

This document was submitted to West Suffolk Council and was referred to in the minutes of the Stansfield Parish Meeting in May 2021. For the sake of transparency we thought it would be a good idea to include it on our website. **You should note that this document is neither made by nor endorsed by Stansfield Parish Council**

H.E. Dennis & Son

December 2020



A vision for the sustainable
growth of Stansfield

A vision for the sustainable growth of Stansfield

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01

Who are we?

H.E. Dennis & Son is a family farming partnership based in the village of Stansfield. Our family has lived and worked in Stansfield since 1927. The fourth generation now proudly run the family business.

Our longstanding and personal connection to Stansfield means we are committed to providing the new and much needed opportunities for the controlled and sustainable growth of the village so that the community can thrive.



02

What is our vision?

We wish to support the sustainable growth of the village by making land available for a small number of market and affordable homes. This will enable the village to grow in a limited and balanced fashion over the lifetime of the new Local Plan.

We envisage that this growth will serve a range of local needs and strengthen the community, which will be to the benefit of all who live and work here. Growth, even of the limited scale we propose, will provide the critical mass (by way of new residents) to halt, and possibly reverse, any decline in the villages services and facilities. A boost to the local economy would also result.

Having lived and worked in Stansfield for generations, our family would like to be part of a project that affords the opportunity for current and future generations to do the same by providing high quality housing. In this regard, we are committed to creating new homes which reflect the most positive aspects of the local vernacular, are in keeping with their surroundings and use high quality materials.

The small-scale growth that we foresee will underpin the economic and social wellbeing of Stansfield.





03

What are the current and future opportunities and challenges for Stansfield?

Stansfield's past is rooted in agriculture. Historically many of the village's residents worked in the agricultural industry but modern advances have seen this reduce considerably. The village still has a number of people who live and work in the local area, but, until the COVID-19 pandemic struck, there were an increasing amount of people who travelled to nearby towns to work. Another challenge the village faces is that a significant proportion of the village's residents are retirees which has resulted in an increasing average age.

Although rural in setting, Stansfield is strategically well-located, being under half an hour away from the towns of Bury St. Edmunds, Haverhill, Newmarket and Sudbury. Local services are also easily accessible from Wickhambrook and Clare, both of which are four miles away.

In terms of amenities, the village hall hosts a range of clubs and activities, most notably the Bridge Club, which is very popular. On the other hand, the local pub - The Compasses - has struggled for a number of years and despite positive interest from groups of local residents who want to see the pub stay open, and are

keen to assist with achieving that, its viability is very much in doubt. Similarly, while the village church on Plough hill is operational having enough people for a regular congregation is challenging.

This tells us that Stansfield is a village on the cusp; without some limited growth it is likely that these remaining services will be lost in the coming years. Once lost it will be very hard to reinstate them. The prospect of growth is therefore critical to the future of the village's services and amenities and, in due course, the provision of new ones. This in part because growth will afford a level of confidence and

reassurance to those operating or investing in Stansfield that footfall will increase and with that, so will its economic and social activity.

Stansfield has always benefited from a strong community spirit and we do not want to see that identity lost. Residents are actively engaged with local issues which demonstrates that they care about the current and future state of the village. There is clearly a need for growth that is limited, occurs incrementally and which would maintain and strengthen the village's identity and its sense of community.

04

Site assessment

Our vision for the growth of Stansfield focuses on two parcels of land which feature in the Council's February 2020 Strategic Housing and Economic Land Availability Assessment (SHELAA). The parcels, carrying the references WS167 and WS165, were included in the SHELAA for housing; both are further considered, in the context of our vision, below.

WS167

- Sits to the west and south of Pippin Post Close.
- Wraps around the undeveloped turning head at the end of Pippin Post Close.
- Falls gently from south to north.
- Is currently grassed but has been cropped until relatively recently.
- Is central to the village and within walking distance of local amenities such as the village hall, church and pub.
- Forms an undeveloped gap on the southern and western sides of Pippins Post Close between The Rushes and the other properties on the Close (Pippin Post Close was built in the 1950s and represents the last significant addition of housing to the village; The Rushes was added in the 1980s).
- Sits adjacent to the existing settlement and is compact so that sprawl into the surrounding countryside would be avoided, meaning that development of the site would have very little impact on the local landscape.

WS165

- Includes a small portion of our existing farmyard at Bayments Farm (growth would be accommodated in a way that enables the farm to remain in situ by locating new housing on an peripheral part of the yard that is underutilised).
- Comprises brownfield land and is adjacent to the settlement boundary.
- Is central to the village and within walking distance of local amenities such as the village hall, church and pub.
- Would allow good separation between the yard's agricultural use and any new housing proposed.
- Could be developed with minimal impact on residential amenity and has scope for any mitigation necessary.
- Has a farm track that runs behind the existing farmyard from north to south, which could be upgraded to enable it to function as the primary access for the farmyard and greatly reduce farm traffic on Upper Street and High Street.





05

How can the growth we envisage be accommodated?

