

Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan

Assessment of impact of proposed development on Corner Cottage and attached Wall and Railings.

Introduction

This Heritage Impact Assessment is a Desk-top and Site-Based Assessment for a plot of land off Main Street, Thornton, Leicestershire (Figure1) and has been prepared in order to provide supporting documentation for an allocation of land as a site for about 12 dwellings in the Bagworth, Thornton and Stanton-under-Bardon (BT&SuB) Neighbourhood Plan.

Figure 1 – Site Boundary



The assessment has been prepared as a requirement of Hinckley and Bosworth Borough Council (HBBC) as set out in a letter from the Planning Office (Policy) dated 22 October 2020 headed 'The Environmental Assessment of Plans and Programmes Regulations 2004, Regulation 9 Screening Determination: Bagworth, Thornton and Stanton Under Bardon Neighbourhood Development Plan'.

The letter states ‘The screening determination is that a Strategic Environmental Assessment and Habitat Regulations Assessment of the Bagworth Thornton and Stanton Under Bardon Neighbourhood Plan is not required due to there being no adverse comments from the statutory consultation bodies and for the reasons set out in the Bagworth Thornton and Stanton Under Bardon Strategic Environmental Assessment Screening Statement (October 2020).

However, in consultation with Historic England, and the Borough Council’s Conservation Officer, it is deemed appropriate that a Heritage Impact Assessment is undertaken for the neighbourhood plan, in order to alleviate concerns regarding the proximity of an allocated site to a listed building. More information on this can be found in the SEA Screening Statement report. Hinckley & Bosworth Borough Council will provide advice to the neighbourhood plan group going forward to confirm what would be required as part of the Heritage Impact Assessment.

Background

Guidance

The Historic England guidance provides decision making advice with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Historic England’s guidance for Neighbourhood Planning sets out how NPs should consider historic assets. It states:

‘planning policies should ensure that developments are sympathetic to local character and history, and establish or maintain a strong sense of place. Understanding and appreciating the local historic environment can help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness.’

Planning Practice Guidance offers insight on what a proportionate level of evidence means, requiring that neighbourhood plans, where relevant, include “*enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale*”.

Neighbourhood Plans should identify positive characteristics and features that contribute to local distinctiveness particularly if the plan is including policies that inform the design of new development.

Historic England document ‘The Historic Environment and Site Allocations in Local Plans’ (which is relevant to neighbourhood plans on a proportionate basis in relation to residential allocations) states:

“A positive strategy for the historic environment in Local Plans can ensure that site allocations avoid

harming the significance of both designated and nondesignated heritage assets, including effects on their setting.”

From Historic England’s perspective, the most likely circumstances that could result in significant effects on the historic environment are when a neighbourhood plan body is considering allocating sites for development that would affect the significance of heritage assets. Whether the effects of the plan are significant or not will depend on the significance of the assets affected and the relationship of the site allocation to the asset(s).

Historic England’s guidance (The Setting of Historical Assets, 2011) on the management of change within the setting of heritage assets seeks to provide a definition for the term of ‘setting’, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets.

The document defines the term ‘setting’ as *‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.’* Setting is also described as being separate from the terms curtilage, character and context. While ‘setting’ is a visual term a historical asset, can also be affected by noise, vibration, odour and other factors.

National Planning Policy Framework

By virtue of paragraph 189 of the National Planning Policy Framework, applicants are required to describe the significance of any heritage assets which may be affected by a proposed development, including any contribution made to their setting.

Para 190 of the NPPF states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Further 194 states:

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. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

and para 196 continues:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal

including, where appropriate, securing its optimum viable use.

Core Strategy

The Core Strategy (2006 – 2026) does not have any policies relating to heritage.

However, Spatial Objective 10: Natural Environment and Cultural Assets is: to deliver a linked network of green infrastructure, enhancing and protecting the borough’s distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

There are a number of issues that are identified as facing the Borough. Paragraph 3.28 describes a key challenge which is ‘to ensure new developments are locally distinctive and contribute to the identity of an area. Concern has been raised in the past about the lack of local distinctiveness in new housing developments. Related to this is the need to avoid coalescence of settlements so that separate identities remain and the need to safeguard valuable assets such as conservation areas, listed buildings, sites of archaeological and cultural heritage interest, geology and landscape character’.

Thornton is identified as an ‘Urban Character Area’ in ‘The Good Design Guide’ SPD.

