

BHCC33 – Additional Information – Clarification of the requirement in City Plan Policies for Heritage Impact Assessment

There is no requirement in CPP1 policy CP15 for a Heritage Statement or Heritage Impact Assessment to be submitted with an application. The council has relied on paragraph 194 of the NPPF in this respect.

It is acknowledged that on strategic and large sites, such as those covered by the Site Allocations in CPP2, a more comprehensive assessment will be necessary. It is therefore proposed through Main Modifications to insert the following wording into the supporting text of CPP2 policies DM26, DM27, DM28, DM29 and DM30:

'Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.'

It is suggested that this text be inserted into the following supporting text paragraphs.

DM26 Conservation Areas

MM	Policy DM26 Para 2.208 Page 85	<p>DM26 Conservation Areas</p> <p><i>Add new sentence to end of paragraph of 2.208 to read:</i></p> <p>2.208 Contemporary and innovative design approaches in conservation areas will be supported where they meet the policy. Such approaches may be most appropriate in those conservation areas that are diverse in character and appearance. In all cases applications should demonstrate that they have been subject to careful design and heritage analysis. <u>Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.</u></p>	For clarity.
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DM27 Listed Buildings – 2.218

MM	Policy DM27 Para 2.218 Page 87	<p>DM27 Listed Buildings</p> <p><i>Add new sentence to the start of paragraph of 2.208 to read:</i></p> <p><u>Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.</u> Recording of a building may be required where historic fabric or features are to be lost or irreversibly altered. In such cases the council will expect the recording to be proportionate to the scale of the loss and to be carried out in</p>	For clarity.
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		accordance with the appropriate recording level set out in Historic England's guidance.	
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DM28 Locally Listed Heritage Assets – 2.221

MM	Policy DM28 Para 2.221 Page 88	<p><i>DM28 Locally Listed Heritage Assets</i></p> <p><i>Add new sentence to end of paragraph of 2.221 to read:</i></p> <p>A locally listed heritage asset is defined as a non-designated heritage asset under the terms of the NPPF; it has been identified as having a degree of significance meriting consideration in planning decisions. This policy recognises the desirability of sustaining and enhancing the significance of heritage assets. It is important that any new use is viable for the long term future conservation of the asset, as well as for the current owner. <u>Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.</u></p>	For clarity.
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DM29 The Setting of Heritage Assets – 2.228

MM	Policy DM29 Para 2.228 Page 90	<p><i>DM28 The setting of Heritage Assets</i></p> <p><i>Add new sentence to end of paragraph of 2.228 to read:</i></p> <p>For smaller developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings; the degree of physical separation between the development and an asset may be relevant. Proposals affecting very significant assets or multiple assets and/or changes likely to have a major effect on significance will require a detailed approach to analysis and assessment. <u>Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.</u></p>	For clarity.
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DM30 Registered Parks and Gardens – 2.234

MM	Policy DM30 Para 2.234 Page 91	<p><i>DM30 Registered Parks and Gardens</i></p> <p><i>Add new sentence to end of paragraph of 2.234 to read:</i></p> <p>Where feasible the council will seek the removal of structures and uses that detract from the special historic interest of the park and garden. New landscaping and other works within these parks and gardens should be based upon a clear understanding of the significance of the park and garden. <u>Where appropriate, having regard to the scale of development and the extent and importance of the heritage assets, a Heritage Impact Assessment will be required with an application.</u></p>	For clarity.
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