

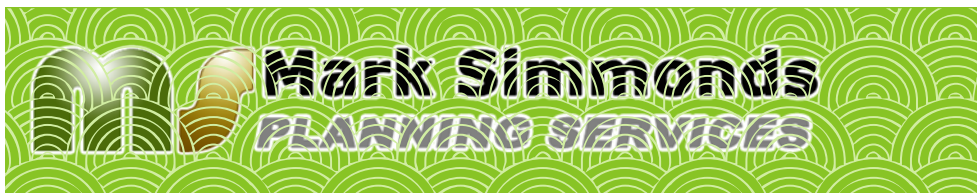
Mark
Simmonds
Planning
Services Ltd
Mercury
House
DN21 1DY

Heritage Statement

Residential Development

ON LAND ADJACENT BUXTON ROAD
CHINLEY
SK23 6DN

JANUARY 2025



HERITAGE STATEMENT FOR Land adjacent Buxton Road, Chinley.

1.0 Introduction.

- 1.1** The National Planning Policy Framework (NPPF) (2024) states at paragraph 207 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

- 1.2** This Heritage Statement has been prepared to support an outline planning application for the development of up to 5no. residential dwellings.

2.0 Scope of Report

2.1 This Heritage Statement will identify and describe all the heritage assets that the proposed development may affect, including their settings.

2.2 The proposed site sits outside of but adjacent to the Conservation area of Chinley.

2.3 This Statement incorporates an assessment of the historic assets.

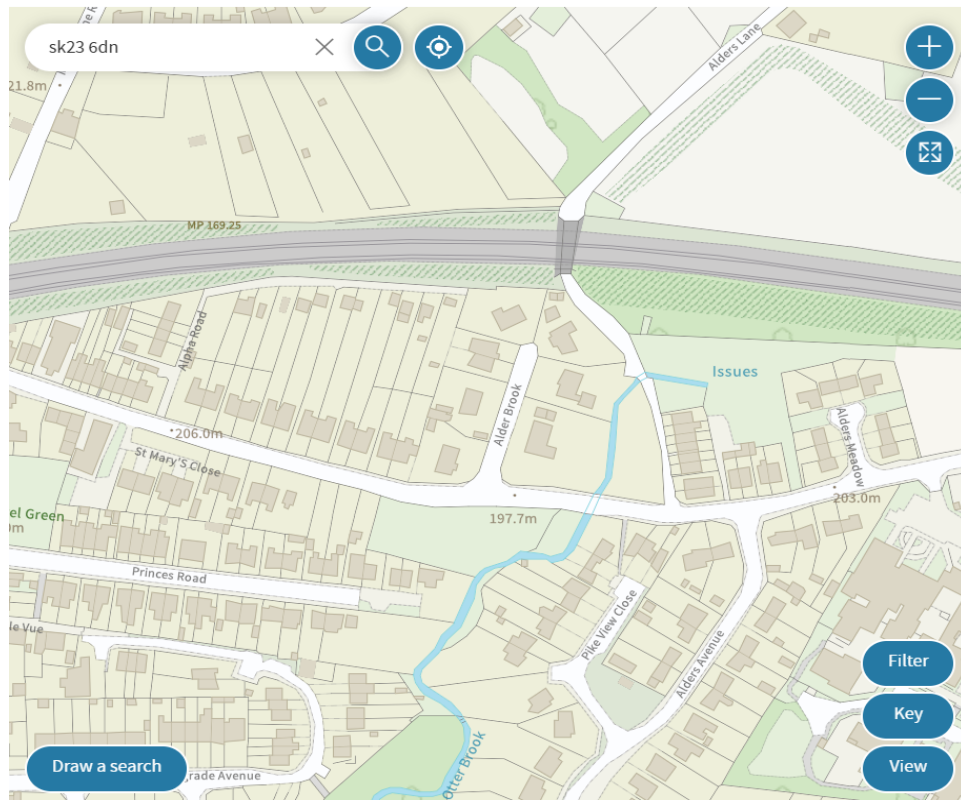
2.4 This Statement also includes a statement of justification for those works, together with details of the mitigation through design.

