



BUILT HERITAGE ASSESSMENT

**Land at Browns Lane,
Tamworth**

**On behalf of
Summix BLT Developments**

January 2018

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EXECUTIVE SUMMARY

- 1 This Built Heritage Assessment has been prepared in order to assess the potential impact on the historic built environment arising from proposed residential development at Land at Browns Lane, Tamworth.

- 2 This report demonstrates that the proposed development has the potential to impact on Grade II listed Perrycrofts and the Wigginton Conservation Area. It is demonstrated that the proposed development, which includes specific mitigation measures to reduce any potential harm, will not pose harm to the significance of Perrycrofts, whilst any harm to the significance of the Wigginton Conservation Area will remain at the lower end of the spectrum of less than substantial harm.

1.0 INTRODUCTION

- 1.1 This Built Heritage Assessment has been researched and prepared by CgMs, part of the RPS Group, on behalf of Summit BLT Developments in order to assess the potential impact on the historic built environment arising from proposed residential development at Land at Browns Lane, Tamworth (the Site).
- 1.2 The Site does not contain any designated heritage assets, however there are three listed buildings within a 1 kilometre search radius of the Site. In addition Wigginton Conservation Area, in its entirety, lies within this 1 kilometre search radius.
- 1.3 This Built Heritage Assessment forms part of the requirement under paragraph 128 of the National Planning Policy Framework to identify and assess any heritage assets likely to be affected by a proposed development, including consideration of their settings, and demonstrate the likely impacts to that significance. All archaeological considerations are dealt within a separate report (CgMs 2017).
- 1.4 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition relevant Historic England guidance notably *GPA3 The Setting of Heritage Assets* and *Conservation Principles* has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this report. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publically accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.5 The findings of this report 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. All maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

2.5 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local

populace can produce their own distinctive Local and Neighbourhood Plans respectively. Such Plans consequently reflect the needs and priorities of their communities.

- 2.6 When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the '*golden thread*' that is expected to run through the plan-making and decision-making process.
- 2.7 The NPPF defines a heritage asset as: '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 7 Requiring Good Design reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.
- 2.9 Section 12 Conserving and Enhancing the Historic Environment contains paragraphs which relate to development proposals that have an effect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.
- 2.10 The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:
- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development in making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 2.11 These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.
- 2.12 In order to determine applications Paragraph 128 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance. This is supported by Paragraph 129 which requires LPAs to take this assessment into account when considering applications.
- 2.13 Paragraphs 132-134 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 132 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

National Guidance

Planning Practice Guidance (DCLG)

- 2.14 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.16 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.17 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main '*heritage values*' being: evidential value; historical value; aesthetic value; and communal value. This guidance is currently being updated to bring the terminology more in line with the NPPF, but basic principles are expected to remain broadly unchanged. The revised edition is currently out for consultation and, subject to the results, is expected to be published in April 2018.

Overview: Historic Environment Good Practice Advice in Planning

- 2.18 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.19 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (December 2017)

- 2.20 This advice note focuses on the management of change within the setting of heritage assets. This document supersedes the first edition of the same guidance published in July 2015. GPA3 aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2015 version and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.21 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.22 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

2.23 The document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the assessment of the impact on setting needs to be proportionate to the significance of the heritage asset under consideration and the extent to which the proposed changes enhance or detract from significance and the ability to appreciate that significance. It is further stated that changes within the setting of a heritage asset may have positive, neutral or negative effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
- 5) Make and document the decision and monitor outcomes.

Local Planning Policy

2.24 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.25 Local planning policy for the Site is currently prescribed by Tamworth Borough Council and Lichfield District Council, with all except a small area within the southern portion of the Site falling within the jurisdiction of the latter. The relevant policies of both authorities are therefore reproduced below.