Our vision is based on the environmental and technical assessment work of a multidisciplinary team, with extensive expertise in the areas of planning, masterplanning, landscape planning and heritage.

The shared input of our team has enabled us to undertake a holistic analysis of the sites' opportunities and constraints, and those of the wider village. It is through this holistic approach that we have been able to ascertain the sites' capacity and ensure that our proposals are proportionate and will not give rise to environmental harm. This in turn will ensure they are sustainable, i.e. that they respect the village's context, character and rural setting.

Our design process has been guided by the following key principles:



Growth to be facilitated via existing points of access off Pippin Post Close and High Street/Upper Street;



The village's landform and existing network of green infrastructure to be utilised to guide the distribution of development to the parts of the sites with the lowest sensitivity in landscape and visual terms;



Form, quantum and footprint of development to be limited in order to avoid dominance of near and distant views of the village and out to the wider countryside;



Create a landscape setting for the areas of development which is appropriate to the local landscape character and village edge location;



The need to prevent overlooking of the backs of properties fronting High Street, and of The Rushes, and their back gardens; and



Reinforcement of existing boundary vegetation and provision of new areas of planted open space comprising a wildflower meadow and a woodland copse to enhance local biodiversity.



06

What might growth look like?

Our vision for the sustainable growth of Stansfield over the next 20 years is illustrated in the indicative masterplan opposite. The indicative masterplan has been informed by our environmental and technical assessment work and is based on our desire to ensure a vibrant and sustainable future for the village.

Our assessment-led proposals incorporate the following elements:

- Circa 9 houses grouped with other built forms adjacent to the sites to facilitate their successful assimilation into the surroundings;
- The ‘completion’ of Pippin Post Close with some of these new houses;
- The remainder forming a courtyard on the northern edge of Bayments Farm with a central focal point (echoing farmyard typologies, minimising development area and creating a social model for living);
- Full regard for the site’s landscape and heritage constraints;
- A woodland copse and an enriched wildflower meadow (‘Compasses Meadow’) to extend the village’s green infrastructure network, provide an informal public open space and increase biodiversity;
- A new public footpath across Compasses Meadow, with a link from Pippin Post Close;
- Retention of the existing tree belt on the western boundary of Pippin Meadow and augmentation with new native tree and shrub planting;
- A new hedgerow, interspersed with trees, along the northern boundary of Pippin Meadow/Assington Green Road; and
- improvement of the existing access to the farmyard off Assington Green Road, providing a separate means of entrance for farm vehicles.





07

How would our vision benefit Stansfield



New houses of the types that the community most need - the provision of high quality new housing, of the types and tenures required by the local community (affordable housing, housing suitable for first time buyers, and housing for those wishing to downsize) will help to support the social diversity of the village and a healthy thriving community.



Make local services and facilities more viable - new housing will contribute towards establishing a critical community mass to ensure the vitality and viability of local facilities and community groups in the longer term. Growth would also result in sustained additional spending in the local economy.



Enhance green infrastructure and local biodiversity – new landscape and wildlife planting to improve Stansfield’s green infrastructure and provide a demonstrable biodiversity net gain. This is likely to include a wildflower meadow, a new copse, tree planting and new and augmented hedgerows.



Create new public outdoor spaces - in addition to the landscape, green infrastructure and biodiversity enhancements we propose, we would provide access to land that is not currently accessible to the public. New permissive routes would help promote the physical and mental well-being of the local community. Improved public access would also bring the community closer to nature and the countryside.



Improve the village’s digital infrastructure - we would use any new development to help justify and secure improvements to broadband infrastructure for the whole community. Improved bandwidth would have an immediate direct impact by boosting significantly the ability of people to live and work productively in Stansfield.



Reduce farm traffic through the centre of the village – our holistic, masterplanned approach to growth includes the rationalisation of the farmyard with improved access points that will become the primary means of access thereby greatly reducing farm traffic on Upper Street and High Street.

09

Sustainability

- There is a widespread assumption that because smaller rural communities like Stanfield may have little in the way of services, shops, or public transport of their own they are fundamentally unsustainable.
- Rural planning has become increasingly dictated by reference to limiting car-based travel.
- This approach leads to the false conclusion that most development in smaller rural communities is unsustainable in principle.
- Failure to overcome this hurdle essentially stagnates settlements, freezing them in time.
- If people in rural areas can't live near where they work because it is unaffordable, or can't work near where they live because employment is increasingly directed to towns, restricting development has the effect of making communities even less sustainable.
- The countryside we all enjoy needs people living and working in it to sustain it.
- Rural areas need to generate adequate wealth to support local services and more sustainable communities.
- If we continue on our current path the future of rural settlements like Stansfield will become even less sustainable.
- Returning our rural communities to sustainable growth is therefore long overdue, not least because we're better equipped than we've ever been to deliver it:
 - We can better mitigate the effects of development on our environment than we've ever been able to before; and
 - We have the ability and the methods to design and build dwellings which outperform anything that has been built before.





