a medieval village site, may illustrate important historical events.⁴

Aesthetic value

- 46 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- 47 Aesthetic values can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.
- 48 *Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.
- 49 Sustaining design value tends to depend on appropriate stewardship to maintain the integrity of a designed concept, be it landscape, architecture, or structure.
- 50 It can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman. The value of the artwork is proportionate to the extent that it remains the actual product of the artist's hand. While the difference between design and 'artistic' value can be clear-cut, for example statues on pedestals (artistic value) in a formal garden (design value), it is often far less so, as with repetitive ornament on a medieval building.

⁴ For guidance on the restoration on ruins see para 133, on alterations to sustain use, para 154.

- 51 Some aesthetic values are not substantially the product of formal design, but develop more or less *fortuitously* over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces. Design in accordance with Picturesque theory is best considered a design value.
- 52 Aesthetic value resulting from the action of nature on human works, particularly the enhancement of the appearance of a place by the passage of time ('the patina of age'), may overlie the values of a conscious design. It may simply add to the range and depth of values, the significance, of the whole; but on occasion may be in conflict with some of them, for example, when physical damage is caused by vegetation charmingly rooting in masonry.
- 53 While aesthetic values may be related to the age of a place, they may also (apart from artistic value) be amenable to restoration and enhancement. This reality is reflected both in the definition of conservation areas (areas whose 'character or appearance it is desirable to preserve or enhance') and in current practice in the conservation of historic landscapes.

Communal value

- 54 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
- 55 *Commemorative* and *symbolic* values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. The most obvious examples are war and other memorials raised by community effort, which consciously evoke past lives and events, but some buildings and places, such as the Palace of Westminster, can symbolise wider values. Such values tend to change over time, and are not always affirmative. Some places may be important for reminding us of uncomfortable events, attitudes or periods in England's history. They are important aspects of collective memory and identity, places of remembrance whose meanings should not be forgotten. In some cases, that meaning can only be understood through information and interpretation, whereas, in others, the character of the place itself tells most of the story.

- 56 *Social value* is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them. They tend to gain value through the resonance of past events in the present, providing reference points for a community's identity or sense of itself. They may have fulfilled a community function that has generated a deeper attachment, or shaped some aspect of community behaviour or attitudes. Social value can also be expressed on a large scale, with great time-depth, through regional and national identity.
- 57 The social values of places are not always clearly recognised by those who share them, and may only be articulated when the future of a place is threatened. They may relate to an activity that is associated with the place, rather than with its physical fabric. The social value of a place may indeed have no direct relationship to any formal historical or aesthetic values that may have been ascribed to it.
- 58 Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure, so long as its key social and cultural characteristics are maintained; and can be the popular driving force for the re-creation of lost (and often deliberately destroyed or desecrated) places with high symbolic value, although this is rare in England.
- 59 Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place. It includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed.
- 60 Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.