Planning History.

The site has been the subject of three planning applications in recent years, in 2010, 2013 and 2017. All have been successful, and each has subsequently lapsed.

Outline planning permission was most recently achieved on 1 February 2017. No reference was made in any conditions to the approval attached to this application nor in the documents submitted with the application to the Listed Building in close proximity to the development site.

SEA Screening process.

A screening report was prepared for the purposes of considering whether a Strategic Environmental Assessment (SEA) was required. The screening outcome was that an SEA was required and the statutory consultees (Historic England, Natural England and Environment Agency) were contacted for comment.

The responses from the consultees are set out below:

Consultation Body	Response
Historic England	<p>For the purposes of the consultations on SEA Screening Opinions, Historic England confines its advice to the question, “Is it likely to have a significant effect on the environment?” In respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.</p> <p>On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of ‘SEA’ Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.</p>

Natural England	We welcome the production of this SEA Screening Report. Natural England considers there are no issues concerning the natural environment that would require a full SEA.
Environment Agency	In terms of the SEA screening report, we have no comments to add. Considering only those matters within our very particular remit, we consider it unlikely that the neighbourhood plan would lead to 'significant' environmental impacts.

It is a matter of disappointment to the Qualifying Body that this did not end the matter, allowing the Neighbourhood Plan to proceed to Pre-Submission Consultation.

It has since been confirmed that on receipt of the recommendations from the Consultation Bodies, HBBC engaged in further dialogue with Historic England who amended their recommendation as follows. They said in an email to HBBC on 17 November 2020 'Thank you for your email. We did not feel that the BTSUB NP contained proposals that satisfied the threshold for a full SEA, but nevertheless we felt that the proposals could affect and potentially harm the significance of designated heritage assets in the plan area. In order for the plan to be sound, it must demonstrate that it is sustainable, and therefore evidence is required to support this. In our view a heritage impact assessment would be a proportionate level of evidence, in accordance with the NPPF'.

Whilst the Qualifying Body understands the merits of safeguarding the heritage assets in the Plan area, it believes that the SEA Regulations have been inappropriately used to make this determination.

The Screening Statement itself describes accurately the range of options available through the SEA process. It says 'One of the 'Basic Conditions' that a neighbourhood plan is tested against is whether the making of the neighbourhood plan is compatible with European Union obligations, including obligations under the SEA Directive. Neighbourhood plans only require SEA where they are likely to lead to significant environmental effects. To decide whether a proposed neighbourhood plan is likely to have significant environmental effects, it should be screened against the criteria set out in Annex 2 of the SEA Directive. Where it is determined that the neighbourhood plan is unlikely to have significant environmental effects (and, accordingly, does not require SEA), a statement of reasons for this determination should be prepared and published for consultation with the statutory consultation bodies (Natural England, the Environment Agency and Historic England). Where a neighbourhood plan is likely to have a significant effect on the environment a SEA process must be carried out'.

Nowhere does this process provide for a requirement that a Heritage Impact assessment is undertaken, which is what HBBC has determined.

When challenged on this, HBBC responded that it is Historic England's view that a HIA would provide a proportionate level of evidence in lieu of a SEA, and that this therefore addresses the issue 'that there was no legal basis for the request for a HIA'. In the view of the Qualifying Body, this statement does not address the issue raised. This was referenced in an email from HBBC to the Qualifying Body dated 14 January 2021. The same email stated 'Through their assessment it was originally concluded that your neighbourhood plan would require a full SEA due to the proximity of an allocated site in Thornton to a listed building. Therefore, the consultation version of the SEA Report stated that a full

SEA would be required. At the time both Plan-It X, officers in the Policy team and the council's own Conservation Officer were of the opinion that a full SEA did not seem warranted but we needed to await the responses from the statutory consultees (namely Natural England, Environment Agency and Historic England)'.

The question remains, if no one thought that an SEA was warranted, why was one proposed? The email states that this was because of the proximity of a Listed Building – however the SEA Regulations are clear about what sites and areas should be deemed as 'sensitive areas' for the purposes of environmental assessment. They comprise:

- Natura 2000 sites;
- Sites of Special Scientific Interest (SSSI);
- National Parks;
- Areas of Outstanding Natural Beauty;
- World Heritage Sites; and
- Scheduled Monuments.

Listed Buildings are not in the list of affected sites.