09

Summary

As fourth generation residents of the village, securing a sustainable future for Stansfield is not just a priority for us, we know it is essential. It is our firm belief that the growth of the proportionate nature we propose will achieve this.

Our vision demonstrates that carefully planned and designed growth would have beneficial effects on the composition, vitality and resilience of the community. Our approach is based on careful assessment of the existing settlement and its environment to ensure that these benefits would not come at the cost of the villages character, environment or heritage.

We hope that you share our vision and we look forward to discussing how best to secure a viable and sustainable future for Stansfield with you as we progress our assessment and develop our thoughts.



Heritage Impact Assessment

Sites at Stansfield
Suffolk

(SHELAA refs. WS164, WS165, WS166 and WS167)

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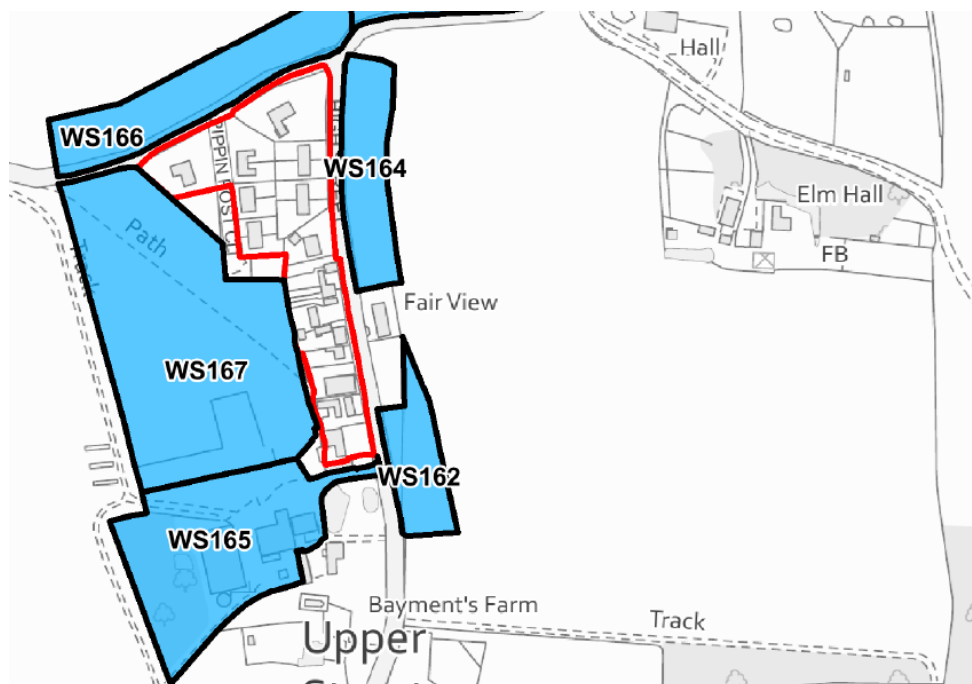
1.0 Introduction

- 1.1 I have been instructed by Rapleys on behalf of H.E. Dennis & Son to prepare a preliminary heritage impact assessment for four sites at Upper Street, Stansfield as part of the West Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 1.2 This Assessment is the result of a desk-top survey and is not a fully comprehensive heritage statement. Much of it is based on information contained in the Suffolk Heritage Environment Record (SHER) and the statutory list of buildings of special architectural or historic interest.
- 1.3 The sites are located within the hamlet of Upper Street in the parish of Stansfield, a scattered settlement with groups of buildings around the parish church, around Assington Green, along Lower Street and along High Street (or Upper Street). Development along the latter is almost wholly on the west side of the single street, producing a small linear hamlet. The land rises southwards along the main street and falls away to the west in the direction of Assington Green Road.



- 1.4 Development on the west side of Upper Street ends around Bayment's Farm and a scattering of further housing occurs south from this point on the east side of the road.

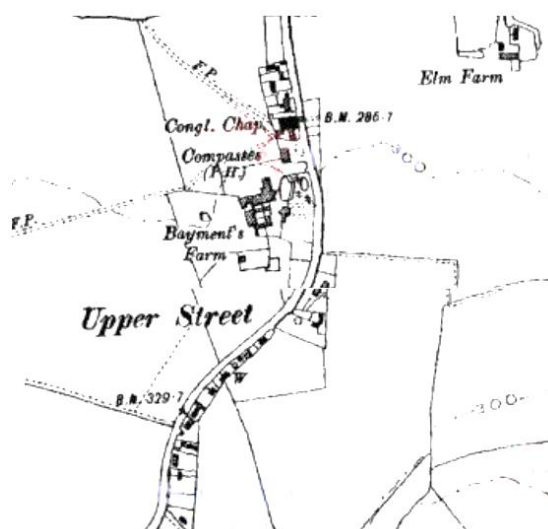
- 1.5 Site WS164 lies on the east side of the village street between 'Fair View', a bungalow and the junction with Assington Green Road. It forms a narrow strip with arable fields to the east towards Elm Hall.
- 1.6 Site WS165 comprises the farmyard and agricultural buildings of Bayment's Farm on the west side of the street. The farmhouse is excluded and is a grade II listed building.
- 1.7 Site WS166 is situated on the north side of Assington Green Road. It is a relatively narrow strip, part of a larger arable field to the north.
- 1.8 Site WS 167 is between WS165 and WS166. It forms grazing land running south of Bayment's Farm to Assington Green Road and is crossed by a public footpath.



