29.8

Heritage Impact Assessment/Listed buildings

Concerns have been raised about the extent of the research done into the potential ecological damage caused by this development. Part of the site is immediately adjacent to three attractive Grade 2 listed buildings which can be seen from the footpaths to the side and from a distance. These historic buildings would no longer be visible if the site were to be developed. Their heritage significance, both architectural and historic, is inextricably linked to their rural and agricultural setting and would therefore be adversely affected if surrounded by a housing development. Being at the very top of a hill -“ fairly prominent on a ridge”, any development of the site would be seen for miles around and be hugely detrimental to the existing landscape and open skylines in an area known for its natural, unspoilt beauty.

The Heritage Impact Assessment arranged by SNDC fails to comply with the NPPF, as there is no evidence SNDC have adequately assessed the heritage impact. E.G. Old Hall Barn was historically part of the Farmstead, and it is clear that this must keep the association of a listed building and it’s heritage (i.e. agricultural land that it was/is with). With the proposed site this would amputate the Old Hall Barn and Farmstead, significantly impacting its heritage. Furthermore, there is a covenant from the Land registry stating that no dwelling/housing to be built on that land.

An independent Heritage Impact Assessment undertaken by a resident appears to differ significantly to the SNDC expert assessment. SNDC appraisal is regarded by some as inadequate as failed to acknowledge a listed building (134a), all windows were looking inward to the farmyard but relates to 134a and not Old Hall Barn.

A footpath has been earmarked within 1m of the listed building which provides no safe access on road access proposed.