Neighbourhood Plan

The BT&SuB Neighbourhood Plan contains the following policies that relate to the character of the area and built heritage:

POLICY H6: Windfall Sites - Proposals for infill and redevelopment sites will be supported where:

- a) They help to meet the identified housing requirement for BT&SuB in terms of housing mix (Policy H2);
- b) the location is within the settlement boundary;
- c) they retain existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams;
- d) there is a safe vehicular and pedestrian access to the site; and
- e) they do not reduce garden space to an extent where there is an adverse impact on the character of the area, or the amenity of neighbours.

Criterion e) therefore helps to ensure that 'there is no adverse impact on the character of the area, or the amenity of neighbours'.

POLICY H7: DESIGN STANDARDS - Development proposals of one or more properties, replacement dwellings and extensions will be supported where they meet the following building design principles to a degree that is proportionate to the development.

- a) Development proposals of 10 dwellings or more will be required to be accompanied by advanced architectural drawings describing the development which are adhered to;
- b) Development should enhance the character of the area in which it is situated and be carried out sensitively;
- c) any proposals should clearly show within a scale drawing how the general character, scale, density and layout of the site fits in with the character of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual impact of the street scene

- or adversely affect any wider landscape views;
- d) owing to the poor public transport and existing parking and congestion problems, sufficient off-road parking should be provided, a minimum of two car parking spaces per two bedroomed house, three parking spaces per three bedroomed house and above;
 - e) all new housing and extensions should fit in with the character and historic context of existing developments within the village and incorporate local materials where possible. Contemporary and innovative materials and design would be supported where positive improvement can be demonstrated without detracting from the historic context;
 - f) development should be enhanced by landscaping with existing trees, elevations and hedges preserved whenever possible to promote biodiversity. Wherever possible, plots should be enclosed by native hedging, wooden fencing or walls in keeping with the local style;
 - g) development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology such as solar panels, rainwater harvesters and provision for charging an electric vehicle. These features should not adversely detract from the visual amenity of the current street scene;
 - h) roof and wall construction should follow technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
 - i) Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting to be switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting LRERC 2014. Maximum light spillage onto bat foraging corridors should be 1 lux;
 - j) hedges (or fences with ground-level gaps) should be available for property boundaries that maintain connectivity of habitat for hedgehogs; and
 - k) development should incorporate sustainable drainage systems such as use of water butts and balancing ponds to retard surges and to minimise the vulnerability to flooding.

The Neighbourhood Plan therefore acknowledges the need to take the character of the surrounding area into account in any development proposal, including the need to 'enhance the character of the area in which it is situated and be carried out sensitively (criterion b); ensure that the 'general character, scale, density and layout of the site fits in with the character of the surrounding area' (criterion c) and 'fit in with the character and historic context of existing developments within the village and incorporate local materials where possible' (criterion e).

POLICY ENV 4: LOCAL HERITAGE ASSETS – The sites, buildings and structures listed below (see figure 14) are of high local heritage (historical, architectural and/or built environment) significance. The significance both of their intrinsic features and of their settings should be balanced against the value of development proposals adversely affecting them.

Thornton water mill (Leicestershire Historic Environment Record MLE 2684)

Site of Holy Rood church, Bagworth (MLE 18389)

War memorial, Holy Rood church (MLE 20706; now Listed grade II.

War memorial WMP0042)

Thornton water works (MLE 21527)

Miners' memorial, Bagworth (MLE 23177)

