

Policy EN13 – Heritage Assets



Option	Total	Percent of All
Support	55	12.09%
Object	3	0.6593%
Support with observations	16	3.516%
Other	2	0.4396%
Not Answered	379	83.30%

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Name	User ID	Support/Object	Issue or Comment	What changes would you like to see made to this policy?	Officer Response	Proposed Amendment
Robert Ian Lockey	ANON-BHRP-4H3G-2	Support with observations	The Council seems to be exceeding its brief here; it only needs to identify and deal with threats to heritage assets, and not try to manage them in their entirety.	The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through: A) seeking to ensure the protection and enhancement of Heritage Assets and their settings when considering proposals for development on, in, or adjacent to them. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting. B) identifying and dealing with threats to heritage assets. C) ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, in conjunction with neighbourhood planning groups where appropriate; D) allowing sustainable tourism opportunities in Heritage Assets in the borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset.	The Council is required to do more than identify and respond to threats. Para 126 of the NPPF requires that Local Planning authorities should set out in their Local Plan a <i>positive strategy</i> for the <i>conservation and enjoyment</i> of the historic environment.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	Ensure that developers protect the hidden archaeology within the field systems that surround the borough especially in the rural areas where earthworks show of previous settlements or ancient ridge and furrow landworking, which are all part of the rural scene that enhances and promotes the tourism trade around the borough and makes it the area that people wish to move into both for domestic and small scale business developments.	As in 1 above	Noted.	
Broughton and Dalby Parish Council	ANON-BHRP-4H4T-G	Support		Asset list should be reviewed periodically. You should be able to add and remove assets.	Noted.	
Alan Luntley	ANON-BHRP-4HEQ-X	Support		Inclusion of grade 2 listed way markers (milestones) to be properly maintained - repainted every 5-10	Noted.	

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				years. Example - milestones on A607 in the Parish of Waltham on the Wolds and Thorpe Arnold		
Persimmon Homes	ANON-BHRP-4HF3-1	Support with observations	A) Officer discretion must be employed to weight up the pro's and con's attributed to for instance the construction of the relief road, versus preservation of scheduled heritage assets.	Softening of the wording regarding heritage protection would introduce flexibility to allow officers discretion to weight the merits versus harm.	Paragraph 3 refers to “the need for a balanced judgement about the scale of any harm or loss and the significance of the heritage assets”. It is considered unnecessary to repeat Paras 132 to 134 of the NPPF regarding weighing up substantial and less than substantial harm against public benefits, given that all applications will be appraised against Chapter 12 of the NPPF as well as Policy EN13.	
John Moore	ANON-BHRP-4HZS-N	Support with observations	The preface to the Heritage section [para 7.23.3 of the published Emerging Options (Draft Plan)] states “Melton Borough contains a wealth of heritage assets which play an important part in the local character and identity of the Borough. Therefore, it is important that both designated and non-designated heritage assets are recognised and protected. Where possible they should be enhanced through the new Melton Borough Local Plan”. It therefore follows that heritage assets which are not subject to statutory protection should be considered for local designation. It would be remiss of the Council not to do so.	It would be better to refer to non-designated assets in the policy rather than archaeological remains.	Noted.	Amend policy: "Melton Borough has a number of important heritage assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs), and other archaeological remains in addition to other <u>non-designated heritage assets (ranging from nationally to locally important heritage features).</u> "
Melanie Steadman	ANON-BHRP-4HFE-K	Support with observations	A) ... in, on or adjacent (to heritage assets). This is not specific enough. In the vicinity of a heritage asset and close enough to be an influence on a heritage asset should be phrases also included here. A windmill could be 150 m from a church but still ruin its setting, character and tranquillity.	Wording - above.	“in or adjacent to” refers to heritage assets <i>and their settings</i> .	A) “Seeking to ensure the protection and enhancement of Heritage Assets and their settings, <u>including non-designated heritage assets</u> when considering proposals for development <u>affecting their significance including setting</u> . Proposed development should avoid harm to the significance of historic