Tamworth Local Plan 2006-2031 (adopted February 2016)

Policy EN6: Protecting the Historic Environment is directly relevant to this report. It states:

'Development that affects designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage assets including locally listed buildings and undesignated archaeology, will be required to assess the impact of the development on the asset through a heritage statement and statement of significance and clearly demonstrate how the significance, including its setting, will be protected, conserved and, where possible, enhanced. Where sites are located in a conservation area or an area of high archaeological potential, particularly the historic town centre core, the Council's Conservation Officer and Staffordshire County Council Environment Team (Historic Environment) should be consulted at an early stage. Proposals will be required to pay particular attention to:

- a) scale, form, height, massing, detailing and materials of the development, the existing building and physical context to which it relates;*
- b) historically significant boundaries, street layouts, open spaces, landscape features and structures identified in the conservation area appraisals including walls, railings, street furniture and paved surfaces;*
- c) important views of listed buildings, scheduled monuments and historic townscape as identified in the conservation area appraisals'.*

It goes on to state that:

'Where practical and viable, development should address issues identified in the historic environment evidence, in particular the Extensive Urban Survey and, Conservation Area Appraisals. Development of allocated housing and employment sites should have regard to the Heritage Impact Assessment. Particular attention will be paid to enhancing key buildings in the town centre, the Creative Quarter initiative, positive redevelopment or enhancement of negative features, public realm improvements and proposals that will enhance buildings classified as 'at risk' and 'vulnerable' in the Heritage at Risk Survey'.

Policy EN5: Design of New Development is also relevant to this report. It states that, *inter alia*:

'High quality buildings and places will be achieved across Tamworth with particular attention paid to the enhancement of the town centre, conservation areas, the Sustainable Urban Extensions and Regeneration Priority Areas. Poor design or design that fails to take the opportunities available to improve the character and quality of an area and the way it functions will be refused.

New developments will be expected to:

- a) respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area;*
- b) take into account the impact of the proposal on the significance of heritage assets;*
- c) be of a scale, layout, form and massing which conserves or enhances the context of the development; and*
- d) utilise materials and overall detailed design which conserves or enhances the context of the development.*

Lichfield District Local Plan

The Lichfield Local Plan is made up of a number of documents, with the primary document being the Lichfield District Local Plan Strategy 2008-2029 (adopted February 2015). The following policies of the Local Plan Strategy are relevant to this report.

Strategic Priority 14 involves built heritage and aims:

'To protect and enhance the District's built environment and heritage assets, its historic environment and local distinctiveness, ensuring an appropriate balance between built development and open space, protecting the character of residential areas, protecting existing open spaces and improving the quality of and accessibility to open space and semi-natural green spaces.'

Core Policy 14: Our Built and Historic Environment states that:

'The District Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment contributes to sustainable communities, including economic vitality, and new development must make a positive contribution to the historic environment's local distinctiveness.

The significance of designated heritage assets including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, and locally important parks and gardens will also be conserved and enhanced. In conjunction with Policy NR5, landscapes that form the setting to the built and historic environment will also be conserved and enhanced.

Change will be directed to the most appropriate locations taking into account the District's heritage assets and their settings, including the historic landscape, as informed by the local evidence base. Development proposals which conserve and enhance a heritage asset or its setting will be supported where clear and convincing justification has been provided through an assessment of the significance of the asset or its setting.

The sustainable re-use, maintenance and repair of listed buildings and other heritage assets will be supported, particularly those that have been identified as being at risk. In conservation areas, the built form will be protected and enhanced and there should be no net loss of trees, with physical improvements to conservation areas linked to the objectives contained within conservation area appraisals and their management plans where appropriate.

Opportunities to improve understanding of the District's heritage assets will be supported through partnership work with local communities and societies using a range of historic characterisation tools, the County Council's Historic Environment Record, the expansion of the local list and the programme of Conservation Area Appraisals and Management Plans.

The District Council will seek to maintain local distinctiveness through the built environment in terms of buildings and public spaces and enhance the

relationships and linkages between the built and natural environment and through the realisation of proposed major new development.'

**Wigginton, Hopwas and Comberford Neighbourhood Plan 2015-2029
(made December 2016)**

The Site also falls within the boundary defined within the Wigginton, Hopwas and Comberford Neighbourhood Plan. The following policies are relevant to built heritage:

Policy WHC3 states that *'new development throughout the Plan Area should protect assets of the historic environment and enhance those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area's environment in particular.*

- i) *New development should be of a scale, mass and built form that responds to the characteristics of the site and its surroundings, care should be taken to ensure building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact upon any significant wider landscape views.*
- ii) *Due regard shall be had of all identified heritage assets to ensure that new development does not detract from the designated and undesignated components of the historic environment, particularly where heritage assets are part of the visual character of the area.'*

Policy W1 relates to development in the vicinity of Browns Lane and states:

'There shall be no coalescence of any development with Wigginton. New development should have regard to the approved housing development off Browns Lane with respect to separation distances from Wigginton. In this respect the western boundary of any development proposed in accordance with Policy North of Tamworth should be the Birmingham-Derby Railway Line'.

