planning

From: Jo Tucker
Sent: 18 November 2020 15:33
To: Stacey Robins
Cc: planning
Subject: WD/2020/6511/SCO - Land at Downlands Farm, Uckfield

Categories: Consultee

Dear Stacey,

Please accept this email as my formal response on the request for a scoping opinion at the above site development of up to 500 residential dwellings with associated parking, infrastructure, landscaping and access.

Heritage assets in the vicinity of the site include the following:

- Budletts House (Nizam), London Road – listed at Grade II, list entry number: 1028229
- Spring Cottage, London Road – considered to be a non-designated heritage asset due to its age and the fact that it represents a traditional roadside cottage of the 18th or 19th century which has not had extensions and retains its original form and character.
- Oast Cottage, Snatts Road – listed Grade II, list entry number: 1028090
- Swallows Barn (formerly Barn at Downlands Farm), Snatts Road – listed grade II, list entry number: 1262256
- Partridges Oast, Snatts Road – considered to be a non-designated heritage asset due to its age and the fact that it is part of the remains of the post medieval farmstead, being a converted oast house.

The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) (thereafter referred to as The Act). The NPPF at paragraph 193 states that great weight should be given to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance and this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The NPPF requires Local Planning Authorities at paragraph 200 to look for opportunities for new development within the setting of heritage assets (designated or non-designated) to enhance and better reveal their significance. Any change will affect how the setting of a heritage asset is experienced, be that from the public or private domain. The resultant change to setting needs to assessed as being either harmful (substantial or less than substantial); as making a positive contribution such as better revealing the asset or the understanding of the asset; or having a neutral contribution.

The guidance issued by Historic England 'Good Practice In Planning Note 3 – The setting of heritage assets' clearly explains the broad approach to assessing the role of setting, to be undertaken as a series of steps:

- Step 1: identify which heritage assets and their settings are affected
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

• Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance
• Step 4: explore the way to maximise enhancement and avoid or minimise harm
• Step 5: make and document the decision and monitor outcomes

This five step approach should be used to inform any development of land within the setting of a heritage asset. Therefore, I would request that this exercise be undertaken to inform the proposed layout and development of the land at Downlands Farm. It may be that through this exercise other non-designated heritage assets may be identified within the vicinity of the site and I would expect these to also be included within this exercise.

[redacted]

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Please note given the recent guidance relating to Covid-19 the decision has been made for the majority of staff to work remotely. We will aim to provide you with the same level of service during this time, but to help, we would be grateful if you could contact us primarily by email, using planning@wealden.gov.uk.

Further details on the reponse of the Council's Planning and Building Control Services to Covid-19 are available here: https://www.wealden.gov.uk/planning-and-building-control/planning-services-coronavirus-covid-19-update/

From Monday 7th September the office reception will be open on a trial basis. All visits to the Council's reception will be by **strict appointment only** for customers with **a specific need** to see an officer in person. Social distancing measures will be in place and enforced at all times. Opening hours are limited to Monday, Wednesday and Friday from 10am until 1pm.

The Wealden website (www.wealden.gov.uk) remains the most convenient way to access Council services 24/7. The Contact Centre continues to operate remotely and is available during "normal" office hours Mon/Tues/Thur/Fri 08:30am – 5pm, Wed 09:00am – 5pm.