29.12

Listed Buildings

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 fine 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.

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.

It is exceptionally unusual for a Council to be doing their own Heritage Impact Assessments, generally this is the landowner who arranges this. Does this not imply a certain amount of bias that overlooks all the things that have been missed and potentially raises possible legal compliance concern, presumably, about the process so far?

An independent Heritage Impact Assessment was requested by a parishioner, which is at odds with the assessment SNDC delivered. SNDC’s assessment is inadequate as it failed to acknowledge a listed building (134a). In addition, the assessment mentioned all windows of the Old Hall Barn were looking inward to the farmyard but this fact relates to the missed listed building (134a).