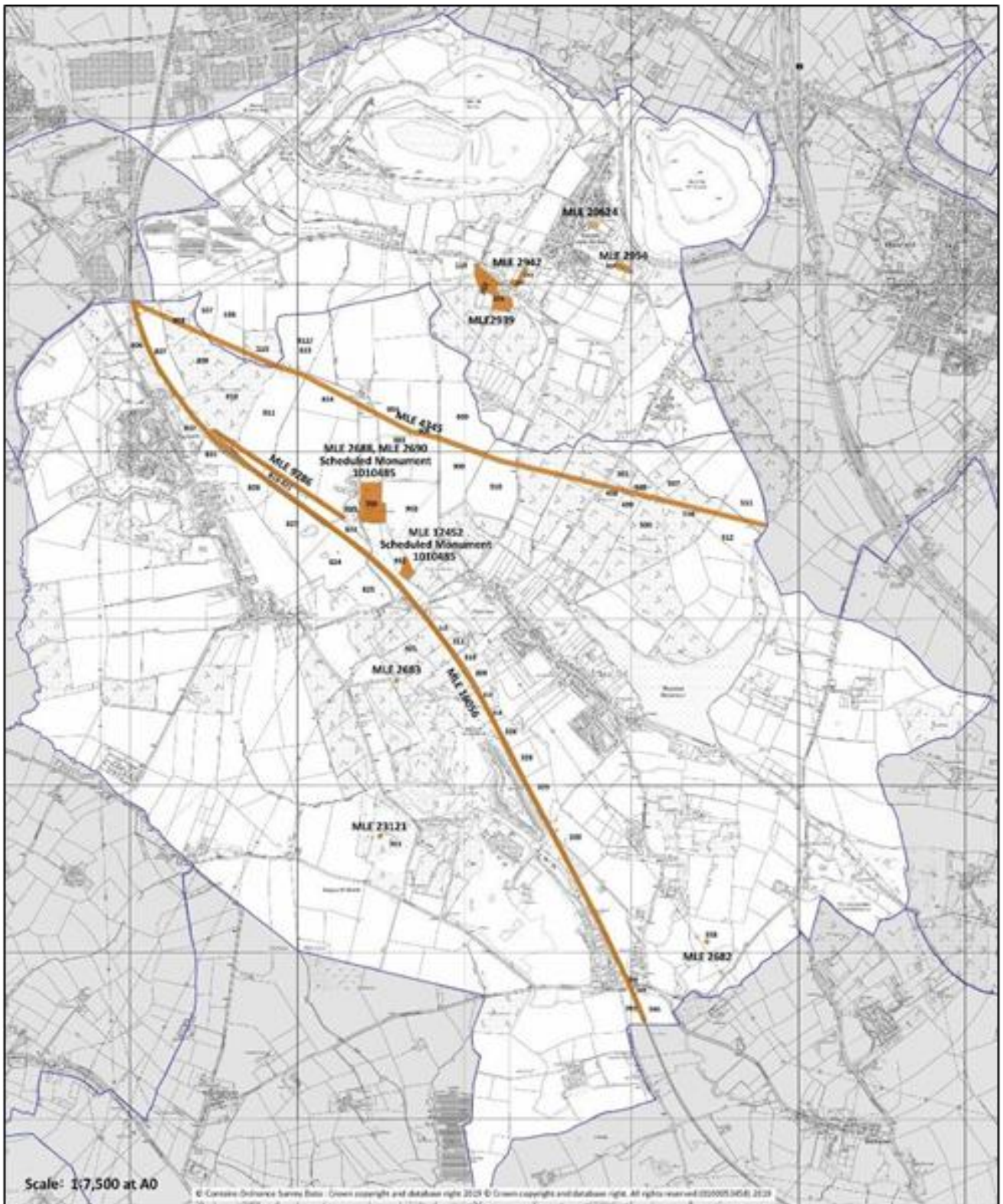
There are two Local Heritage Assets identified for Thornton – the Thornton Water Mill and the Thornton Water Works.



The Water Mill is around 250m from the proposed allocation at Manor Farm on Main Street, and the Water Works are around 1500m.

POLICY ENV 5: PROTECTION OF SITES OF HISTORIC ENVIRONMENTAL SIGNIFICANCE – The sites mapped (figure 15) and detailed in Appendix 5 have been identified as being of local significance for their natural environmental features. They are historically important in their own right and are locally valued.

