



MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

Main Hearings - Hearing 1: Tuesday 19th February 2019

Matters and Issues

Development Management Policies

Statement of Mid Devon District Council

ISSUE 23	Is the wording of Draft Policy DM25 (Development affecting Heritage Assets) sufficiently precise?
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23) Is the wording of Draft Policy DM25 (Development affecting Heritage Assets) sufficiently precise?

- 23.1 Yes, Draft Policy DM25 (Development affecting heritage assets) is sufficiently precise.
- 23.2 The policy sets out a positive approach to conserving and enhancing the historic environment, which accords with paragraphs 126 to 141 of the National Planning Policy Framework (2012). It recognises that heritage assets are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. The policy establishes locally, the factors that must be taken into account by a developer when proposing development that could affect heritage assets. It includes guidance on how development proposals that may harm a heritage asset should be assessed, setting out a criteria-based approach to consider the limited circumstances in which harm may be acceptable. This approach to consider the impact of harm or loss on either designated or non-designated heritage assets is based on the wording used within the NPPF, which weighs the benefits against the harm.
- 23.3 Accordingly, the policy is positively worded, and emphasises the desirability of new development making a positive contribution to local character and encouraging enhancement of local distinctiveness. It also requires a proportionate but systematic

approach to the assessment of proposals affecting setting as set out in guidance from Historic England: 'The Setting of Heritage Assets: Good Practice Advice in Planning: 3'.