

Gladman Developments Ltd

Cheshire East Council

Site Allocations Development Policies Document

Matter 9 Hearing Statement



September 2021

Page left intentionally blank

Matter 9: Historic Environment

Non-designated heritage assets (Policy HER7)

1.1 **Is Policy HER 7 consistent with national policy in respect of the ‘balanced judgement’ to be applied to proposals which affect non-designated heritage assets in paragraph 203 of the NPPF?**

1.1.1 Gladman reiterate concerns regarding Policy HER 7 and its lack of conformity with the National Planning Policy Framework (the Framework). It is important that the heritage policies contained in the Site Allocations and Development Policies Document (SADPD) differentiate between designated and non-designated heritage assets and apply the appropriate test for development affecting each of these.

1.1.2 With regards to the correct test concerning non-designated heritage assets, paragraph 203 of the Framework states:

“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 directly or indirectly affect 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.” (Emphasis added)

1.1.3 Paragraph 203 set out above relates specifically to non-designated heritage assets and the policy tests that should be applied in these cases is that a balanced judgment should be reached having regard to the scale of any harm and the significance of the heritage asset. Policy HER 7 does not have full regard to paragraph 203 set out above as it as it goes further than what is required by national policy. As such, Gladman consider that the policy wording should include the term ‘balanced judgement’ within the policy wording as opposed to the current wording which states ‘will only be supported’ to ensure clear consistency with national policy.