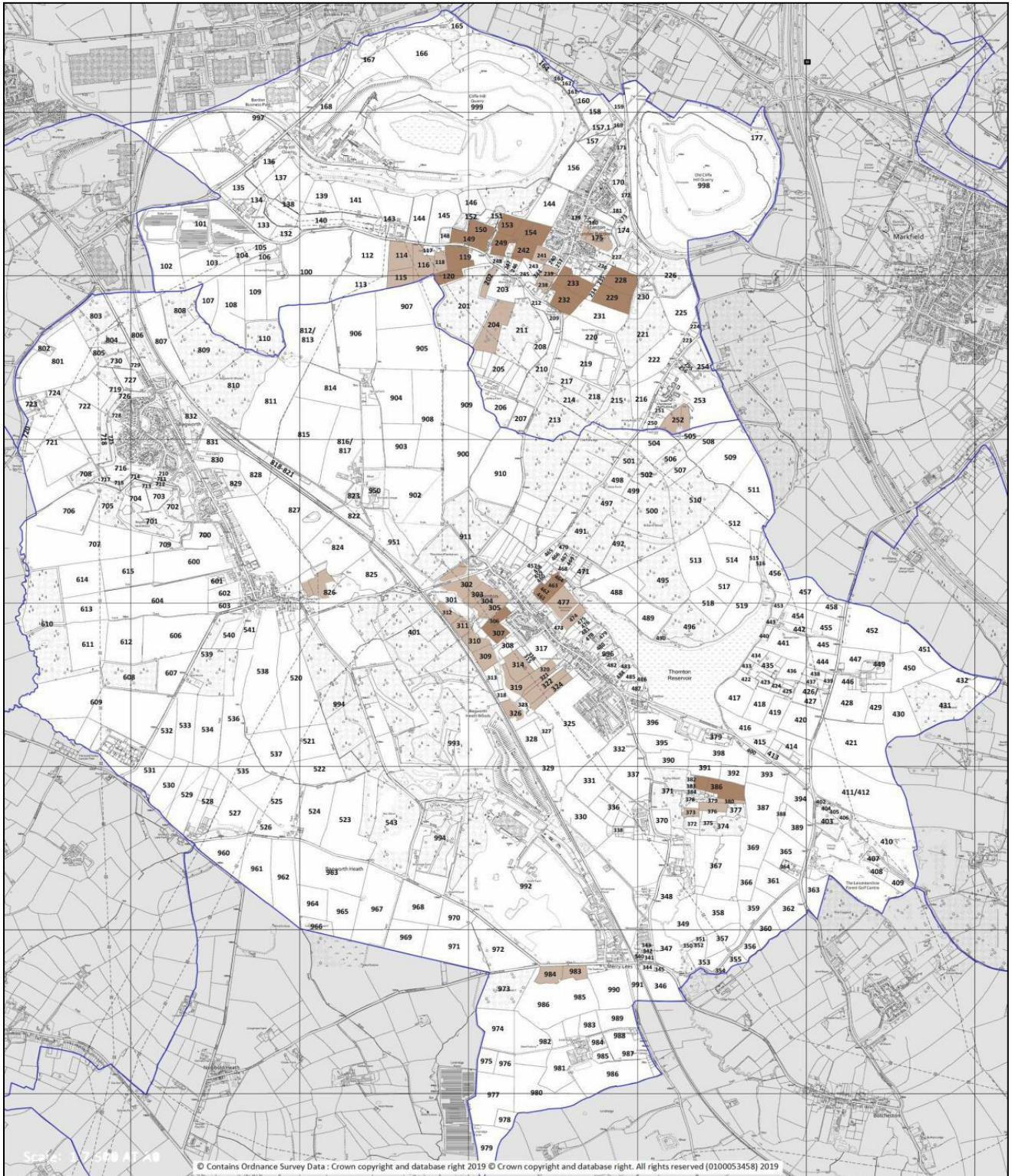
Development proposals that would have a detrimental impact on the earthworks, buried archaeology or features present will not be supported unless the need for and benefits arising from development in that location clearly outweigh the loss.



The SEA Screening Statement issued by PLAN-ITX acknowledged the presence of a Scheduled Monument in Thornton. It states ‘There is one scheduled monument (a ‘sensitive area’ as defined by the Planning Practice Guidance) located within the Neighbourhood Area, The ‘Moat with Fishponds at Bagworth’ It is located to the north west of Thornton and approximately 260m from its settlement boundary and a distance of just over 400m from the housing allocation at the rear of Main Street, Thornton. However, given their juxtaposition, the physical separation between the scheduled monument and the allocation being provided by a road, it is unlikely that the scheduled monument will be directly by the proposed

