

HERITAGE IMPACT ASSESSMENT

1. INTRODUCTION

- 1.1 The Government published the latest version of the National Planning Policy Framework in December 2024. The Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. It is also advised that the level of detail should be proportionate to the assets importance and should be no more than is sufficient to understand the potential impact of the proposal on their significance.

2. HERITAGE CONTEXT

- 2.1 Thornhill Hall (a grade II listed building and scheduled monument) lies on the opposite side of Hall Lane and there are two listed buildings to the south east of the site (Thornhill Hall and Thornhill Hall Cottages). Thornhill Conservation Area lies to the south and west.

3. PLANNING POLICY CONTEXT

- 3.1 Policy LP35 of the Local Plan says that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.
- 3.2 Paragraph 207 of the Framework advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.3 Paragraph 212 states 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. The more important the asset, the greater the weight should be.

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

4. HERITAGE ASSESSMENT

- 4.1 Having regard to the context of the designated heritage assets alongside the development as proposed the local planning authority has previously taken the view (under application number 2018/61/92842/E) that the layout, scale, appearance and landscaping of the site would preserve the significance of these assets.
- 4.2 The application proposals remain the same as those put forward in the 2018 application and as a result there is no reason for any different conclusion to be reached than previously.
- 4.3 Therefore, the application accords with Policy LP35 of the KLP and the advice in the NPPF.