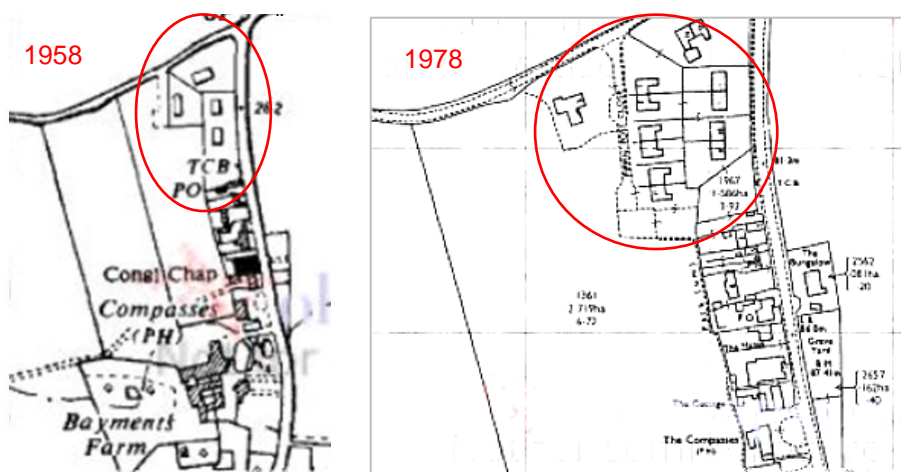
2.0 Historical Context

2.1 Historically the street contained (from north to south) a series of small cottages, a Congregational chapel and its manse, with its burial ground across the road, The Compasses public house and Bayment's Farm, all on the west side of the street. Then beyond this, on the east side a further scattering of cottages, some thatched and including Rose Cottage and the White House. Nineteenth century maps show this form which persisted well into the twentieth century and is shown on the 1905 map below. White's Directory & Gazetteer of Suffolk 1855 describes Stansfield as

A pleasant village, near a small rivulet...has in its parish 506 souls, and 1989 acres of freehold land, including the hamlet of Assington Green, and many scattered houses.

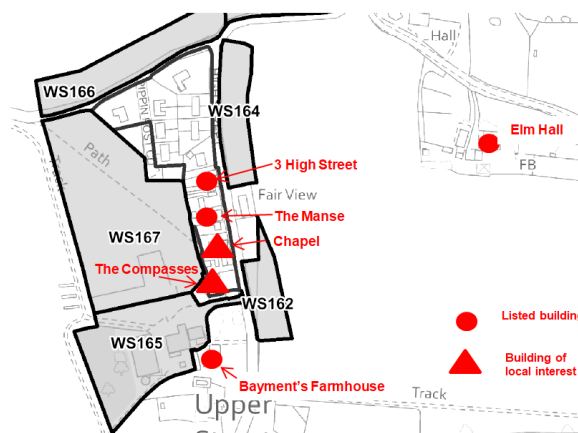


2.2 This settlement was enlarged in the 1950s with the construction of pairs of council houses to the north, which turned the corner into Assington Road, marking the beginnings of Pippin Post Close. The settlement retained the form of a singular linear street until the 1960s when additional housing was built along Pippin Post Close. This produced a group of housing to the north, the first real change in the hamlet's form for well over a hundred years. The 1958 map shows the Council houses being laid out and the 1978 edition the development of Pippin Post Close complete.



3.0 Heritage Assets

- 3.1 Stansfield has no conservation area, but there are a number of listed buildings along the street, both to the north and south of Bayment's Farm.
- 3.2 Within the close vicinity of the allocation sites are four grade II listed buildings, Elm Hall, no. 3 The Street, The Manse and Bayfield's Farmhouse. In terms of the National Planning Policy Framework, they are considered to be 'designated heritage assets'. The Stansfield Compasses public house and the chapel are not listed buildings, but are of local interest and are termed 'non-designated heritage assets'.



Designated Heritage Assets

Elm Hall



Surrounded by mature trees at the end of a track, west of site WS164

A C15-C16 moated farmhouse, timber-framed with brick nogging. A cross wing at the north end has a jettied upper storey. It was extensively restored in the C20 but well done with much of its original character recovered. The windows are mullioned casements some with transoms, with lattice leaded lights. Some of the frames are original and others are copies. The crosswing has a wood arched doorway. Roof tiled with 1 brick chimney stack with an octagonal shift. The interior has exposed timber framing, beams and joists. There are Jacobean doors and the remains of a Jacobean staircase.

3 UpperStreet



A small C17-C18 timber-framed and plastered house. 1 storey and attics. Casement windows. Roof thatched, with 3 gabled dormers.