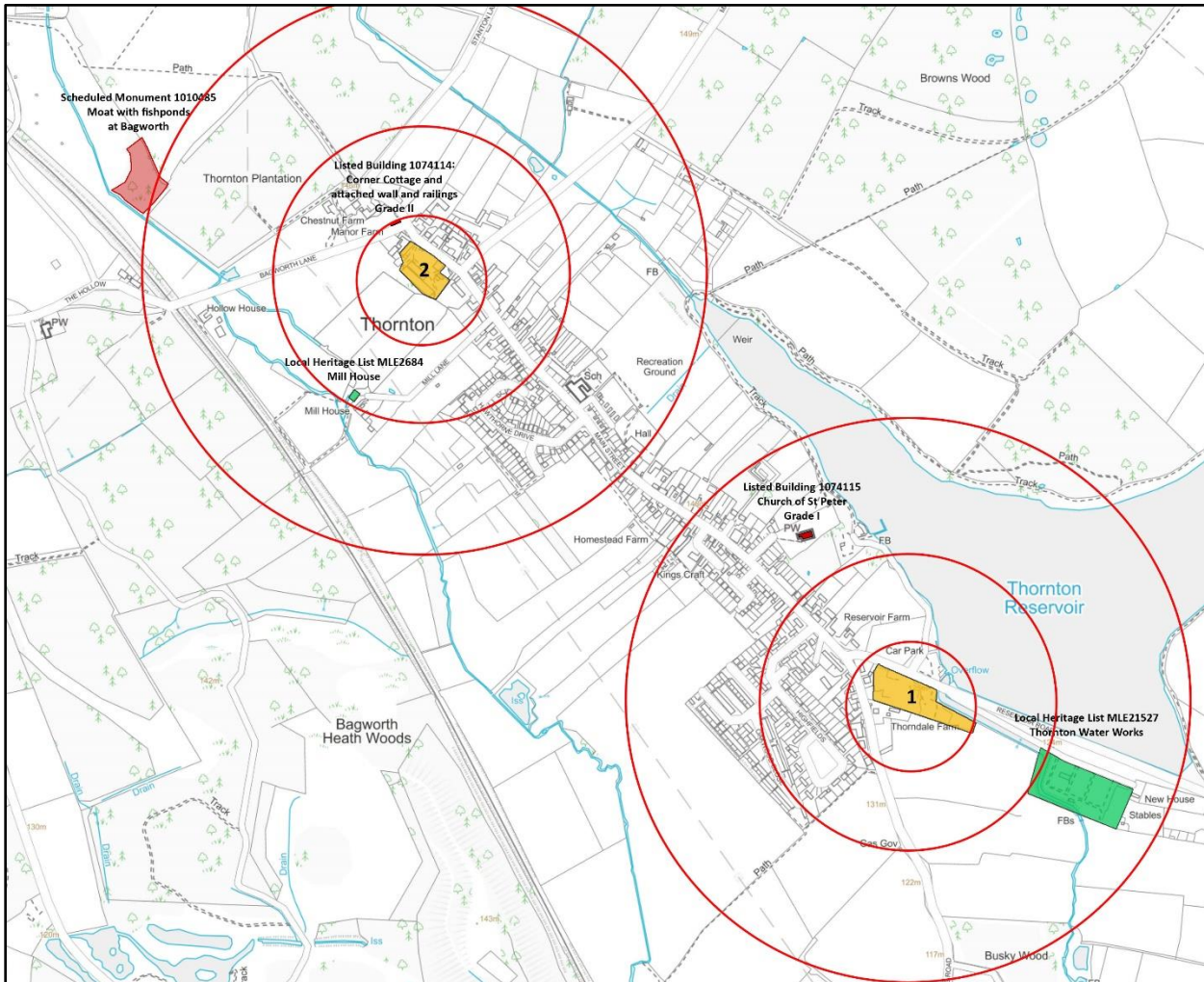
housing allocation’.

POLICY ENV 6: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped in figure 17 are recorded here as non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.



The development site does not encroach onto and areas of surviving ridge and furrow.

A graphical representation of the distances of the Scheduled Monument and the Local Heritage Assets from Manor Farm is as follows. Distances represented by the rings are 50m; 250m and 500m respectively



Listed Buildings and Conservations Areas.

There are two Grade II listed Buildings in Thornton: The Church of St Peter, and Corner Cottage and Attached Wall and Railings. There is no Conservation Area.

The Church of St Peter is situated on Main St in Thornton and is 0.6 miles from the site in question. There is no visibility between the Church and the proposed development at Manor Farm.

The site in question is situated directly over the road from the Corner Cottage and Attached Wall and Railings.

