

Email from Stephen Bradwell of Trigpoint Conservation & Planning re Local Plan Heritage Policies

I am writing in respect of the heritage policies in the Mansfield District Local Plan. I realise that the examination in public has now finished, and as a result I may be too late to raise this matter.

I am acting as a heritage consultant for a small single housing development on the edge of Mansfield that has recently been refused planning permission.

In determining the application, the local planning authority has taken view that because the site falls within the wider grounds of a listed building, these grounds should be regarded as a non-designated heritage asset.

I obviously accept that the local planning authority is entitled to come to this conclusion.

However, in determining the planning application the local planning authority has quoted Policy HE1(4) of the Mansfield Local District Plan as a reason for refusing the application, noting that the perceived harm to the non-designated heritage asset is not offset by any public benefits.

This is the issue that I have serious concerns about – in my view the requirement of the Council's Policy HE1(4) (and its supporting text para. 11.17) that any harm to a non-designated heritage asset should be offset by public benefits exceeds the requirements of the NPPF when it comes to the consideration of non-designated heritage assets – the relevant paragraph of the NPPF (para. 197) does not mention public benefits in respect of non-designated heritage assets.

In my view this particular policy is therefore not consistent with the NPPF and it should be amended to fall into line with the requirements of the NPPF.

If it is possible I would be grateful if you would refer this email to the Planning Inspector so that she can at least consider this issue in her considerations of the soundness of this Local Plan.

Regards Stephen Bradwell MA MRTPI IHBC

Trigpoint Conservation & Planning Ltd

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