It should be noted that a consented residential scheme is currently being built west of this railway line, immediately adjoining the Site to the south east.

Supplementary Planning Guidance

Both Lichfield District Council and Tamworth Borough Council have adopted a series of supplementary planning documents which have relevance to the Site and the proposals. In particular, Lichfield Council's *Historic Environment Supplementary Planning Document* (adopted December 2015), which provides further guidance on development within the setting of designated heritage assets, has been referred to in the production of this report.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

3.1.1 The Site is centred at SK 21175 06072 and comprises two adjoining field parcels, currently in agricultural use. The Site is irregular in shape and the topography slopes gently downwards, broadly from north to south. The principal access is off Browns Lane to the south.

3.1.2 The Site adjoins open fields to the north and east. To the south, it is bounded by residential development dating largely from the post-war period, as well as a residential development currently being built out at Chestnut Walk. To the west, the site adjoins Main Road and ribbon development along Sill Green. The Birmingham to Derby railway line passes a short distance east of the Site.

3.2 Historic Development

3.2.1 The history of Tamworth is well-documented: the focus here is on the historic development of the Site and its immediate vicinity.

3.2.2 The full map regression attached within the Appendix to this report demonstrates that though the Site has remained undeveloped agricultural land for much of its history, its surroundings have undergone extensive change.

3.2.3 A settlement is known to have existed at Wigginton during the early medieval period, occupying a strategic position on what may have been a trade route used for transporting salt from the River Mease at Edingale to Tamworth (now Main Road, adjoining the Site to the west). Little evidence survives of this earlier settlement other than earthworks situated at the northern end of the village and the majority of standing buildings date from the eighteenth century or later. The growth of the village in the post-medieval period relied on links between the settlement and the surrounding agricultural land.

3.2.4 The 1775 Yates Map of Staffordshire mapping shows the Site as situated considerably closer to Wigginton than to Tamworth, with some ribbon development adjoining the Site at Sill Green to the west. By 1845, 'Wigginton House' (now known as Perrycrofts, discussed below) is clearly depicted, to the south of Browns Lane. The railway line is also marked as running east of the Site.

- 3.2.5 The 1882 OS Map shows the Site divided into a number of field parcels, with a structure (presumably a field barn) situated within the south west field and a trackway running through the western reaches of the Site. The 1882 OS Map shows the construction of further cottages at Sill Green, whilst by 1924 allotments are shown beyond Sill Green immediately to the west of Main Road. Otherwise, late nineteenth-century and early twentieth-century mapping shows limited changes in the vicinity of the Site.
- 3.2.6 Tamworth grew rapidly in the post-war years, taking on much of the overspill population from the West Midlands conurbation, situated to the south west of the town. The dramatic expansion of the northern fringe the town is apparent by the 1964 OS Map, which shows extensive residential development around Wigginton Road to the south of the Site and isolated dwellings adjoining the junction with Browns Lane. Perrycrofts is marked as 'Wigginton Hotel' by this stage. To the north of the Site, further ribbon development to the northern end of Main Road has eroded any former sense of separation between Wigginton and Sill Green.
- 3.2.7 By the 1978 OS Map, further intensification of development is apparent, stretching along Browns Lane and entirely enclosing Perrycrofts. Later OS mapping shows further infill development along Main Road between Sill Green and Wigginton, as well as the construction of estate housing along Walrand Close to the western side of Main Road.
- 3.2.8 The Site now sits within an increasingly suburban context, particularly to the south and east, with further residential development currently being built adjoining the Site at Chestnut Walk.