3.0 Description of heritage asset/s

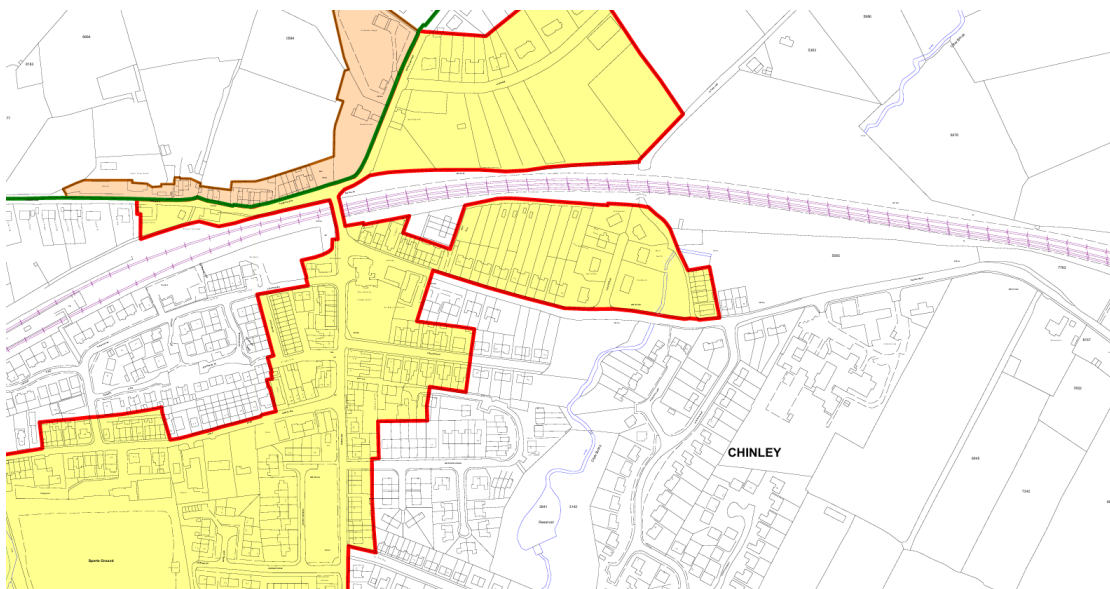
3.1 The site is outside of but adjacent to the Chinley Conservation area which is protected by Policy EQ7 of the High Peak Local Plan.

3.2 Historic England's 'List' has been searched and there are no listed buildings near to the site.

3.3 There would be no visibility from the application site under consideration to any listed heritage asset, therefore, no listed buildings are affected.



Extract from Historic England map search of the site.



Chinley and Whitehough Conservation Area

4. Heritage Significance

4.1 The site is outside of but adjacent to the Chinley Conservation area, designated in the High Peak Local Plan.

5.0 Description of the proposals

5.1 The proposed development is for up to 5no. residential dwellings.

5.2 An illustration of the proposed layout (indicative) is set out here:

NB: NTS - These are not to true scale but are for illustration of this Heritage Statement only – the submitted plans should be seen for scaling.



Aerial image of the site (Google maps 2025)



Proposed indicative Site Plan (Not to scale – see submitted plans for scaling).

6.0 The Heritage Impact

6.1 The proposals would have no unacceptable or material impact upon any designated heritage assets.

6.2 The proposed site sits outside of the Chinley Conservation Area. Buxton Road to the north of the site separates the site from the Conservation Area.

6.3 The NPPF states that any harm to heritage assets should be weighed against the public benefits of the proposal. For non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.4 There are no designated assets, ie listed buildings, and the site is outside of the Conservation area.

7.0 Justification

7.1 The development would have some, acceptable, physical and visual impacts upon the character of the immediate surrounding area, but minimal impacts to the wider setting of the area, the dwellings would be designed to reflect the appearance of the existing properties and the street scene, including features to retain the character of this area.

7.2 It is not considered that there would be any 'substantial' harm or loss of significance as the proposed development would be directly adjacent to existing dwellings and would be viewed against the backdrop of the existing development.

7.3 The proposals would add to the local housing stock at a time when there is a recognised national housing crisis, this is a significant benefit from the proposals.

7.4 Mitigation -The development would be sympathetically designed to be a high-quality addition of housing in keeping with the surrounding area.

8.0 Legislation and Policy

8.1 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development. The purpose of this Heritage Statement is to satisfy paragraph 207 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 proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the

heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

8.2 The statutory protection for conservation areas is laid out in the 1990 Planning (Listed Buildings and Conservation Areas) Act. The Act defines a conservation area as an area identified by the Local Planning Authority as having 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (s69(1)(a)). It is recognised in national planning guidance that this does not mean that every aspect of a conservation area's character or appearance is to be preserved or enhanced: 'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.' (NPPF para.220).

8.3 The importance of identifying the significance of a heritage asset is highlighted in the National Planning Policy Framework (NPPF) as this is essential in informing future change that affects heritage assets. The aim of heritage conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity. In Annex 2 of the NPPF 'significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'

8.4 The NPPF sets out decision-making policies using different terminology from that used in the 1990 Planning (Listed Buildings and Conservation Areas) Act, referring in particular to 'conservation of significance'. Historic England state that 'In essence, 'significance' is the sum of the heritage interests and so the special architectural and historic interest in a listed building or conservation area is part (or all) of its significance.'

8.5 The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account 'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation'. However, the NPPF makes clear that non-designated heritage assets are to be treated differently in planning judgements than designated heritage assets.

8.6 In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. Instead, the NPPF states at paragraph 216 that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

High Peak Local Plan

Policy EQ7: Built and Historic Environment

The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with subarea strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Scheduled Monuments
- Archaeological Sites or heritage features
- Heritage trees and woodlands
- Locally listed heritage assets

9.0 Conclusions

9.1 The proposal would seek to provide a sympathetically constructed high-quality development.

9.2 The provision of a small development of residential dwellings in this location can be achieved with no material harm to any interests of acknowledged importance.

10.0 Glossary

The following terms are defined in the **Glossary of the NPPF**:

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.