

A major residential housing proposal on land abutting the canal and lock in an edge of village setting. The canal at this point joins the river and this area is included within the village conservation area. The application as originally submitted proposed houses immediately adjacent to the canal and lock with close boarded fencing to the boundary.

This arrangement failed to engage the development with the canal and the Trust noted in the initial consultation response that the Landscape and Visual Impact Assessment accompanying the application identified that the development as proposed would have a substantial adverse impact upon the locality, but did not offer any solutions for how this could be mitigated.

The NPPF (paragraph 189) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, and advises that a proportionate approach should be taken upon the level of detail required to assess the potential impact on their significance.

The canal and lock are both significant features within the Conservation Area, and as such the Trust considered that the potential impacts upon them and their setting should be identified and evaluated. The Heritage Statement was brief and the document did not include any detailed assessment of potential impacts on the canal, the lock or their setting.

The Trust considered that the layout of the proposed dwellings would have a detrimental impact upon the

character and appearance of the conservation area without the reasoned justification required by the NPPF.

The Trust objected to the proposal upon these grounds and the application was amended to set the houses away from the canal. This enabled the Trust's objections to be removed, subject to the imposition of a landscaping condition in that the event that planning permission was granted.

Heritage Assessments, when carried out in accordance with the NPPF, provide the opportunity to fully assess the impact of a proposal upon the waterway as an important feature of a Conservation Area.

LPAs. Does your application checklist require a Heritage Assessment? Pre-application engagement with the LPA and the Trust helps to reduce the number of revised plans/documents/applications that need to be submitted.

