



Historic England

WEST MIDLANDS OFFICE

Mr A Banks
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Direct Dial: 0121 625 6846

Our ref: P00847390

3 April 2018

Dear Mr Banks

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

**LAND AT BURTON WOOD, WEOBLEY
Application No. 181050**

Thank you for your letter of 26 March 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The significance of Weobley Conservation Area may be summarised as deriving from its character and appearance as a planned medieval borough laid out in burgage plots between the castle to the south and the church to the north. The growth and then failure of the borough are evident in the surviving built fabric characterised by closely developed street frontages and surprisingly sparsely developed backland areas. The extent and quality of timber framed buildings in the conservation area is outstanding. Despite enclosure, the fields around the town preserve evidence of the medieval field system providing a visual connection with the historical functional links between the medieval town and its rural hinterland.

The application site occupies open fields to the east of the village core in an area identified as New Estates in the draft conservation area appraisal. This is an area where the medieval field system may still be traced in post enclosure field boundaries. The proposal for 50 dwellings will significantly change the appearance and character of this currently undeveloped part of the conservation area.

The application should therefore be considered in terms of the policy set out in Section 12 of the NPPF. This is clear that new development should make a positive contribution to local character and distinctiveness (paragraph 131) and should enhance and better reveal the significance of the conservation area (paragraph 136). Paragraphs 132 and 134 state that great weight should be given to the conservation of a heritage asset's significance and that any harm should be weighed against the public



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benefit of a proposal.

Historic England is concerned that the outline nature of the application means that it is not possible to properly assess the development's impact on the significance identified in the supporting heritage statement. While the core of the village and the principal reasons for its designation are unlikely to be affected, the proposal will negatively impact on the currently open character of the fields, involve the loss of field boundaries which contribute to the evidential value of the conservation area and thus result in harm. In the absence of a detailed application it is not possible to assess whether the design of the proposal delivers the requirements of paragraphs 131 and 136 or whether the harm identified is justified in terms of paragraphs 132 and 134. We would therefore recommend that the application is refused or that it is withdrawn and a full application submitted for consideration.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 131, 132, 134 and 136 of the NPPF. 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



Sarah Lewis

Inspector of Historic Buildings and Areas

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cc: Matthew Knight, Principal Conservation Officer



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