

# HERITAGE STATEMENT

## 1. INTRODUCTION

- a. This Heritage Statement accompanies the submission of an application for a temporary marketing suite on the Park and Share at Heneage Farm, Falfield (“the Site”). The marketing suite will take the form of a mobile cabin which will be delivered to the site and removed from the site on a heavy goods vehicle.
- b. Paragraph 200 of the NPPF requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.
- c. This document will set out a statement of significance of those heritage assets affected by the proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- d. The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, artistic and historic interest. This has been guided by the definitions provided in the updated ‘Planning Policy Guidance’. The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England’s guidance document ‘Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets’ (GPA3, 2017).
- e. The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site as the cabin will not require foundations which will result in breaking ground. It is also noted that the Park and Share is a modern construction which is raised ground and so there would not be any archaeological significance in the location the cabin is proposed should any ground need to be broken to create minimal foundations.

## 2. SITE CONTEXT: HERITAGE

### Designated and Non-designated heritage assets

- a. There are 7 designated heritage assets located within 500m of the Site, these are all Grade II listed buildings. Following detailed desk-top analysis, it is considered that the majority of these assets have no functional or associative relationship with the application Site. By the virtue of their distance from the Site, intervening built form, topography, landscape features and limited visibility of the proposals it is not considered that the proposed development would affect the significance or setting of the majority of the heritage assets and as such only Heneage Farmhouse has been assessed within this report due to its close proximity to the Site.
- b. An online search of the South Gloucestershire Historic Environment Record (GLHER) revealed no entries within 500m of the Site. Whilst South Gloucestershire District Council have a Local List, no locally listed buildings are considered to have the potential to be affected by the proposals.

## 3. Legislative and Policy context

- a. Listed Buildings are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires Local Planning Authorities to have special regard to the desirability of preserving their heritage significance and any contribution that their setting makes when exercising their planning functions.
- b. The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- c. Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).
- d. The current development plan for the area is the South Gloucestershire Core Strategy 2006-2027, adopted 2013. Policy CS9 of the plan (Managing the Environment and Heritage) requires proposals to conserve and enhance heritage assets, proportionate to their significance. South Gloucestershire Local Plan: Policies, Sites and Places Plan, adopted 2017 sets out the development management policies. Policy PSP17 Managing the

Environment and Heritage: Heritage Assets and the Historic Environment requires proposals to conserve, and where appropriate, enhance the architectural or historic features and fabric of listed buildings, and their setting.

- e. South Gloucestershire Council are currently preparing South Gloucestershire Local Plan 2020. The plan is currently in early stages of consultation at Regulation 18 stage. As the plan is at such an early stage, it is not a material consideration.

#### 4. HERITAGE CONSTRAINTS

##### Heneage Farmhouse— Grade II listed

- a. Heneage Farmhouse was built in the mid to late 17th century. It is built in limewash rubble with a double roman tiled roof. There are architectural features of note including 2, 3 and 4 light casements with wooden chamfered mullions and surrounds under dripmoulds, as well as a good quality 19th century door under a flat stone hood on brackets. The farmhouse is primarily of historic interest as a good quality 17th century farmhouse with traditional architectural features. There is also local interest for its importance in the agricultural landscape and use of vernacular materials.



*Figure 1 Heneage Farmhouse, Ref.: IOE01/ 12663/15 Alan Bamforth, June 2005. Setting*

- b. The immediate setting of the house is that of its domestic garden space to the front and rear. The rear garden is encircled by a post and rail fence and hedgerow, the front garden is enclosed by a low rubble stone wall. There are also mature trees within the front garden. These features give the asset an enclosed immediate setting.

- c. The farmhouse is set within a farmstead which is centred to the south-east of the asset. There are a variety of modern buildings within the farmstead, constructed of concrete with corrugated roofs. Whilst some of the farmstead is in agricultural use, part of it has been converted to storage use and this has altered its historic functional relationship with the farmhouse. This use causes traffic movement and generates activity at odds with the traditional agricultural character of the farm. However, the buildings continue to give the asset a sense of being part of a larger farm complex.
- d. The farmhouse is more widely surrounded by agricultural land, which was once in association with Heneage Farm, particularly to the south. This open, rural setting positively contributes to our understanding of the farmhouse's significance and function within the agricultural landscape. However, there are significant disruptions to this rural landscape, through the presence of the A38 which runs closely to the farmstead. There is also the presence of the proposed buildings as part of outline permission for the Falfield Grange development site (ref. PT17/4800/O) which will alter the building's setting.
- e. There is some intervisibility between the Site and the asset given their close proximity, however, the mature trees in the garden of the farmhouse largely screen these views. As an area of former agricultural land, the Site can help us to understand the functional context of the asset. Although the contribution this small area makes in understanding the significance of the asset is limited given the surrounding context and the focus of the farmstead to the south of the asset rather than the north.

## 5. IMPACT / CONCLUSIONS

- a. The proposals seek permission for a sales and marketing suite at Heneage Farm, Falfield. The proposed development comprises a sales and marketing suite associated with the Falfield Kings Meadow development site recently approved for 21 dwellings. The marketing suite is only required for the duration of the construction and as such, temporary permission is sought for a period of 12 months.
- b. The sales and marketing suite is located within the Falfield Grange development site which already benefits from outline permission (ref. PT17/4800/O). The building will be temporarily built on the grassed area adjacent to the parking which is open to the public but owned privately. Following the temporary period, the facility will be removed, and the area remediated..

- c. The marketing suite is small scale and is set back from the road behind car parking and grassed verges. As previously stated, there is some intervisibility between the asset and the Site by virtue of their close proximity. However, due to the proposed scale and screening provided by the mature trees within the garden of the asset, the views between the asset and the building are limited. Furthermore, the sales cabin is temporary in nature and the marketing suite does not appear incongruous within the setting of the listed building and the modern car park now established.
- d. Whilst it is accepted that the marketing suite will see further development within the setting of the farmhouse, this change is temporary, and this portion of the land will be returned to its open character after 12 months. Furthermore, the outline permission of the wider Site (ref. PT17/4800/O) and busy A38 already set the precedent for development in close proximity to the asset.
- e. The significance of Heneage Farmhouse is primarily derived from its historic value as a 17th century vernacular farmhouse set within a farmstead. Its immediate setting is focussed to the south with the surrounding farmstead buildings and open land immediately to the south. These elements of its setting are fundamental to how the asset is experienced. The Site simply forms part of the setting by virtue of its location. Whilst the marketing suite will introduce built form within its wider setting, the topography and intervening vegetation is such that the marketing suite and signage will result in no harm to the setting of Heneage Farmhouse. Crucially, this change is also only temporary in nature.. For the reasons set out in this report, the proposals are considered meet the statutory tests of the 1990 Act and fulfil the local and national policy requirements of policies CS9 and PSP17, as well as Chapter 16 of the NPPF.