



Historic England

Mr Andrew King
Council of the Isles of Scilly
Town Hall
The Parade
St Mary's
Isles of Scilly
TR21 0LW

Direct Dial: 0117 975 0676

Our ref: P01352790

23 March 2021

Dear Mr King

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO NORTH OF ENNOR FARM, OLD TOWN LANE, OLD TOWN, ST MARY'S
Application No. P/21/002/OUT**

Thank you for your letter of 8 March 2021 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Background

Historic England previously provided advice to your authority on 03 February 2021 regarding these proposals. We recommend that our earlier advice is read in conjunction with this letter which details the significance of the site and sets out our detailed concerns. Our advice was in line with our representations during the draft Local Plan consultation that the extent of housing on the allocation should be restricted to the eastern part of the site due to the potential impact upon sensitive views to and from Ennor Castle Scheduled Monument.

We recognise that the whole of the proposed allocation area was approved at Examination. Our subsequent advice therefore has focused on how the design and layout of the proposed development could best accord with the conclusions of the heritage impact assessment (HIA) and national planning policy. This last with regard to recognising Ennor Castle as an irreplaceable resource, and minimising the impact of the proposal within its setting on its significance.

We have advised that the recommendations of the HIA were reflected in the Initial Site Layout shown in the Design and Access Statement (DAS) which reserves the western part of the site for low-key elements such as allotments. In this way it conserved these



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sensitive views and hence the setting of the monument. We indicated that while a scheme based on the Initial Site Layout would not wholly resolve our concerns it would in our view reduce the level of harm to the low end of less than substantial. We therefore recommended that the scheme be revised to better reflect the Initial Site Layout.

Current Amendments

Historic England welcomes the engagement of the applicant in attempting to address the concerns we outlined in our previous advice. As a result we understand that the following amendments specifically related to heritage considerations have been made:

- a) The semi-detached dwelling on Plot 10/11 which had a higher ridge line than the detached dwellings has been omitted from the scheme and replaced with a single dwelling of smaller scale and footprint;
- b) In tandem the property has been moved further away from the western zone of the site;
- c) Similarly Plot 09 has also been moved a little further away from the western boundary.

We note that the applicant describes these changes as having a cumulative effect to improve the openness of the western part of the site.

We note in addition that the applicant proposes archaeological work is undertaken as a condition to the consent. We recommend that your authority is guided by the advice of your specialist archaeological adviser in this regard. They will assist you in ensuring you can be satisfied that in the event significant archaeological remains are preserved on the site they will be appropriately dealt with or protected under the scheme.

Impact of Proposed Amendments

Historic England's assessment of the impact of the proposals reflects the visual sensitivity of the western part of the site as this is one of the areas where there are clear views both to and from the castle. Development in the Initial Site Layout depicted within the DAS would extend further across the site than we had anticipated in our submissions to the local plan consultations. However, it nonetheless in leaving the western third of the application site free from housing and proposing a hedged boundary to the western edge of house gardens, goes some way to addressing our concerns regarding the conservation of views important to the setting of the castle and hence its significance.

We consider that the proposed amendments to the layout have resulted in some reduction in the level of harm previously identified with the original scheme. However, we remain of the opinion that this harm could be reduced further whilst still delivering





the housing allocation with a greater reference to the Initial Site Layout as represented in the DAS.

Planning Policy Context

As a Scheduled Monument Ennor Castle is recognised as being a designated heritage asset of the highest significance (NPPF 194b) and great weight should be accorded to its conservation (NPPF 193), including the contribution made by its setting. In relation to NPPF paragraph 190, our advice indicates that the conflict between the development proposal and the conservation of the designated heritage asset could be minimised by pushing development back from the western boundary of the site to the position shown on the Initial Site Layout. In addition the Initial Site Layout within the DAS indicates that the quantum of housing identified in the allocation could be met by less harmful means than that shown in the revised Proposed Site Layout, better aligning with NPPF paragraph 192.

Historic England's Position

Historic England's position remains unchanged from our previous advice on the scheme.

We consider that despite the latest amendments which do reduce the harm caused to some extent, the revised application nonetheless would still cause harm to the significance of the scheduled monument. We consider that the harm would be caused by the impact of intrusive development in views to and from the castle from within its setting that contribute to its significance. The harm that the development as currently proposed would cause is within the threshold of less than substantial. However, returning the scheme to the version shown in the Initial Site Layout would significantly reduce the level of harm to a point where your authority may consider that it would be minimising harm to the historic environment in line with NPPF paragraphs 190 and 196.

We welcome the positive attempt to address our concerns from the applicant but consider that the principle of the layout moving away from the Initial Site Layout means that the harm to Ennor Castle's significance has not been reduced as far as could be possible.

In the event your authority is minded to grant consent for the application in its current form, we recommend you ensure that you are satisfied you will be able to avoid or minimise conflict between the conservation of Ennor Castle's significance and any aspect of the development. We recommend that you bear this in mind and the potential for harm we have identified when taking your decision on the revised proposals as well as through a subsequent reserved matters application.





Recommendation

Historic England has concerns regarding the application on heritage grounds.

Our concerns, as previously, relate to the impact the amended proposed site layout would have within the setting of Ennor Castle Scheduled Monument and the contribution that makes to its significance as a designated heritage asset of the highest significance.

In seeking to conserve the significance of Ennor Castle we continue to recommend that the outline plans be amended to better reflect the outline site layout on the western side of the site as depicted on page 12 of the DAS. While this would not be wholly in alignment with our representations to the local plan consultations that development be restricted to the eastern part of the site only, it would ensure that the area of the site within the sensitive field of view from the castle is largely kept free from built development, so that these views could still be appreciated.

Revising the site layout in this way to utilise the western third of the site only for low key elements such as allotments and orchard would in our view mean that the application would address NPPF paragraphs 184, 190 and 193 and still deliver the allocation under the Local Plan.

In the event your authority is minded to grant consent for the application in its current form, we recommend you ensure that you are satisfied you will be able to avoid or minimise conflict of the type outlined in our advice above between the conservation of Ennor Castle's significance and any aspect of the development under this and a subsequent reserved matters application.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Helen Woodhouse

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cc: Cornwall Council Strategic Historic Environment Service



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