

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

HERITAGE STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT
TREGODDICK FARM, VINGOES LANE, MADRON**

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1. INTRODUCTION

- 1.1 The Government published the revised National Planning Policy Framework in 2019. Paragraph 189 of the NPPF advises that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.2 Paragraph 193 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It goes on to say that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 1.3 Paragraph 195 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 1.4 Paragraph 196 says that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

2. HERITAGE CONTEXT

- 2.1 The site lies outside the conservation area but within its setting. There are also listed buildings within the vicinity of the site.

3. ASSESSMENT OF IMPACT

- 3.1 The Madron Churchtown Conservation Area lies to the south of the site. There is as far as we are aware no appraisal available of the conservation area which sets out its particular merits and historic assets.
- 3.2 The development has the potential to impact on the setting of the conservation area so therefore a scheme would need to be designed sensitively having regard to preserving the character and appearance of the area.
- 3.3 Subject to a detailed design it is not considered that there would be any conflict or unacceptable impact on the adjacent Conservation Area, and the development can be in accordance with national policy objectives.