The SEA Screening Statement said the following about the proximity of the Listed Building: 'The Grade II Listed Building of the Corner Cottage and wall and railings, is located approximately 20m from the proposed residential allocation at Manor Farm, Main Street, Thornton. It is considered that Manor Farm makes an important contribution to the setting of this Listed Building. Therefore consideration has been given to the proximity of this site with the Listed Building. However given the comparatively

modest size of the housing allocation and that it is not immediately adjacent to the Listed Building, it is unlikely there is the potential for an adverse impact on the built heritage of the village. There is also the statutory protection of conservation areas and listed buildings that will run alongside any local plan policy. Therefore, effects are unlikely to be significant in the context of the SEA Directive’.

Although there are, in fact, no Conservation Areas in Thornton, the statutory protection that is afforded Listed Buildings is noted and will be an important element of protection in any planning application impacting on the setting of the Listed Building.

The Grade II Listed Building is described in British Listed Building Website as follows:

‘Farmhouse. 1700, with late C18 and C19 alterations and additions. Red brick, in Flemish bond, with a slate roof with overhanging eaves, a wall stack, a gable stack and 2 ridge stacks. First floor brick band. 2 storey, plus attic. South east, street front, 4 bays, with off-centre doorway with panel door and either side 2, 3 light glazing bar casements all with segment heads. Above door a small ashlar plaque inscribed G : G

Either side, single 2 light glazing bar casements, flanked by single 3 light glazing bar casements, also with segment heads. Above a single gabled dormer window with 2 light glazing bar casements. From right an attached brick wall with round coping, attached on left iron railings which meet at an off-centre C20 gate’.



Corner Cottage is situated on the bend between Main St, Bagworth Lane and Stanton Lane.

Manor Farm is directly opposite Corner Cottage and the view of Manor Farm from the front door of Corner Cottage is as follows:



Looking from the same viewpoint down Main St offers the following perspective:



Looking from Main St down towards Corner Cottage has the following view showing the eastern perspective:



Meanwhile the view showing the western perspective is as follows, showing the proposed development site in the foreground.



Corner Cottage is on a tight bend on the busy Main St in Thornton with a regular bus service and vehicles serving commercial and domestic use.



The following images show the current state of repair of the Manor Farm grounds that are the subject of the development proposal:



The eastern edge of the development site fronts Main St, whilst the southern edge leads directly onto Bagworth Lane. Manor Farm itself is in a poor state of repair.



The southern edge of the development site borders another dwelling whilst the western boundary of the proposed site is inaccessible from any public right of way.

Discussion

Corner Cottage is an attractive period farmhouse with sensitive alterations and distinctive styling.

The significance of a listed building in the vicinity of the development site has been established by its designation. In addition, the NPPF recognises that the significance of heritage assets can derive from archaeological, architectural, artistic or historic interest. The NPPF also states that significance does not only derive from a heritage asset's physical presence but also from its setting.

The HBBC Officer's report in support of the 2017 planning application for the site, describes the development site in the following terms 'The site is located on the south west side of Main Street close to the northern end of the village of Thornton. It contains a number of redundant agricultural buildings of both traditional red brick and slate roof construction and open fronted structures of brick, timber and corrugated asbestos sheet construction, all in a poor state of repair. The site is somewhat overgrown and used for storage of various vehicles, farm machinery, building materials, tyres and other items. A farmhouse and a range of traditional red brick barns form the north west boundary of the site, there are residential properties to the northeast and southeast. To the southwest there are two former poultry sheds of timber construction and open fields beyond.'

The Officers report addresses the impact of development on the character of the area. It identifies the intent to demolish the redundant agricultural buildings with a scheme that incorporates local architectural styles. The report notes the intention to demolish the barn and brick/stone wall and comments 'Although regrettable, it would be difficult now to argue that the loss of both the barn and the wall would be harmful to the character of the street scene in this location. In this instance, there has been no material change in either the status of the barn and wall (i.e., through Listing) or the site (it is not within a conservation area) and there are no significant changes in either local or national policy to warrant the refusal of this permission because of the loss of these historical assets given the previous approvals and circumstances'.

In relation to the impact on neighbouring residential amenity, the report says 'Policy DM10 of the SADMP states that development should not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.'

The indicative layout suggests a form of residential development that would not adversely affect the amenities of surrounding residents. The proposal would therefore be in accordance with Policy DM10 in respect of impact on residential amenity.'

There is no mention in either the Officer's report or in the Application documentation relating to Corner Cottage, which is a surprise given the conclusion in the SEA Screening Statement issued by HBBC in October 2020 that a Heritage Impact Assessment was necessary because of potential environmental effects.