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						sites, buildings or areas, including their setting.”
Susan Love	ANON-BHRP-4HZP-J	Support	Ensure that they are enforced.		Noted.	
Moira Hart	ANON-BHRP-4HU7-M	Support with observations	<p>The Old Manor House in Long Clawson is listed Grade II*, which places it amongst the top 8% of English listed buildings. The house is described as “magnificent” in the Borough Council’s appraisal of the Long Clawson Conservation Area prepared in May 2014.</p> <p>The principal feature of Long Clawson's Old Manor House is its pond. Any development off Sandpit Lane would substantially prejudice the natural supply of water to the pond, as well as increasing the risk of sudden run off and pollution through the use of an unsustainable SUDS system relying on pumps that could fail at any time.</p> <p>I agree therefore that MBC should be seeking to ensure the protection and enhancement of Heritage Assets and their settings when considering proposals for development on, in, or adjacent to them. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.</p>		Noted.	
sarah mant	ANON-BHRP-4HUE-2	Support with observations	In Croxton Kerrial, one of the sites identified would remove the view of the grade 2 listed windmill on saltby road to people entering the village, as well as removing the open views from the windmill itself		Noted.	
Deborah Caroline Adams	ANON-BHRP-4H38-K	Support with observations	Some so-called "heritage assets" are probably beyond repair and could really do with demolishing e.g. the bit of wall alongside what I believe to have been the old Roman Road to London which runs between Play Close and the Burton Street car park.	Hopefully a preservation order will not be slapped on any of the buildings on the old Melton hospital site.	Noted.	
Anthony Paphiti	ANON-BHRP-4HBV-Z	Support	We do not "own" our heritage. We are custodians of our heritage for future generations. It must therefore be preserved and protected. We should not make decisions which diminish it in any way.	Ensure that all development preserves and protects the setting of our heritage assets so that they may be enjoyed in their proper setting without interference from modern structures that detract from that setting and enjoyment.	Noted.	
Neil Meadows	ANON-BHRP-4H6M-B	Object	Frisby on the Wreake is a picturesque village, which is part of local heritage. The plan to build an excessive number of houses there (48!) will trample all over a beautiful area and spoil it for future generations.	Rethink on the number of houses allocated to rural locations.	Please refer to officer response to site allocations.	
Sheryl Smart	ANON-BHRP-4H1G-Z	Support	The people who make the decisions regarding development often have never been to the site in question - things may look nice of an architects submission but look totally wrong in context. More site visits should be made first by planning.		All sites are visited by the officer responsible for carrying out the appraisal of a proposal.	
James &	ANON-	Support	We support the council’s	If the building comes to the south of the town,	Noted.	

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Amanda Sparrow	BHRP-4H6U-K	with observations	intention to ensure the protection and enhancement of Heritage Assets and their settings when considering proposals for development on, or adjacent to them. In order to preserve the environment and the landscape, it will be essential to plan carefully how such assets can be protected from the visual impact, noise and light pollution of any development or new roads.	landscaping will need to be sufficient so as to not adversely effect the setting of a listed building.		
Colin Love	ANON-BHRP-4HBR-V	Support	But this was never argued by MBC when Barratt's proposed the Belvoir Road development in Bottesford that has now removed the view of Grade 1 Belvoir Castle from the cricket pitch and bowls club and also the views of best part of Grade 1 St Mary's Church when seen from the footpaths to the south of the development.	Just that it is meaningfully enforced and implemented	Noted.	
Angus Walker	ANON-BHRP-4HB4-X	Support with observations	Heritage assets are not just bricks and mortar but views, peace, light, wild life, rivers, and undeveloped spaces		Noted.	
Asfordby Parish Council	ANON-BHRP-4HGY-8	Support with observations	Policy EN13 should encourage the identification of local Heritage Assets through the preparation of neighbourhood plans.		Noted.	Policy amendment to refer to evidence base information; historic landscape characterisation studies, the Heritage Environment Record (HER), and local heritage assets identified in Neighbourhood Plans.
Elizabeth Ann Johnson	ANON-BHRP-4HGR-1	Support with observations	Para.7.23.3 of the Heritage section refers to "...a wealth of heritage assets which play an important part in the local character and identity of the Borough. Therefore, it is important that both designated and non-designated heritage assets are recognised and protected. Where possible they should be enhanced through the new Melton Borough Local Plan". Without more definition this is sentiment is difficult to act upon.If the Council gave statutory protection by local designation it would be easier to implement.			Amend policy: "Melton Borough has a number of important heritage assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs), and other archaeological remains in addition to other non- <u>designated heritage assets (ranging from nationally to locally important heritage features).</u> "

