



HERITAGE STATEMENT

Sainsbury's Local, 14 Eagle parade, Buxton, SK17 6EQ

This Heritage Statement has been prepared in support of a full planning application for the replacement of plant machinery and associated equipment on the roof at the existing Sainsbury's Local Store at 14 Eagle Parade.

SITE CONTEXT

The application site comprises the roof of the existing Sainsbury's Local Store which is located within a mixed commercial and residential area in Buxton Town Centre. The Sainsbury's Local Store is a key retailer within the town centre and employer in the local area.

The store is located within the Central Buxton Conservation Area. The building is not listed, however there is a Grade II Listed Drinking Fountain (List Entry Number: 1258032), which is located directly adjacent to the Sainsbury's store. These heritage assets are considered within this statement. There are no other designated heritage assets within close proximity to the site which have the potential to be affected by the proposals.

This Heritage Statement has been prepared in the context of the relevant planning legislation and the local and national planning policy requirement for the impact of proposed works on the significance of heritage assets to be addressed specifically paragraph 194 of the National Planning Policy Framework (NPPF) 2021, which states 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 proposals on their significance.'

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

HERITAGE ASSETS

As shown in Figure 1 and 2 below, the store sits within the Central Buxton Conservation area and is located directly opposite to a Grade II Drinking Fountain. Note the site is outlined in red.

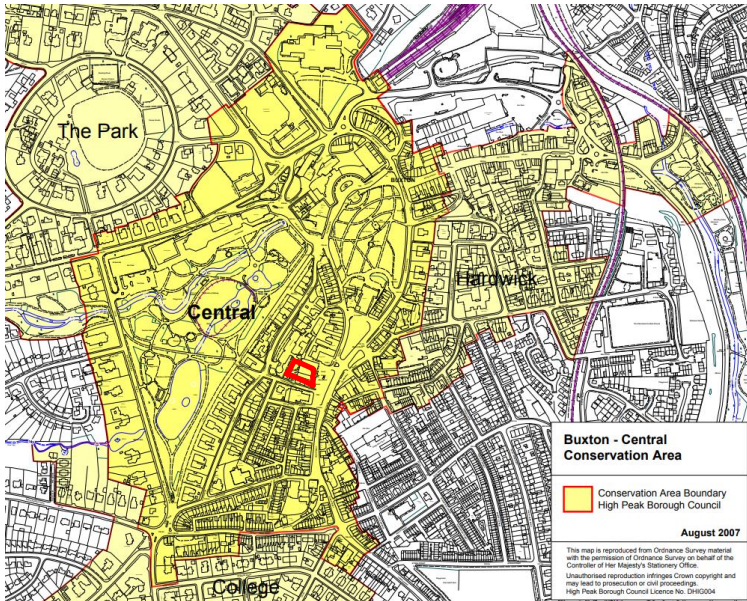


Figure 1: Central Buxton Conservation Map

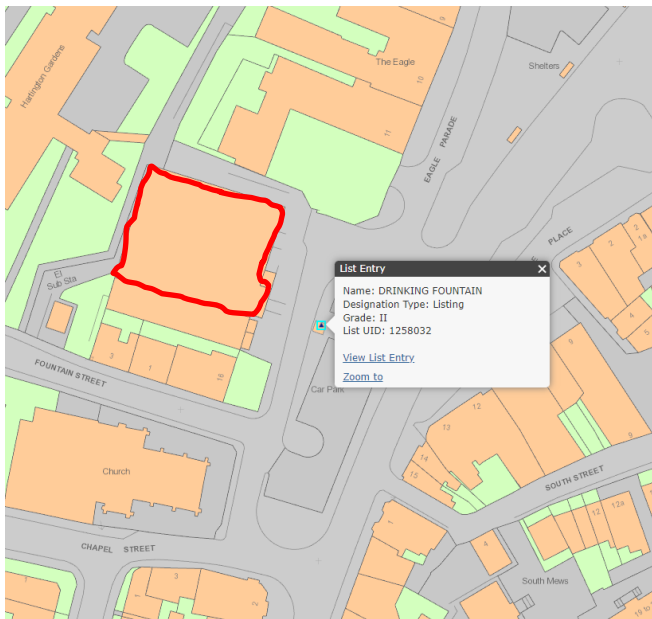


Figure 2 Grade II Listed Drinking Fountain

The proposed development involves the replacement of the existing plant on the roof of the Sainsbury's Local Store with new air conditioning (AC) and refrigeration plant.

