

4.16. The Cock Inn lies directly opposite the site, south of the B1108. The supporting Heritage Impact Assessment (HIA) has identified that the redevelopment of the garage site offers an opportunity to enhance the setting of this non-designated heritage asset. Sayers Farm, a listed building, lies to the south-west of the site. Retention of the existing hedgerow along the south and west boundaries will mitigate the impact of new development in this location. The HIA also notes that the B1108 creates a separation between the listed building and its setting and the site, further reducing the impact of development in this location.

Legal compliance and duty to co-operate: *The proposal is contrary to NPPF Clause 199:*

“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.”

From a heritage viewpoint, development of the site will adversely impact on the setting of Sayers Farm, a Grade 2 listed and thus designated heritage asset which, due to the bend in the road, will directly face the site. Also, the compression of 20 homes into this small site will not enhance the setting of the Cock Inn, nor the ancient centre of the village which is adjacent to the site. The hedgerows are unlikely to screen the site significantly due to the height of modern housing.

The lack of consistency with national policy means the proposal fails the test of soundness (Para 35, NPPF).