

**Land North of Cornells Lane, Widdington – 4 dwellings.
Heritage Commentary, against appeal decision comments**

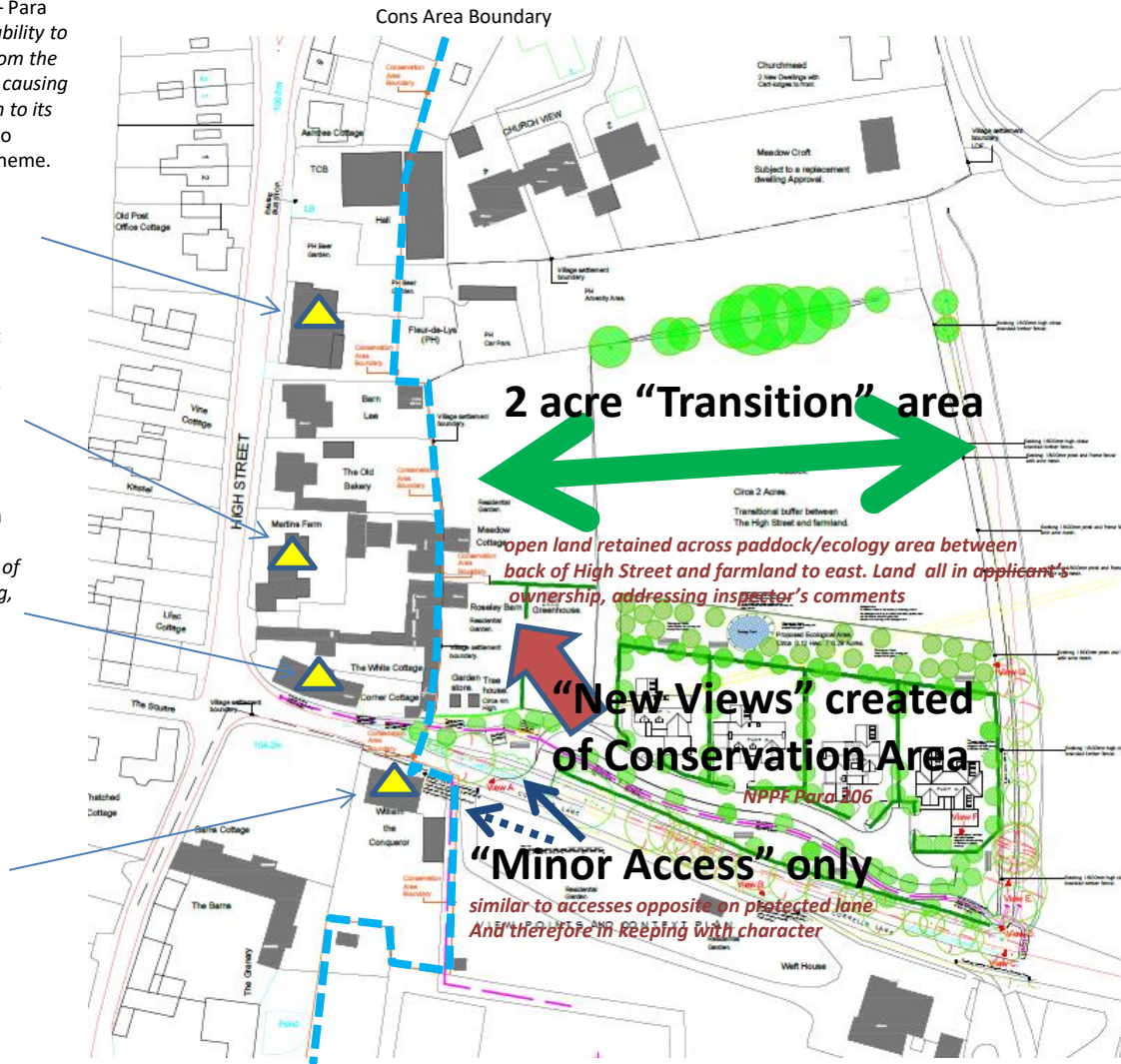
The Fleur-De-Lys Public House – Para 20: *“It would distract from the ability to appreciate the listed building from the High Street and the appeal site, causing some less than substantial harm to its significance.”* However, this is no longer relevant to this minor scheme.

Place Services refer to Martin’s Farm, which cannot be seen from the site and was agreed at the appeal hearing (for 20 dwellings) by the council not be to affected by such larger development.

White & Corner Cottages – Para 25: *“there would be some less than substantial harm by virtue of development within their setting, albeit to the lower end of any scale.”*

William The Conqueror – Para 22: *“there would be some harm to the setting by virtue of such development and activity associated with it, within its setting”. Not definitive in extent. However, much of the cited “some” harm was due to the passing bay/vibrations (see para 21) which is not relevant to the current proposal. Note also the substantial distance away from new buildings and existing/new intervening screening*

OFF MAP TO NORTH Church of St Mary The Virgin – Para 24: *“there would be some less than substantial harm but it would be at the lower end of the scale”*



The main thing to bear in mind is that the inspector’s comments/assessment regarding heritage were based on a much larger site area, larger and differently sited (more impactful) access road and a 20 dwelling housing estate, not 4 linear dwellings off a private drive, such that any alleged heritage harm that was factored in to the appeal decision is significantly diminished. The scheme is a minor village scheme of a characterful linear nature and will not cause “urbanisation” as alleged by Place Services

Widdington Conservation Area –Para 28: *“The proposal, in particular the siting of plots 13 to 20, combined with the scale and overall coverage of built form would visually compete with the village scape of properties in the WCA. Appearing as an almost continuous frontage with limited space in between, it would appreciably erode the sense of openness and harmfully diminish views of a significant part of the WCA from its rural surroundings. It would harmfully detract from the ability to appreciate the WCA and would cause some less than substantial harm to its significance.”* Whilst the degree of less than substantial harm is not stated, it is clear that the much reduced scale and overall coverage, especially where plots 13-20 were sited previously, significantly reduces the extent of harm to the CA, noting the ‘transition’.

Also bear in mind the enhancements being made to create new views of the CA by the footpath, which the para 206 of the NPPF says should be supported: *“Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”*. Place Services cite this paragraph against the scheme..

Protected Lane – Para 30: *“Such effects would be somewhat localised..... Having regard to its significance, this weighs moderately against the proposal”*. The proposal is now at a lower level of the bank and only a minor (private drive) access, no longer proposed as a major road access with footways, so impacts are much reduced from before. The access will also lie opposite a similar one in the bank, so matching the character at this point. Loss of the poor vegetation will be more than compensated for by c. 50 new trees plus various new hedgerows.