The Manse



Listed as 'The Rectory' but the chapel manse, built in 1833 with the adjacent chapel.

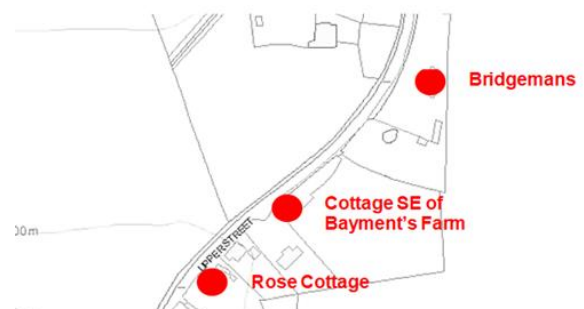
An early C19 timber-framed and plastered house. 2 storeys. 3 window range, double-hung sashes with glazing bars. A central 4-panel door with a rectangular fanlight has a flat hood on brackets. Roof slate, hipped.

Bayment's Farmhouse



A C16 timber-framed and plastered house on a T shaped plan with exposed timber- framing and a jettied upper storey on the east front. A C19 wing extends to the south. 2 storeys and attics. The windows are casements and double-hung sashes with glazing bars. There is an old window with diamond mullions. Roof tiled. The house has been considerably restored but well done, in style.

3.3 South of Bayment's Farm there are a further four listed buildings on the east side of the street and though a short distance from the farmstead are some distance from sites WS164, 1WS 66 and WS 167. They comprise Bridgemans, two thatched cottages (Rose Cottage and the cottage south-east of Bayment's) and the White House.



Non-Designated Heritage Assets

3.4 The Stansfield Compasses public house and the neighbouring former Congregational Chapel are, if perhaps incongruously sited, buildings of some local interest and contribute positively to the street scene.



4.0 Setting & Significance

- 4.1 The setting of a heritage asset is defined in the National Planning Policy Framework 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. 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.

- 4.2 Significance is defined in the NPPF 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.

- 4.3 In other words, it not simply the visual aspect of views to and from the heritage asset which defines its setting, it is also the manner in which the asset may be experienced and understood. The significance of a heritage asset may derive from its setting as much as its intrinsic heritage value.

- 4.4 The heritage assets in the vicinity of the allocation sites are 'experienced' as part of a group of inter-acting buildings together with buildings of local interest, such as the pub and chapel. They form a line on the west side of the street with a burial ground on the opposite side and collectively make a positive contribution to the significance of the heritage assets.

- 4.5 The listed buildings are of special architectural and historic interest in themselves and are of high significance. But it is the contribution to the overall setting of this part of Stansfield which is of greater significance. It is a hamlet, a small linear settlement surrounded by open countryside, which in itself is of high significance.



- 4.6 This countryside setting is experienced when the hamlet is viewed looking east to the settlement edge from the meadow forming site WS167. This is the historic edge of settlement. The setting has changed slowly through time, initially with gradual infilling and later, from the 1950s with the addition of a row of Council houses and then the construction of the small cul-de-sac at Pippin Post Close.
- 4.7 The settlement has evolved gradually with only modest increases in the number of dwellings and this makes a strong contribution to its significance and to the overall setting.

5.0 Heritage Impact Assessment

- 5.1 The development of large areas of arable fields in the close vicinity of this small settlement would be harmful to the setting of heritage assets. Upper Street, Stansfield has grown over time modestly and there is some capacity for development, allowing it to continue in that fashion. Whilst change need not necessarily result in harm, the scale of the proposed development is an important consideration. Small groups of buildings would seem apt.
- 5.2 This heritage impact assessment can only view the proposed allocation in broad terms, explaining the areas and views which are sensitive. The full impact of any development on the setting of heritage assets and the wider historic landscape can only be properly assessed when formal planning applications are made. The intention at this stage is to inform the master planning process which will lead eventually to the planning applications.
- 5.3 The foregoing section on 'Setting & Significance' has identified the importance of the collective group of buildings, to the setting of heritage assets. Equally important is the relationship to the wider countryside and the settlement has a distinct edge when viewed across the stream from Lower Street and from land both to the east and west of the street. The following sketches summarise the potential impact of development for each of the four sites.

