Online Comment

Application	H21-0504-18
Location	Land at Tysdale Farm Common Way Tydd St Mary PE13 5QH
Proposal	Proposed terrace of 4 dwellings

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For/Against	Comments

The proposed development is situated adjacent to the Grade II Listed Tysdale Manor, which is a substantial hall dating from the Tudor period, with a range of historic farm buildings behind that are currently being converted for residential use. The site is also situated within the Tydd St Mary Conservation area, although the developer's Heritage Impact Assessment appears uncertain of this as it begins by stating that the proposed development is within the designated area but later concludes "the site is positioned outside the curtilage of a listed building and outside of the Conservation Area". Whilst the proposed development could be considered to lie outside of the curtilage of Tysdale Manor it is certainly within its setting, which the Planning (Listed Buildings & Conservation Areas) Act requires local planning authorities to give "special regard to the desirability of preserving".

Previous applications for this site have been refuse,d and in the most recent case also upheld on appeal, because of the impact on both the setting of listed building and the Conservation Area. Both the Officers Report and the inspector's Appeal Decision for the previous application (H21-0306-17) highlighted that positioning a terrace set back from the street frontage and at a different angle to the village's historic linear layout reflects neither the character nor appearance of the Conservation Area and thus harms its significance, whilst the setting of the adjacent listed building would be harmed by the overdevelopment of the historic green space that surrounds and from which it derives some of its significance.

The current application does not mitigate these impacts, adding instead a fourth house to the terrace despite the planning inspector stating amongst the reasons for refusal that "the proposal would appear cramped and odds with the spacious and frontage pattern of development in the area". The current proposal moves the parking from the rear of the development to a communal car park situated at the front between the terrace and the street, which undermines the aim of giving a green landscape "buffer" for the development. The design of the current proposal unfortunately also lacks the previous proposal's architectural detailing which referenced the vernacular elsewhere in the Tydd St Mary Conservation Area.

Given this, it is recommended that the proposed development be refused because of the harm caused to the setting of the Grade II Listed Tysdale Manor and the character and significance of the conservation area.

If however, the Council is minded to grant consent then it is recommended that the developer be required to commission a scheme of archaeological works so that below ground heritage assets can be recorded prior to their destruction. The site is close to the medieval core of Tydd St Mary and, as discussed above, close to the Tudor manor house, so there is a high potential for archaeological remains to be disturbed during construction. This should be secured by South Holland District Councils standard condition's AR01, 02 and 03.

"They [the local planning authority] should... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" - National Planning Policy Framework section 12, paragraph 141.