

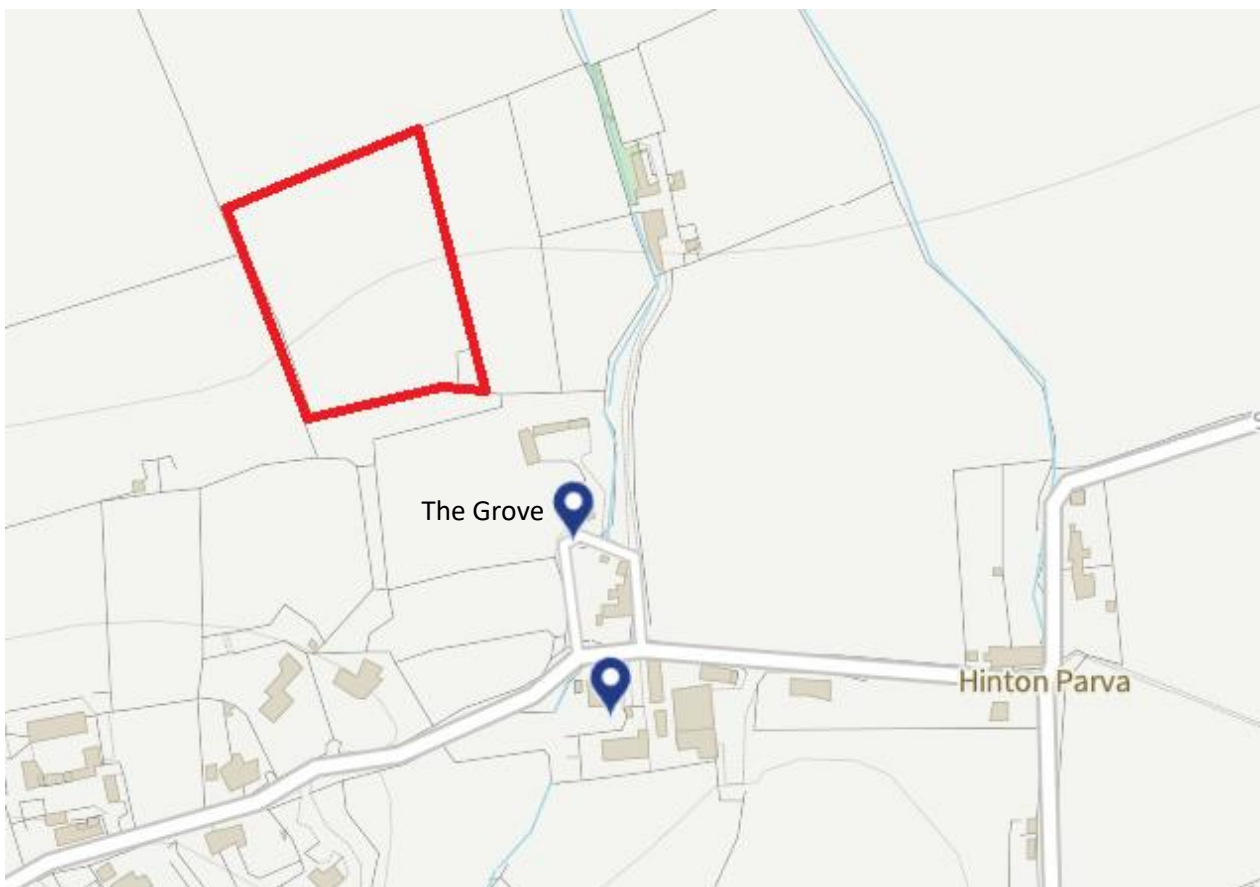
# HERITAGE IMPACT ASSESSMENT

## Full planning application for the erection of a Stable Building on Land to the North West of The Grove, Hinton Parva, Swindon SN4 0DH

This Heritage Statement has been prepared in support of a planning application for the erection of a building containing 2 stables on land at the above site. This document sets out the background to this application, the scope of the proposed work and a discussion of the relevant built heritage issues.

### Site Description

The application site comprises of a roughly rectangular field of approximately 1.17 hectares/2.9 acres located on the outskirts of Hinton Parva. The field is currently used for the keeping of horses. The Grove located to the southwest is a Grade II Listed building. The application site is not located within a Conservation Area nor any other landscape, ecological or archaeological designations.



### Proposed Development

The application seeks planning permission for the erection of stable building. The building would provide stabling for 2 horses and storage for equipment and machinery. The stable would be constructed stained horizontal boarding with a corrugated profiled roof. There would be solar panels mounted on the roof of the stable. The panels would provide a source of sustainable energy for the neighbouring residential property without the need for alterations to the listed building.

### Relevant Planning Policy Guidance

#### National Planning Policy Framework

Given the proximity to several Listed Buildings, national guidance on 'Conserving and enhancing the historic environment' (Section 12 of NPPF) is of relevance.

Paragraph 199 sets out 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 goes on to set out that, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Specifically, it sets out that, substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.***

Paragraph 201 of the NPPF sets out 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 total loss is necessary to achieve substantial public benefits that outweigh that harm...***

Paragraph 202 goes on to set out that:

***Where a development proposal will 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, including where appropriate, securing its optimum viable use.***

In terms of determining whether a development results in substantial or less than substantial harm the Planning Practice Guidance states that will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the NPPF (018 Reference ID: 18a-018-20190723). However, it goes on to set out that in general terms, substantial harm is a high test, so it may not arise in many cases and that it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

#### Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. Section 66 of the Act requires that special regard should be given to the desirability of preserving a listed building or its setting.