WS164

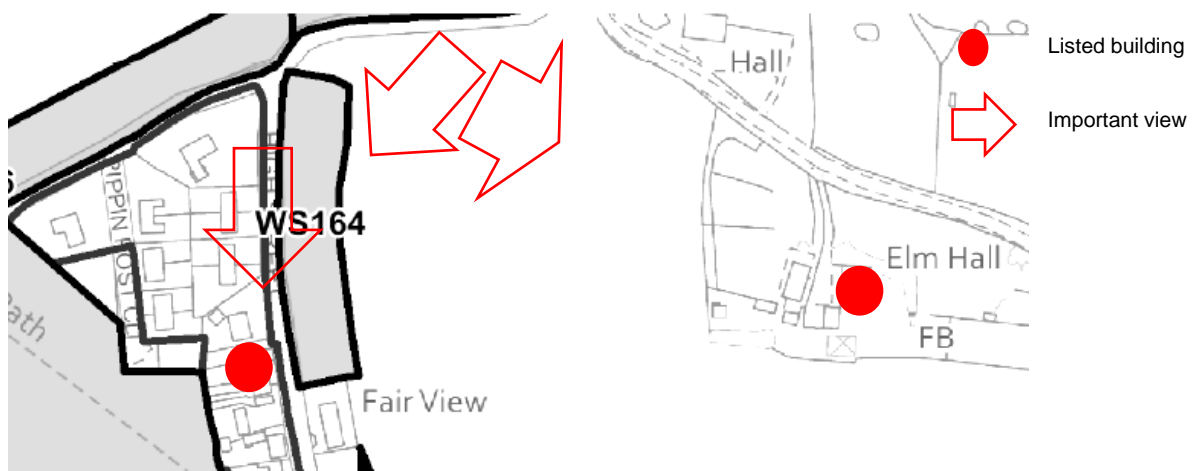
- 5.4 This site comprises a narrow strip of land opposite the Council houses at the south end of the settlement. The only development on this side of the road is the bungalow to the south. Approaching the site from the north, the hamlet becomes apparent after the track to the village hall is passed and the rooftops of the Council houses become visible.



- 5.5 Closer still, at the junction with the lane to Assington Green, the site is higher than the opposite side of the road and views to the north-east towards Elm Hall are across an open field, with the listed building hidden from view amongst mature trees.

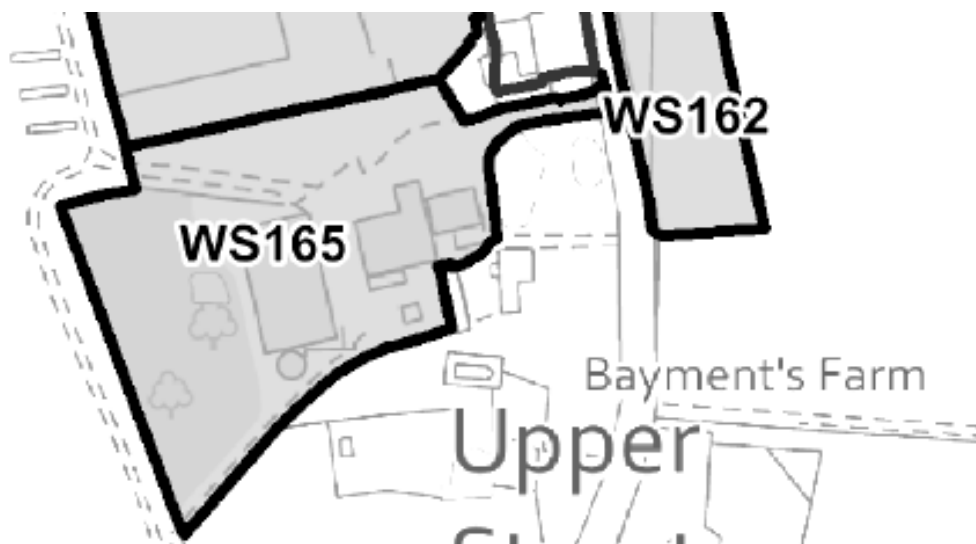


- 5.6 These views are significant, marking the edge of the settlement and the setting of Elm Hall.

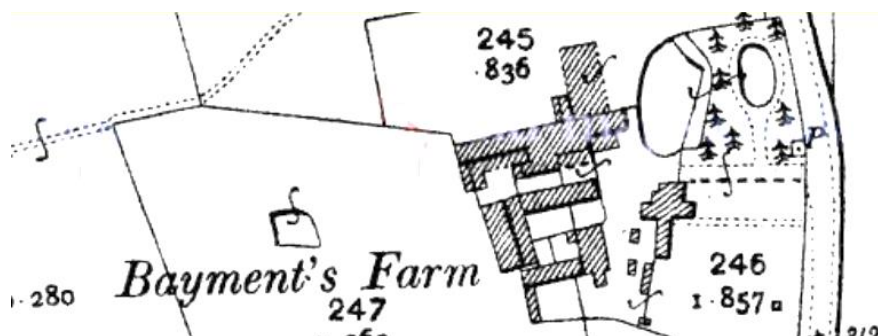


WS165

- 5.7 This comprises the farmyard and farm buildings at Bayment's Farm. The access road to the farm is along a track between the pub and the farmhouse. Land to the north slopes northwards across the meadow forming site WS167.



- 5.8 The group of farm buildings lies to the west of the listed farmhouse and ponds. The Suffolk Historic Environment Record (SHER) notes that *the farmstead is laid out in a regular full-plan with additional detached elements. The farmhouse is detached and set away from the yard. The farmstead sits alongside a public road in an isolated location. There has been a significant loss of working buildings with modern sheds on site* (SHER STF034).
- 5.9 The layout of the farmyard and buildings is shown on nineteenth century maps and clearly on the 1904 edition (below). As the SHER notes they are clearly separate from the farmhouse and comprised a series of stockyards with the largest buildings on the north side.



