

Our ref: JAC24500 Model Farm

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Date: 2nd November 2022

Andrew McPhillips
Managing Director
Legal & General Land and Major Projects
By e-mail

Dear Andrew,

Model Farm, Rhoose – response to recent comments on the Built Heritage Statement.

I've received the query regarding the statement in the 2019 Built Heritage Report, as follows "The findings of this Statement are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report".

I have reviewed the Built Heritage Statement for Model Farm at Rhoose, and can offer the following comments.

The report contained a standard caveat that the information and conclusions would have a shelf life of three years, in practice the circumstances remain the same. The proposed application site boundary has not altered, and the extent of the proposed developed area also remains unchanged. The same designated heritage assets would be the subject of any assessment. You will be familiar with the conclusion of the assessment. The criteria for assessment have not altered since 2019.

I visited the site on 28th October 2022 to determine if the baseline had altered since 2019, and I can confirm this is not the case. All of the built heritage assets retain the same settings. In addition, the local list, laid out in the County Treasures SPD, does not appear to have been updated since 2009.

The lack of change in the scheme and the baseline since the Built Heritage Statement was written suggests that any assessment would reach the same conclusions as the original. The built heritage statement would be revisited if used in support of any reserved matters application, when assessment against more detail of the proposed development can be made.

Let me know if you need any further information at present.

Yours sincerely,

for RPS Consulting Services Ltd



Philip Bethell

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