

- **The Proposed Development:** The proposals in hand on this occasion constitute the demolition of an existing timber building, replacing with a new building of the same footprint to create a vehicle repair/maintenance/valeting bays.
- **Scale and Proportion of the Proposal:** The scale and proportion of the proposed building will be the same as the existing (which is to be demolished and replaced), and can be clearly identified within the application documents, to which the readers' attention is now drawn.
- **Appearance:** Again, the appearance of the building can be clearly identified within the application documents, to which the readers' attention is now drawn.
- **Access:** Access to the application site remains entirely unchanged from the existing arrangements.

Summary: This document has been requested by the LPA on account of the location of the application site, which is directly adjacent to the Grade II Listed Market Cross.

The above said, the proposed new building will replace the existing building footprint, which is located towards the rear of the site (and accessed from same), and will therefore continue to have minimal (if any) impact upon the heritage asset itself.

Heritage Impact Assessment:

NPPF (paragraph 128) states that *"in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets in importance and no more than sufficient to understand the potential impact of the proposal on their significance"*

In paragraph 131, the NPPF goes on to say that *"In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness"*

The proposed replacement building, which is the subject of this particular application, is situated on the footprint of the existing building (to be demolished and replaced) towards the rear of the application site, which, in turn, is located adjacent to the Grade II Listed Market Cross. Therefore it is the applicant's assertion (as set out elsewhere within this document) that this proposal has no negative impact whatsoever upon the heritage asset concerned.

As a result, whilst read in conjunction with the balance of this document, it is the author's opinion that the 'level of detail' of the Heritage Impact Assessment constituted by this document as a whole is sufficient to appraise the impact of this proposal upon the adjacent heritage asset.

Statement Ends.