**HERITAGE**

**National Planning Policy Framework**

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/12-conserving-and-enhancing-the-historic-environment/>

NPPF Section 12. Conserving and enhancing the historic environment.

Extracts:

129. 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

**NHDC draft Local Plan 2011-31**

<http://www.north-herts.gov.uk/sites/northherts-cms/files/local_plan_preferred_options_december_2014_0.pdf>

Policy HE1: Heritage Strategy (Page 67)

Extract:

10.4 This section of the Local Plan is the Heritage Strategy, setting out the main features of the historic environment in North Hertfordshire. The determination of applications affecting heritage assets, will take place in accordance with the policies of this plan, the NPPF and relevant legislation.

Evidence base/Supporting evidence -Heritage Assessment Ashwell June 2016

<http://www.north-herts.gov.uk/sites/northherts-cms/files/Heritage%20Assessment%20%20-%20Ashwell%20-%20June%202016.pdf>

Extract:

‘…development of any scale within the site is likely to impact upon views north towards Ashwell Church Tower from Claybush Hill across the site’.

Section 12. Communities/Ashwell

Extracts:

1.9 The impact of the proposed site on heritage assets and the landscape is a key consideration’.

**Site History**

NHDC has refused all previous applications (1978, 1987, 1996).

July 1987 – Erection of 4 detached bungalows. Case Ref 1/1216/86(890)

On appeal the Planning Inspector upheld the refusal; ‘…I conclude that the conservation of good quality rural land, and the protection of the setting of an important historic village override the general presumption in favour of allowing proposals for development’. T/APP/XI925/A/87/065956/P3.