PLANNING POLICY

National Planning Policy Framework (NPPF) (2021)

Chapter 16 of the NPPF (2021) sets out national planning policy on the historic environment.

Paragraph 189 states that heritage assets range from buildings of local historic value to those of international significance.

Paragraph 197 provides a framework for decision making on proposals that could have an impact on heritage assets setting out that:

"In determining applications, local planning authorities should take account of:

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraphs 199 to 203 sets out how potential impacts should be considered in the determination of applications. Paragraph 199 requires “great weight to be given to the (heritage) asset’s conservation” with Paragraph 200 stating that “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”. Paragraph 201 sets out matters to be considered where proposed works would lead to substantial harm. Paragraph 202 states that where proposals would result in less than substantial harm, the harm “should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Local Plan

Local planning policy sets out the criteria that will be used in the determination of planning applications and had been used to inform and guide the design and development of the proposal.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan for High Peak Borough Council comprises of The High Peak Local Plan (2016). A review of the Local Plan has now commenced to update the policies deemed out of date and consider the scope of wider amendments. The Early Engagement consultation took place between 19th January to 3rd March 2023. It is expected that the Updated High Peak Local Plan will be adopted in Q2 2026. The relevant policies are set out below:

- Policy EQ6: Design and Place Making; and
- Policy EQ 7: Built and Historic Environment.

Policy EQ6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change whilst also contributing to local distinctiveness and sense of place.

Policy EQ 7 states that the Council will conserve heritage assets in a manner appropriate to their significance. Development proposals in Conservation Areas should demonstrate how the proposal has taken account to the distinctive character and setting of individual Conservation Areas.

SIGNIFICANCE OF THE HERITAGE ASSETS

The Grade II listed “Drinking Fountain” (List Entry Number: 1258032) dates back to the early 19th century. The listing description notes that it is a bowl-shaped urn with a rolled top on a stepped base, supported by a square stone pedestal with cornice to its top. It was listed in 1973.

It is of Group Value, as are a number of other heritage assets in the market square including the Market Cross (List Entry Number: 1258033, Buxton House (List Entry Number: 1257906) and New Inn (List Entry Number: 1258031). The market square centres on the Town Hall (List Entry Number: 1259171).

The drinking fountain is of historic, aesthetic and communal value, illustrating the historic character of the market square.

The significance of the Central Buxton Conservation Area derives from its historic development as a spa and market town. The application site forms part of the market place, which is the central shopping area.



POTENTIAL IMPACT ON THE SIGNIFICANCE OF THE HERITAGE ASSETS

The proposed development will have no impact upon the significance of the identified heritage assets, including the Grade II Listed Drinking Fountain and The Central Buxton Conservation Area.

This proposal is for the replacement of existing plant machinery on top of the store roof with new AC and refrigeration plant. Given the scale, design and location of the plant, all of the plant will be screened by the roof walls and will not be visible to any heritage assets nor residential buildings. It will not result in any change to the retail character of the building within the market place. The proposal is, therefore, in accordance with Policy EQ7.

CONCLUSION

The proposed development involves the replacement of the existing plant on the roof of the Sainsbury's Local Store with new air conditioning (AC) and refrigeration plant. The site is located within the Central Buxton Conservation Area and is located directly opposite a Grade II Listed Drinking Fountain. The proposals are entirely appropriate to the use of the store and are in complete accordance with local and national planning policy. The proposed development does not impact the setting of the heritage asset nor the impact of the conservation area. The replacement plant will still be screened by the roof wall of the store and will not be visible to any heritage assets. As such, the proposed development should be approved without delay as the proposed development is required to improve the operational efficiency of the store.