

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
Conservation and Heritage Assets			
1197023	Resident	Bassetlaw Council are completely untrustworthy in term of environment and heritage protection. I am disgusted that Jo White purports to support the green agenda. She along with other councillors have allowed mass destruction of trees and protected species in Mr Straws Conservation Area. It is derisory to claim any green credentials. Habitat regulations are already in place they are ignored. The proposed commitment to woodland cannot be achieved without a radical rethink of housing at Peaks Hill and by adhetement to National Laws.	Heritage relates to the built environment and to the historic significance of man-made landscapes. Any applications relating to the loss of trees and impacts on wildlife are carefully considered to ensure loss/impacts is consistent with national legislation and planning policy.
1197036	Woodland Trust	If ancient/veteran trees and the need to give them strong protection are not included in Policy ST36, as we suggested, then they could be included here under heritage assets. They need to be in one or other of the policies, as they are irreplaceable natural habitats.	Heritage relates to the built environment and to the historic significance of man-made landscapes. Trees and woodland will be covered by a new policy in the next version of the Local Plan.
REF282	National Trust	National Trust supports Policy ST37 Conservation and Enhancement of the Historic Environment.	Support noted and welcome.
REF282	National Trust	Part A.2. states that a proposal should 'use materials, building technique(s) and detailing that reflect the local vernacular'. Suggest that this needs to be adjusted to recognise that some modern details and finishes, such as glazing panels, may work well if used carefully within a historic context. Suggest that Part 6 should refer to 'significant views' rather than all views. Part D more or less reiterates the wording of the NPPF and may therefore need to be excluded from the Local Plan policy. Suggest that Part C.3. should be extended slightly to say that a non-designated asset can only be lost if it 'has no viable use now or in the foreseeable future'.	a) Designated, Part A.2. - Wording amended to reflect the approach suggested. b) Designated, Part A.6. Policy wording amended accordingly. c) Acknowledge this is repetition of national policy and will be deleted. d) Part C.3. Policy wording amended to reflect comments made.
1197221	Resident	Wigthorpe and South Carlton are designated conservation areas meaning that they have historical significance. The proposed development HS1 erodes their sense of rural historic landscapes.	Peaks Hill Farm is a considerable distance from the Carlton in Lindrick Conservation Area, of which both South Carlton and Wigthorpe are within. With regard to development east of the woodland at Peaks Hill, this would be well screened from the A60 behind the existing trees. Therefore, it will have no impact on the setting of Broom Farm and Peaks Hill Farm. A memorial relating to the Wellington Bomber crash in the area in May 1944 will be required. With regard to the area of land between the A60 and the woodland, this site does form part of the countryside setting to Peaks Hill Farm, a non-designated heritage asset. In addition, it forms part of the wider setting to Broom Farm (grade II listed). This open countryside setting is an important part of this setting, and large scale development across this part of the site would likely cause harm to that setting. Development be limited to the land east of the trees. Any road through this part of the site should be constructed as close to the edge of the woodland as possible and with as small a gap in the woodland as possible, to help minimise the visual impact.
REF327	Scrooby Parish	Whilst this covers relatively large assets, the smaller rural environments have many areas / buildings of equal if not more historic significance. These must be afforded the protection of Policy ST37	Policy ST37 does relate to the heritage assets of all scales and types, not just the larger ones.
REF346	Doncaster Council	Doncaster Council fully supports Policies ST37 & ST38. Policy ST37 is in keeping with the significance led approach of the NPPF and particularly the requirement in part 2 that proposals affecting heritage assets or their setting be informed by a proportionate heritage statement. Policy ST38 distinguishes between the treatment of designated and undesignated heritage assets as required in the NPPF.	Acknowledged and agreed

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ST37 and ST38	Conservation and Heritage Assets		
REF347	NJL Consulting	<p>Caddick are concerned that ST37 and ST38, as currently drafted, set an overly onerous requirement on applicants where heritage and historical matters are relevant. The statutory approach to heritage, conservation and historic environments is set in the 'Planning (Listed Buildings and Conservation Areas) Act 1990'. The National Planning Policy Framework provides further policy requirements for heritage matters. However, ST38 goes significantly beyond the established statutory and national policy principles yet there is no evidence to support the proposed policy. For example, Part A(6), in the context of designated heritage assets, requires proposals ensure '... views away from, through, and towards, the heritage asset are preserved or enhanced...'. This is an entirely different approach to that taken in recent decisions regarding the setting of listed buildings and conservation assets. ST38 then applies different criteria to non-designated heritage assets. It is considered that a number of these criteria go unnecessarily beyond stature and national policy requirements. At this stage there is no evidence to support the council's position and the policy should be revised. As such the policies are unsound.</p>	<p>With regard to the preservation of views and setting, there is clear legislation, policy, guidance and caselaw on this. Setting (to which views are a key contributor) is often an important part of the significance of a heritage asset - legislation, NPPF, the PPG and Historic England guidance (especially Good Practice Advice Note 3: The Setting of Heritage Assets, Dec 2017) clearly set out how this should be assessed and interpreted. The new Policy ST38, which includes reference to views towards, through and from assets, is very much compliant with national policy and guidance. The distinction between designated and non-designated heritage assets as set out in ST38 is fully compliant with the policies in the NPPF. The ST38 requirements set out for applications affecting non-designated heritage assets merely express a sensible interpretation of the 'balanced view' approach (NPPF Paragraph 197), which will give greater certainty for both developers and the Council. ST38 does not in any way give non-designated heritage assets greater weight than the NPPF does.</p>