

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 December 2021 08:15
To: Planning Scanning
Subject: FW: FG/180/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Martyn White [REDACTED]
Sent: 20 December 2021 17:46
To: Planning.Responses [REDACTED]; Amy Myer [REDACTED]
Subject: FG/180/21/PL

FG/180/21/PL

Upgrade of the existing radio equipment incorporating; the replacement of the existing 13.8m Mast and associated antennas with a new 20m Mast, antennas and ancillary support units, and development works ancillary thereto, including the upgrade of the existing cabinets. This application is in CIL Zone 4 (zero rated) as other development.

Adjacent to Greystoke Road Ferring BN12 5JL.

Further to our conversation regarding the application, I have reviewed the information provided in order to prepare some consultation comments for you. As you are aware the application is very close to heritage assets, namely the Ferring Conservation Area, Listed Buildings and Locally Listed Buildings (non-designated heritage assets), which requires a careful assessment to be undertaken in accordance with the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

As part of paragraph 194 of the NPPF, Local Planning Authorities require an applicant to describe the significance of any heritage assets affected by their proposals, including any contribution made by their setting, in determining applications. This is normally provided in the form of a heritage statement i.e., one which describes the significance of the assets affected (including the contribution made by their setting), along with an assessment and understanding of the potential impact of the proposals on that significance.

The application documents do not include the required heritage information, and as a consequence, do not meet the requirements of the NPPF. This heritage information should have been submitted with this application and would need to have been prepared by a suitably qualified specialist. Failure to provide this information means that a thorough assessment cannot be made.

At present, it is not clear if the increased height of the mast (which appears to be a large increase in height) would be visible from within the conservation area, such as glimpsed views, and therefore what impact this would have on the significance of the assets identified.

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



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