5.10 Alterations came following the establishment of a turkey farm around 1927, but the overall form of the farmstead is still recognisable, even though modern sheds have replaced earlier structures. An aerial photograph, taken in the 1950s, shows additional barns to the north of the remaining timber barn. These were demolished between 1975 and 1978, but would have hidden the farmhouse from the view from the footpath.



5.11 Although a working farm, the site has potential for conversion to a small group of dwellings retaining the most significant of the surviving buildings. This could include also a small cluster of buildings in the position of the former farm buildings. Single storey buildings clad in weatherboard would provide a modern iteration of the former farm buildings which existed on the site, tying-in with the surviving timber framed barn, resulting in a visual improvement of the setting, particularly when viewed from the north.



5.12 Though farmhouse and farmyard are separate, they are closely related and care would be needed to ensure the setting is not harmed or the significance of the designated heritage asset.



WS166

- 5.13 This comprises a strip of land on the north side of the lane to Assington Green. It lies north of the settlement edge, marked by the row of Council Houses and a detached dwelling west of Pippin Post Close. There are no heritage assets in the immediate vicinity.



View across the site looking north

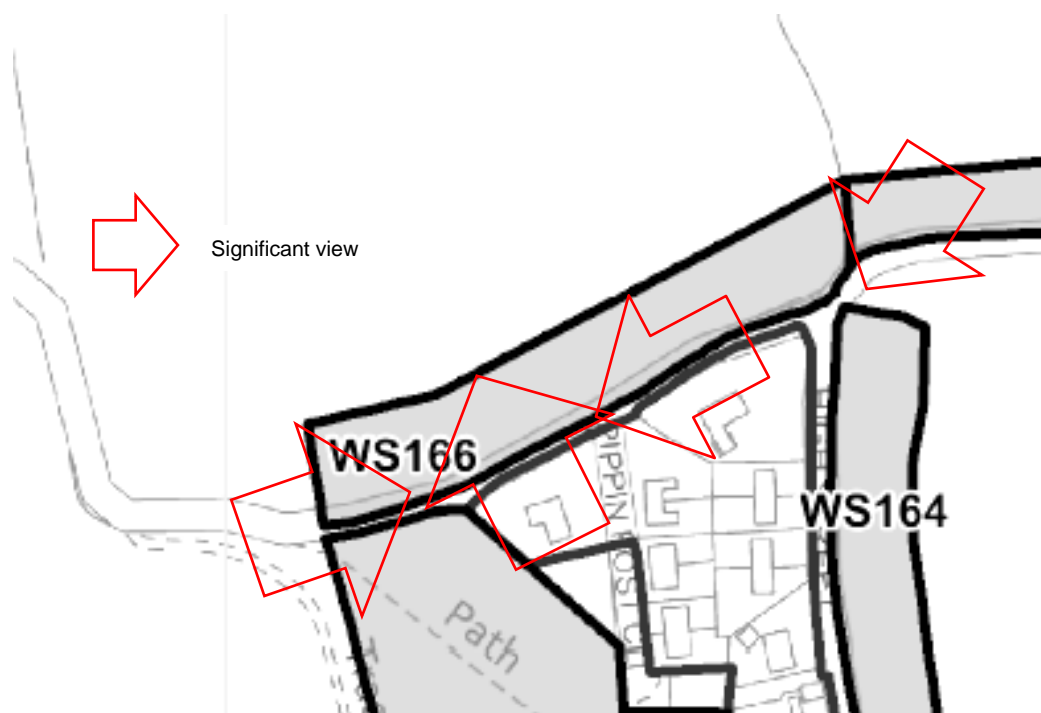
- 5.14 The lane is narrow and becomes increasingly rural in nature as it progresses westwards away from the hamlet.



- 5.15 Although heritage assets would not be visually affected by development here, the setting could be harmed as the rural edge changes. Development of more than a very modest scale would require highway improvements adversely affecting this rural setting



- 5.16 There are significant views along the lane in both directions, across the site to the north and views into the site as the hamlet is approached from Lower Street.



- 5.17 It is difficult to see how this site could be developed without harming these views and the overall setting. It would represent an intrusion into open countryside.

WS167

5.18 This pasture, sloping northwards and to the north-west lies immediately north of Bayment's Farm buildings. Its eastern side comprises the edge of the linear settlement with heritage assets backing onto it. This imposes certain constraints on the development of the field, which may be summarised as:

- The linear nature of the settlement
- The edge of the settlement as approached by the footpath
- Views out of and into open countryside

5.19 So, for example, the development of the entire field, or a large portion of it, would cause harm to the linear nature of the settlement, to the appreciation of the edge of this linear form and would harm views into and out of the open countryside. Furthermore, the consolidation of the settlement with housing immediately to the rear of the heritage assets would be harmful to the setting.