3.3 **Assessment of Heritage Assets**

- 3.3.1 In order to identify and assess those built heritage assets potentially affected by the proposed development a search radius of 1 kilometre has been used. There are three listed buildings within 1 kilometre of the Site, although the Site is not considered to form a part of the setting of the majority of these by virtue of the Site not sharing any intervisibility, or sequential views with these listed buildings, and the lack of any apparent functional or direct historical link between the Site and these heritage assets. Accordingly only Perrycrofts, situated *circa* 60m south west of the Site, is considered to be potentially affected by the proposed development.

3.3.2 The Wigginton Conservation Area is located within 1 kilometre of the Site and also may be affected by the proposed development of the Site. Consideration is, therefore, given to each of these heritage assets within the following section including an assessment of each built heritage assets' significance, including the contribution that their settings (including the Site) makes to this significance.

Perrycrofts (Grade II; NHL 1293064)

3.3.3 Perrycrofts is thought to have been constructed in *circa* 1810, originally intended as a modest private residence, but now subdivided into flats. The building is in classical style, with elevations of brick incorporating ashlar dressings set under a hipped tiled roof. The front aspect is to the east, with an ornate classical porch featuring Doric columns clearly demarcating this as the principal elevation. A substantial brick-built extension was added to the west of the building in the mid to late twentieth century.



Plate 1: Perrycrofts, viewed from the north, showing front elevation (left), side elevation (centre) and twentieth-century extension (right).

3.3.4 Historic mapping demonstrates that the Perrycrofts was originally set within a predominantly rural context, with Browns Lane providing a sense of physical separation between the Site and the building. The immediate setting of Perrycrofts is now tightly constrained and defined by the surrounding post-war

residential development, both within and beyond its historic grounds south of Browns Lane. Consequently, the building is almost entirely visually enclosed. This development is at odds with the character of the building and can be considered a detracting element of its setting.

- 3.3.5 The Site is situated approximately 80m north east of Perrycrofts. Views between the Site and the listed building are limited by intervening post-war development around Lyneham Close and by tree planting adjoining Browns Lane. Very limited views are however available from the southern portion of the Site, taking in the roofline and part of the uppermost storey of the north (side) elevation of the listed building, in the context of the surrounding post-war housing. It is possible to identify the asset as a building of some size and scale, but beyond this, these views allow for no meaningful experience of the aesthetic or historical illustrative values which underpin the asset's significance; thus limiting the contribution made by these views to the significance of the listed building. Furthermore, the Site, which forms part of the extended setting of the listed building, is entirely screened by the surrounding modern housing in return views.



Plate 2: *View towards Perrycrofts (beyond modern dwelling with yellow brick elevations, centre) from the south western portion of the Site, demonstrating the limited nature of these views, with the building experienced in the context of surrounding post-war development.*

- 3.3.6 Perrycrofts is a heritage asset of high (national) significance, which is primarily derived from the building's special architectural and historic interest, including its aesthetic value, principally experienced in views of its principal (east) elevation. The building also possesses some historical illustrative value as a substantial, classically-designed residence of the Regency period. The significance of the listed building has been considerably eroded by successive alterations to its fabric and changes in use; notably in the mid to late twentieth century when the building was converted to flats and its grounds redeveloped as estate housing. The Site forms a part of the extended setting of the listed building, with part of the Site permitting partial views of the roofline and uppermost storey of the north (side) elevation of the building. These views make a very slight contribution to the significance of the listed building in providing very limited sense of its remnant historic rural setting.

Wigginton Conservation Area

- 3.3.7 Wigginton Conservation Area was first designated in 1988. There is currently no Conservation Area Appraisal, or similar, available, with the following section

providing a brief overview of the character, appearance and overall significance of the Conservation Area.