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Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Support with observations	It is important to conserve not only the Conservation Areas but also their setting i.e. the views into and out from these designated areas. New developments within Conservation Areas must be compatible with existing buildings in terms of design and materials.	See above.	Policies EN1: Landscape, SS3: Sustainable Communities and EN6: Settlement Character deal with issues relating to views, settings, character and the settings of historic built form.
Belvoir Estate	ANON-BHRP-4HHZ-A	Other	The Belvoir Estate is the custodian of a significant number of listed buildings most of which are in an appropriate use. There are, however, a number of buildings which at present are unused. Some of these are statues or other ‘follies’, such as the walled garden, and these are dependent on income from the Estate to ensure that they are maintained in good condition. Projects such as the restoration of the gardens or the expansion of visitor facilities will also benefit some of these buildings and structures. However, there are a number of properties which are vacant and which would benefit from a new use to ensure that they are maintained. The reuse of these properties, together with some enabling development, would ensure that they do not deteriorate beyond repair. The Scheduled Ancient Monuments (SAM) are generally in areas where there is little pressure for development and are not at significant risk. Options for the future of Croxton Park are being examined and the impact on the SAM in this location needs to be assessed.		Noted.
Mary Anne Donovan	ANON-BHRP-4HUR-F	Not Answered	I think that statement that new developments in Conservation Areas should be consistent with the special character of those areas is not achievable within the law unless you refer only to infill in town Conservation Areas or village centres. Rural Conservation Areas usually have a large landscape component, represent sites of historic importance, and have by their rural nature extensive settings highly sensitive to development not recognized in this policy.	A strategy to protect and enhance heritage assets in a period of high housing growth: -A Borough wide assessment of all heritage assets using current standards detailing significance, including new Conservation Area Appraisals -Actively seeking to identify additional Conservation Areas based on better assessment of landscape, architectural and historic significance A system of local designation for scenic/historic landscapes and townscapes, and locally important buildings - program and budget to enhance heritage assets including maintenance and public education/signage -The development of local designations and asset enhancement programs developed in cooperation with neighbouring authorities where unified landscapes and heritage assets with group value exist. -The policy on Conservation Areas should be broken into two - one urban/village centre; the other rural and in the latter strengthen protection for settings and historic landscapes, views, intervisibility, group value, etc. Not to do this would be a serious omission. I think a better strategy here is required if there is any hope of preserving heritage in our Borough.	Currently the Council does not have the resources to carry out a Borough wide assessment of all heritage assets. Policies EN1: Landscape, SS3: Sustainable Communities and EN6: Settlement Character deal with issues relating to views, settings, character and the settings of historic built form.

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Kerstin Hartmann	ANON-BHRP-4HGW-6	Support with observations	Support as long as consequences are not resulting in little suburbias outside conservation areas, better to be mindful of old and new everywhere, at times a modern house or modern extension onto an old house can look very attractive within a conservation area. Time does not stand still. At the same time developments bordering onto conservation areas should take some of the character features of the conservation area into account, as e.g. shape of chimneys, roofing materials, shape of windows etc.	no particular comment	Noted.
Anthony Barber	ANON-BHRP-4H6R-G	Support with observations	Heritage assets in this context should include historic landscapes wherever relevant.		
Julian Parker	ANON-BHRP-4HHP-Z	Object	This is in regards to the blocking off of the country park as indicated in one of the development maps. I thought the country park had restrictions on development in the area. What you appear to be doing is enclosing the park turning it into a town park. The country park is a huge asset to Melton and the residents and should be totally protected from all development that affects the parks country status. I strongly object to any development around this area and believe you should rethink the plans.	start again!	The maps for the North Sustainable Neighbourhood show its extent without any detail defining open space. Policy SS5 requires that a masterplan is produced which identifies green infrastructure, green space and important strategic green gaps. In addition the policy requires a protection zone around the Country Park. The Biodiversity and Geodiversity Study identifies wildlife corridors which should be protected which run between the park and the open countryside to the north. It is envisaged that the County Park will retain links to the wider countryside.
Historic England	BHLF-BHRP-4H8Q-H	Support with observations	Melton Borough contains a wealth of heritage assets including those designated as scheduled monuments, listed buildings and conservation areas. In addition to those of national importance all heritage assets contribute to local character and identity. The significance of these assets should therefore be understood, protected, and if appropriate better revealed. Historic character should be conserved and where possible, enhanced through the new Local Plan. The Local Plan should apply a positive strategy to Melton's historic environment, and the risk it faces, in a proportionate manner to the importance of those assets. An unusual degree of care will need to be taken in preparing policies that support and sustain the significance and character of the Borough's heritage, with clarity as to how development should conserve and enhance it.		Amend policy: "Melton Borough has a number of important heritage assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs), and other archaeological remains in addition to other non- <u>designated heritage assets (ranging from nationally to</u>