5.20 The setting of this hamlet is also viewed from the public footpath which crosses the site from the Stansfield Compasses pub to the Assington Green Road. The setting viewed from the path is 'experienced' as a clear settlement edge with roofs appearing above hedges and seen across an open field. This places the hamlet in its rural setting and it is 'experienced' amidst open fields with long views into open countryside.



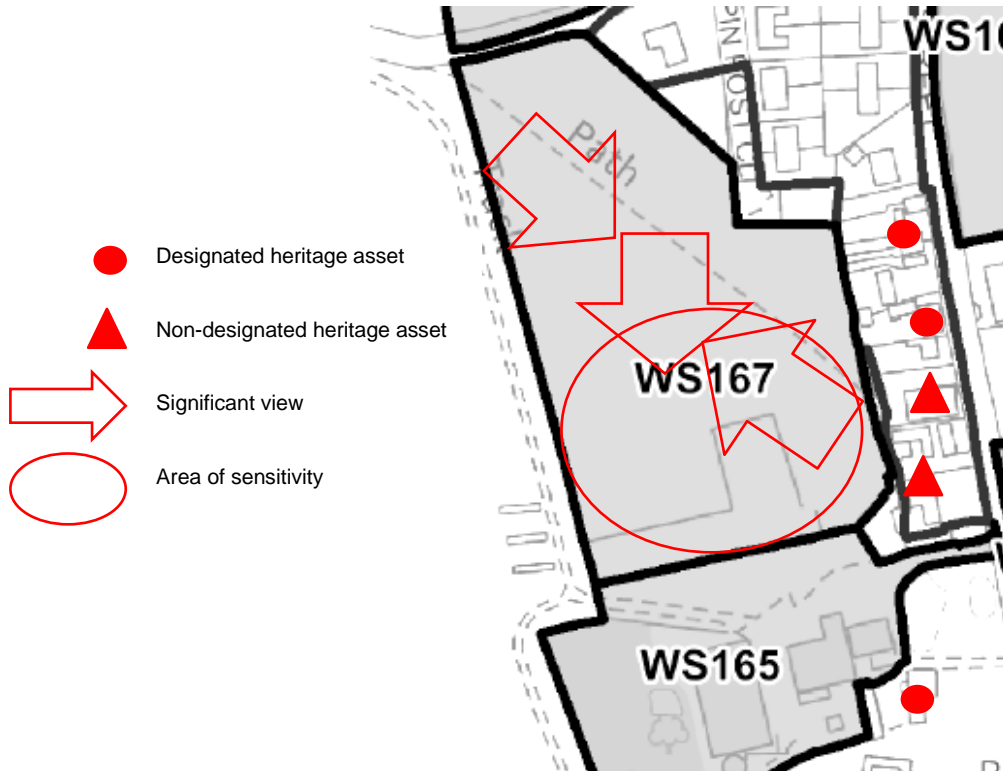
Settlement edge



View south up to Bayment's Farm

5.21 The area to the south-west of the path marks the extent of the constrained area. Clearly this can be mitigated to some extent by landscaping, but this could result in harm to the open setting

5.22 A further constraint is the potential location of the access or accesses. Pippin Post Close is the obvious means of access, whilst Assington Road is extremely narrow and incapable of serving many properties without highway improvement which would harm the rural setting.



5.23 If the extent of the areas of constraint is accepted, then the area of opportunity lies to the north-east of the public footpath. Development in this area would cause least harm to the setting of heritage assets, depending on the form it takes. A modest development of up to ten dwellings might be possible here without causes harm to the significance of heritage assets.



6.0 Conclusion

- 6.1 The National Planning Policy Framework (2019) identifies the protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of heritage assets can be harmed or lost by development in their setting. Paragraph 200 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.
- 6.2 Paragraph 192 of the NPPF requires local planning authorities, in determining planning applications, to take account of “the desirability of sustaining and enhancing the significance of heritage assets’. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset from development within its setting should require clear and convincing justification’ and paragraph 193 advises that when considering the impact on the significance of designated heritage assets, great weight should be given to their conservation.
- 6.3 Paragraph 197 states 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 affect directly or indirectly 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”. Paragraph 192 urges local planning authorities to take account of the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.4 It is clear that the development of sites WS164 and WS166 would be harmful to the setting of the hamlet and thereby the setting of heritage assets. The level of harm caused would be a high level of ‘less than substantial’.
- 6.5 However, sites WS165 and WS167 present opportunities. Whilst it may not be possible to avoid all harm, it is possible to ensure that the level remains low. This low level of less than substantial harm will need to be justified and mitigated to ensure that the public benefits which accrue far outweigh the level of harm caused. In this case much mitigation will result from the small scale of development, a modern iteration of the historic form, helping to assimilate new development into an historic settlement pattern and reinforcing local distinctiveness. In the case of site WS167, the implementation of a landscaping scheme will be crucial. To that end, it is important to ensure that ‘structural landscaping, particularly
- 6.6 Paragraph 131 urges great weight be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. The sites here offer that opportunity.