#### The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

In the good practice advice, it sets out that all heritage assets have significance and that the contribution made by their setting to their significance varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change.

The advice goes on to set out that conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive.

Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

- Step 1:** Identify which heritage assets and their settings are affected.
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- Step 5:** Make and document the decision and monitor outcomes

Each of these steps is considered in more detail below in assessing the impact of the proposed development.

#### Local Planning Policy Guidance

The site lies within Swindon Borough Council, where the development plan comprises the Swindon Local Plan (SLP) which was formally adopted on 26 March 2015. The Council is currently undertaking a review of its Local Plan 2026 to provide an updated policy framework for the period to 2036. It is considered that this proposal falls to be determined in the light of policy EN10 of the Local Plan, with respect to heritage impact, as set out below:

#### **Policy EN10: Historic Environment and Heritage Assets**

- a. Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.**
- b. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.**
- c. Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.**
- d. Scheduled monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.**
- e. Development within or which would affect the setting of the Borough's Conservation Areas will conserve those elements which contribute to their special character or appearance.**
- f. Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.**
- g. Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.**

#### **Heritage Assets**

##### The Grove

The Grove is Grade II Listed. The Listing for the building is as follows:

**Heritage Category:** Listed Building  
**Grade:** II

**List Entry Number:** 1023279  
**Date first listed:** 20-Sep-1979  
**Statutory Address 1:** THE GROVE

1. 5410 BISHOPSTONE LITTLE HINTON The Grove SU 2283 27/49

II

2. Early-mid C19 detached villa. Two storeys rendered with hipped slate roof. Two large chimney stacks with moulded capping. 'L'-plan. Front of 3 windows, glazing bar sashes with moulded architraves and central portico with Doric columns and gabled pediment. Half glazed 6 panel door with radiating fanlight over.

Listing NGR: SU2258583532

The proposed stable would be positioned approximately 50m to the north west of The Grove.

### **Assessment of Significance**

In terms of the “archaeological, architectural, artistic or historic” importance, The Grove is an attractive example of buildings of its period and therefore has noted architectural merit. The listings focus on the exterior of the building and there is little to suggest that the buildings are of specific historic or archaeological importance.

There are no proposed alterations to any of the heritage assets. The proposed stable building is outside the curtilage of the Listed Building but has the potential to impact upon the wider setting of these heritage assets. The settings of the heritage assets are their immediate curtilage and some key views of the properties from neighbouring land and the road. There are no Public Rights of Way that offer views of the Listed Buildings.

### **Assessment of Impact**

As previously set out, Historic England recommends the broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case. The proposed development has been considered in respect to each of these steps as described below.

#### Identify which heritage assets and their settings are affected

The proposed development has the potential to impact upon the setting of The Grove in terms of its proximity to those properties.

The Historic England guidance sets out that where the development proposal affects views which may be particularly helpful in allowing the significance of an asset to be appreciated and which are therefore part of the setting, it is often necessary to identify viewing points for assessment. The only key viewing points of the heritage asset considered to be of relevance to this application is from City Corner. There are no public rights of way from which the Listed Building is visible.

#### Assess the degree to which these settings and views make a contribution to the significance of the heritage assets

The second stage of the analysis is to assess whether the setting of an affected heritage asset contributes to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.

The proposed stable is not within the residential curtilage of the Listed building. The stable is therefore removed from the immediate setting of the heritage assets. There are some intervening-hedges and trees which help to screen the property from the proposed stable.

The Grove is orientated so that the main/front elevation faces west, looking over the adjoining fields. The listing does not indicate any importance attributed to setting. However, the extent to which any setting is important to the listed building is provided by the open rural landscape to the north and west of the house. The application site is located to the north and therefore sits to the side of The Grove. Views of The Grove from the public road are restricted by banking and trees (see photograph below). There are also limited views of The Grove from the entrance. The proposed stable would not impact upon this view.



***Above: View east along City Corner towards The Grove and West Hinton House (White building visible in Photograph)***

#### Assess the effects of the proposed development

The third stage of any analysis is to identify the effects a development may have on setting and to evaluate the resultant degree of harm or benefit to the significance of the heritage assets.

With respect to the setting of the Heritage Assets, the proposed development would not negatively interrupt wider views from the heritage assets, nor of the site from public/residential vantage points.

The works are commensurate with its proposed use, as are the proposed materials.

Overall, the stable, by virtue of its proximity to the assets and position in relation to key views to, from and across the site, would result in limited harm to these settings. Neither would the development impact upon the evidential, communal or historic value of the Heritage Assets. Accordingly, it is considered that the proposed would have a neutral effect upon the significance of the heritage assets.

#### Explore ways to maximise enhancement and avoid or minimise harm

Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

As set out above site assessment at the inception of the project found that the stable has a neutral effect upon the setting and significance of the heritage assets. The stable is small-scale and will read as a rural

building within a rural setting. There is intervening hedges, trees and boundary treatment between the proposed and the Heritage Asset.

### **Summary**

There are no proposed alterations to any heritage asset as part of this application. Whilst the neighbouring off-site heritage asset is of significant value, the proposed stable would result in limited harm to its setting. Accordingly, it is considered that the proposed development would have a neutral effect upon the significance of the heritage assets.

For the reasons set out above the proposed stable is considered to comply with the NPPF; section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; and policies EN5 and EN10 of the SLP.