To the south-west of the listed building, some mid-20th century residential development has weakened the rural character and historic setting of this part of Thornton, whilst the condition of the grounds in Manor Farm also currently diminish its setting.

Corner Cottage is located at a busy junction in Thornton which is also a bus route between Thornton and Bagworth.

Manor Farm itself is not the subject of a development proposal. The proposed development site is to the south of Manor Farmhouse away from the Listed Building.

The grounds of Manor Farm itself are in a poor state of repair and sensitive development would serve to enhance the setting of the Listed Building.

Conclusions

The Qualifying Body has decided to undertake a Heritage Impact Assessment to support the evidence base for the Neighbourhood Plan although it challenges the process through which this outcome has been required by HBBC.

It is asserted that the SEA Regulations are an inappropriate vehicle through which a HIA is to be sought. Requests for confirmation of the legal basis through which HBBC made this determination are to date unanswered. It is also disappointing to the Qualifying Body that a HIA was required by HBBC to progress the Neighbourhood Plan but no reference was made to the proximity or potential damage to the Listed Building by HBBC in approving outline planning applications on the same site on three separate occasions.

The Scheduled Monument and all of the Listed Buildings within the Parish, with the exception of Corner Cottage and Wall and Railings, by virtue of distance, orientation and intervening buildings and vegetation share no intervisibility with the site.

The proposed development for around 12 dwellings will occupy a small area of land to the north of Thornton that is currently within the courtyard of Manor Farm on Main Street. The development will not directly impact on the view from Corner Cottage, but the setting of the area will be greatly enhanced by the development of the site.

The area surrounding Manor Farm has regularly experienced infill development, some reflecting architecture and design popular in the 1970's. There is no formal designation of a conservation area which would offer guidance and statutory protection in the context of the historic character of the village. In the absence of a conservation area statement the impact of the proposal in heritage terms must be focussed upon the individual heritage assets in the vicinity of the site likely to be affected.

The appraisal above has demonstrated that the heritage asset close to the site is unlikely to be directly affected as a result of development and that any impact upon its setting will be minimal, indeed the setting is likely to be enhanced by development at Manor Farm where it follows the relevant policies contained within the Neighbourhood Plan.

Gary Kirk

YourLocale.

February 2021.

Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan

Heritage Impact Assessment

Assessment of impact of proposed development on Corner Cottage and attached Wall and Railings.

Steps	Assessment	Potential impact on the historic environment	Actions Required? Yes/No
1. Identify which heritage assets are affected by the site allocation/ policy	<p>The heritage asset is the Listed Building Corner Cottage and Railings and Wall.</p> <p>Other heritage assets are not sufficiently close to have an impact and there is no intervisibility.</p>	<p>The site proposed for allocation is in close proximity to the Listed Building and therefore development at the site will have an impact on Corner Cottage</p>	No
2. Understand what contribution the site or policy makes to the significance of the heritage asset(s)	<p>Manor Farm does not currently enhance the setting of the Listed Building as it is in a poor state of repair.</p> <p>The development site within the grounds of Manor Farm will not be immediately visible from the ground floor of the Listed Building, but sensitive development of the court yard at Manor Farm and demolition of the existing outhouses will greatly improve the setting of Corner Cottage.</p>	<p>Development of the site offers the potential to enhance the setting of the Listed Building, which has been weakened by the development of more modern 1970's dwellings and its location on a busy public transport route to Bagworth.</p>	No
3. Identify what impact the allocation might have on the significance of the heritage asset(s)	<p>Although the development will not be visible from the Listed Building, it will have an impact on its setting.</p>	<p>There is the potential to enhance the historic environment if the Neighbourhood Plan policies that are identified earlier in this report are followed.</p>	No
4. Consider maximising enhancements and avoiding harm overall	<p>Development of a run-down site offers the potential to enhance the setting of the Listed Building.</p>	<p>Development, if sensitive and in accordance with the policies in the Neighbourhood Plan, will enhance the overall setting within which the Listed Building is located.</p>	No
5. Following the previous steps determine whether the proposed site allocation and/policy is appropriate in light of the neighbourhood plan basic conditions, and local and national policy	<p>Allocating this site has the potential to enhance the setting of the Listed Building and meets the policy requirements contained in the Neighbourhood Plan</p>	<p>The allocation meets the Basic Conditions and helps meet HBBC's housing target for the Neighbourhood Area.</p>	No

