Planning Conservation
Advice Notes

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The Planning Conservation Advice Notes (PCANs) listed below have been devised by the Garden History Society to advise those wishing to determine the impact upon historic designed landscape of specific proposals for change. This includes local planning authorities, potential developers, owners or other interested parties.

These PCANs seek to inform on necessary background information and good conservation practice while at the same time encouraging critical evaluation of the likely type and extent of potential impact. Not all impact is adverse, change is not necessarily detrimental, and opportunities do exist both for development and, where adverse impact has been identified, for appropriate mitigation. Informed evaluation is essential however, if irreversible damage is to be avoided and change is to be implemented in a way that is sympathetic to the historic and visual value of designed landscape.

**Titles List**

PCAN 1: Change of Use (of landscape, and of principal and/or subsidiary buildings)
PCAN 2: Hotel and Leisure Development
PCAN 3: Extension of Educational/Institutional Establishments
PCAN 4: Executive Housing
PCAN 5: Golf
PCAN 6: Vehicle Parking and Access
PCAN 7: Treatment of Boundaries and Entrances
PCAN 8: Telecommunications Masts
PCAN 9: Development of Domestic Amenities
PCAN 10: CCTV and Lighting
PCAN 11: Development in the Setting of Historic Designed Landscape
PCAN 12: Evaluation of New Landscape Features
PCAN 13: Briefs for Historic Landscape Assessments
PCAN 14: Management Plans (including Statements of Significance)
PCAN 15: Play Facilities

Appendix 1: Lists of subsidiary development generated by particular types of change
Appendix 2: General Evaluation Checklist (All types development/all types landscape)
Appendix 3: Planning Context

Planning Conservation Advice Notes 1 to 12 deal with some of the most common types of change proposed in historic landscape or its setting. Notes 13 and 14 describe documentation required to evaluate and support proposals for such change. Appendices 1 to 3, which separate out specific aspects of proposals in note form for quick reference, may also be useful for evaluation of types of change not covered in PCANs 1 to 12.

**Format**

PCANs 1 to 12 are divided into the following sections:

Section 1.0: Introduction
Section 2.0: Information Needed to Evaluate the Impact of Proposals
Section 3.0: Further Information Needed
Section 4.0: Potential for Mitigation
Section 5.0: Watchpoints
Section 6.0: Unavoidable Development/Damage
Section 7.0: Application of Advice
Section 8.0: Planning Context
Section 9.0: Evaluation
Evaluation
Most sections follow a set format but Section 9.0 on evaluation differs between various PCANs. 
PCANs 3; 6; 8; 9; 10; 11 have a flow chart evaluation questionnaire. This may assist planning officers in particular, both in assessment of proposals and in preparation of recommendations for committee – the advice shown in upper case and bold type being intended to inform particularly on the following:
- level of potential impact
- further input which may be needed from other professionals
- further information which may be required
- where condition or legal agreement would be required to avoid adverse impact

PCANs 1; 2; 7 have checklists of questions intended to:
- highlight other relevant evaluation tools
- highlight potential implications of proposals
- list questions relevant to evaluation of impact

PCANs 4; 5 have short checklists of questions intended to:
- direct evaluation to specific conservation advice in the relevant PCAN
- assist evaluation by highlighting potential implications of proposals

PCAN 12 seeks to assist evaluators by offering conservation advice for particular situations.

Current status of advice notes
These planning conservation advice notes may be amended following trialling or with the introduction of new legislation. Any comments, and suggestions for improvement would be welcomed by the Society and feedback on content, usefulness, layout etc. of the sections on evaluation (including flow-charts) would be particularly appreciated.

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