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		<p>From an initial desk-based review of the proposed allocation sites we can offer our first thoughts on the potential impact of the proposals on designated heritage assets and land which appears to contribute towards their significance through historic landscape setting and the likely presence of associated remains. You will also need to consult the County Historic Environment Record (HER) and Development Control Archaeologists and your Conservation Officer with regard to all heritage assets and get the benefit of their extensive expertise and local knowledge.</p> <p>Notwithstanding the advice given in this letter, we must reserve the option at a later stage to comment further or object to any proposals that come forward as part of the Local Plan with the benefit of further information and consideration.</p> <p>Historic England promotes a wide definition of the historic environment which includes not only those areas and buildings with statutory designated protection but also those which are locally valued and important, as well as the landscape and townscape components of the historic environment. The historic environment should therefore play a critical role in sustainable development at the heart of all spatial planning work, as reflected in the NPPF.</p> <p>Historic England recently published advice notes on behalf of the heritage sector and we believe they will be of assistance in the preparation of your Local Plan. Specifically, Historic Environment Good practice Advice Note 1: The Historic Environment in Local Plans and Historic Environment Good practice Advice Note 3: The Setting of Heritage Assets, is of particular relevance to you and provides additional information. These can be accessed via the following link: https://www.historicengland.org.uk/advice/planning/planning-system</p> <p>Historic England has also recently published a document relating to site allocations in Local Plans - this covers all types of allocation and sets out a site selection methodology in relation to heritage assets. We consider this may be of use to you, and the document can be downloaded from: http://www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</p> <p>Many of the proposed sites will impact upon heritage assets. As such, further detailed assessment is required to determine the impact on the significance of these heritage assets. We would strongly recommend that you are guided by the advice of your Conservation specialists and the County Archaeological Advisors.</p> <p>The inclusion of a strategic (paragraph 1.10.4) Heritage policy is welcomed and supported.</p> <p>The text of the policy is broadly supported, it would however benefit from the inclusion of specific reference to heritage assets and non-designated heritage assets, such as within the first paragraph:- "Melton borough has a number of important heritage assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs), and other non-designated heritage assets (ranging from nationally to locally important heritage features)." And the first criteria may therefore benefit from more work perhaps as follows:</p> <p>a) Seeking to ensure the protection and enhancement of Heritage Assets, including non-designated heritage assets when considering proposals for development affecting their significance including setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting. It would also be helpful to refer to any evidence base information. This may include historic landscape characterisation studies, extensive urban surveys, and the Heritage Environment Record (HER) for example. The second paragraph makes a statement about Heritage at Risk which is welcomed and</p>		<p>locally important heritage features)."</p> <p>"The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be preserved, conserved, protected and where possible enhanced."</p> <p>B) "Seeking to ensure the protection and enhancement of Heritage Assets and their settings, including <u>non-designated heritage assets</u> when considering proposals for development <u>affecting their significance including setting.</u> Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting."</p> <p>Refer to evidence base information; historic landscape characterisation studies and the Heritage Environment Record (HER).</p>
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			<p>any further evidence base information to support the statement would add to the thrust of the supporting text. It is recommended that 'preserved' be replaced with 'conserved' in line with NPPF wording. It would be helpful to include reference to any actions which have highlighted opportunities for enhancement within Sustainability Appraisal. The reference to the NPPF requirements for plan making and decision taking in paragraph 3 are noted.</p> <p>Criteria C - Identified special character - is there any information already available that could be used in the supporting text?</p>		
Gladman Developments	BHLF-BHRP-4H8J-A	Object	<p>Gladman also object to Policy EN13 as it is contrary to the guidance set out in the Framework paragraphs 126 to 141.</p> <p>The Policy, as it is currently written, gives the same amount of weight to designated and non-designated historic assets. Paragraphs 132 to 134 of the Framework relate specifically to designated heritage assets and highlight that the more important the asset the greater the weight that should be attached to it. The policy makes no such distinction and is therefore not consistent with the Framework.</p> <p>The Framework states that if the harm to a heritage asset is deemed to be substantial then the proposal needs to achieve substantial public benefits to outweigh that harm. If the harm is less than substantial, then the harm should be weighed against the public benefits of the proposal including securing its optimum viable use. The policy as drafted make no such distinction between the two tests included in the Framework for designated heritage assets and therefore the policy is inconsistent with the Framework and unsound.</p> <p>Paragraph 135 of the Framework relates specifically to non-designated heritage assets and the policy test that should be applied in these cases is that a balanced judgment should be reached having regard to the scale of any harm and the significance of the heritage asset. Once again, Policy EN13 fails to make this distinction and is therefore unsound as it is not consistent with national policy.</p> <p>Policy EN13 should therefore be substantially redrafted to better reflect the guidance set out in the Framework paragraphs 126 to 141.</p>	<p>Paragraph 3 refers to “the need for a balanced judgement about the scale of any harm or loss and the significance of the heritage assets”.</p> <p>It is considered unnecessary to repeat Paras 132 to 134 of the NPPF regarding the response to substantial and less than substantial harm, given that all applications will be appraised against Chapter 12 of the NPPF as well as Policy EN13.</p>	<p>Amend policy:</p> <p>“Melton Borough has a number of important heritage assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs), and other archaeological remains in addition to other <u>non-designated heritage assets (ranging from nationally to locally important heritage features).</u>”</p>