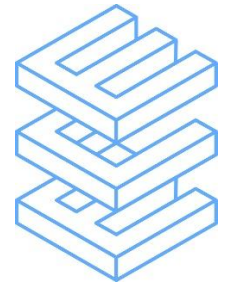


Client	Mr and Mrs Goossens		
Project	Nash Manor		
Document	Heritage and Archaeological Statement	Revision	Rev A
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## Introduction

This Heritage and Archaeological Statement has been prepared in support of the full planning application for the demolition of existing agricultural barns and erection of a single dwelling at Nash Manor. The site lies within an Archaeological Notification Area, and this statement has been prepared to address potential heritage and archaeological considerations.

## Designated Heritage Assets

The application site does not contain any designated heritage assets. The nearest listed building lies approximately 180 metres to the north-east of the site and is physically and visually separated from the proposed development by intervening land, vegetation and existing built form associated with Nash Manor.

Given this separation, together with the modest scale and siting of the proposed dwelling broadly within the footprint of the existing barn, the proposal will preserve the setting and significance of nearby heritage assets. No harm to the significance of any designated heritage asset has been identified.

## Archaeological Potential

The site lies within an Archaeological Notification Area, indicating potential for archaeological interest within the wider landscape. However, the application site itself comprises previously developed land occupied by an existing agricultural barn, hardstanding and associated works.

The construction of the existing building and yard will have involved significant ground disturbance, and the proposal largely reuses this already developed footprint. As such, the likelihood of intact archaeological remains surviving within the area affected by the proposal is considered to be low.

Given the limited scale of new groundworks and the previously disturbed nature of the site, the development is not considered likely to result in harm to any archaeological resource.

## Conclusion

The proposed development relates to previously developed land and will be positioned broadly within the footprint of the existing barn. The site contains no designated heritage assets and the proposal will preserve the setting and significance of nearby listed buildings and the wider historic environment.

Although the site lies within an Archaeological Notification Area, the extent of previous disturbance and the limited nature of the works mean there is low potential for significant archaeological remains to be affected.

The proposal is therefore considered acceptable in heritage and archaeological terms and compliant with the National Planning Policy Framework and relevant local planning policies.