- 3.3.8 The boundary of the Conservation Area is tightly drawn around the historic core of the village, which forms a largely linear settlement along the section of Main Road running southwards up to the northern boundary of Walrand Close. A small area of open land, apparently historically associated with an adjoining farmstead, is included within the Conservation Area boundary to the north west. The Conservation Area has a mixed character, with the majority of buildings dating from the post-medieval period, constructed in the local vernacular tradition, incorporating brick elevations and simple architectural treatment. As demonstrated above, the medieval core of the settlement is thought to have been situated some distance further north along Main Road. The Conservation Area also includes a number of twentieth-century dwellings, further illustrating the historic evolution of the village core.
- 3.3.9 The setting of the Conservation Area can be considered to include much of the surrounding rural landscape, which as agricultural fields are likely to have historically supported the settlement. The Conservation Area is generally relatively inward-looking, however, with limited views available from within the Conservation Area boundary taking in the surrounding rural landscape. Particularly to the south west, outward views are curtailed by obtrusive modern housing development along Walrand Close, which is a detracting element of the Area's setting. Mid to late twentieth-century ribbon development to the south of the Area along Main Road is also a detracting element, and has eroded the historic separation between Wigginton and the former hamlet of Sill Green.
- 3.3.10 Long-distance views are available from the south west part of the Site, as well as from the northern reaches of the Site, taking in the southern part of the Conservation Area, in the context of Sill Green, post-war development south of the Area boundary and the surrounding rural landscape. These views allow for some understanding of the significance of the Area as a rural settlement which evolved distinct from Tamworth to the south; however they allow for very limited experience of the architectural quality of the built form or its relationship with the linear historic street pattern which underpins the Area's significance.



Plate 3: Typical view of Conservation Area from south western reaches of the Site, in the context of Sill Green, post-war development south of the Conservation Area boundary and the surrounding rural landscape.

3.3.11 Partial, long-distance return views are available from the southern tip of the Conservation Area taking in predominantly the south western reaches of the Site, in the context of post-war development adjoining the Area to the south, ribbon development along Sill Green, and the northern fringe of Tamworth beyond. These views make some contribution to the significance of the Conservation Area, providing a sense of rural context and separation between Wigginton and Tamworth. The majority of the Site is, however, screened in these views by the surrounding topography and post-war development along Main Road discussed above.



Plate 4: Long-distance return views from the southern part of the Conservation Area, showing the south west portion of the Site (centre), beyond ribbon development along Main Road and Sill Green.

3.3.12 The Site is visible in sequential, kinetic views along Main Road, which as the name suggests is one of the principal approaches to the Conservation Area. The Site again provides some rural context in these views, reinforcing a sense of separation between Wigginton and Tamworth. This means that while there is limited direct intervisibility between the Site and the Conservation Area at this point, the undeveloped, agricultural character of the Site does positively contribute to the significance of the Conservation Area. Owing to the Site being set at some distance above the level of the roadway, however, other than the hedged boundary to the western perimeter of the Site, which is a prominent feature in these views, the majority of the Site is screened from view; thus limiting the contribution made by much of the Site in these views.

3.3.13 The significance of the Wigginton Conservation Area arises predominantly through the architectural and historic interest of its built form and its relationship with the largely linear historic street pattern, which still constitutes the spine of the settlement today. The Conservation Area contains several historic buildings which are separately listed in their own right, including the Church of St Leonard (Grade II) and 104 Main Road (Grade II); none of which are visible from the Site. The Site shares little intervisibility with the majority of

the Conservation Area, but is considered to make some positive contribution to the significance of the Area as part of the wider rural setting of its southern fringe.

- 3.3.14 The presence of twentieth-century development to the south of the Conservation Area along Main Road does, however, form a strong demarcation between the Site and the Conservation Area, further reducing the rural and agricultural context it provides. Although the Site lies immediately adjacent to Main Road, the principal approach to the Conservation Area from the south, the prevalence of existing ribbon development to the eastern side of Main Road stretching from the junction with Browns Lane, continuing to Sill Green and beyond to the southern fringe of the Conservation Area, means that other than part of the hedged boundary forming the western perimeter of the Site, the majority of the Site, whilst undeveloped, makes limited contribution to an understanding of the significance of the Conservation Area as an historic rural settlement. The railway line to the east of the Site also provides a further urbanising influence which reduces the rural context provided by the Site to the Conservation Area. The Site therefore makes a minor contribution to the overall significance of the Wigginton Conservation Area.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Proposals

4.1.1 The proposals include the redevelopment of the Site for residential use, as shown on the indicative masterplan below.

4.1.2 Development is focussed within the eastern field parcel, with the western reaches of the Site retained as open space. Existing hedgerows and landscaped boundary treatments will also be retained as part of the scheme, and will be augmented by further planting interspersed throughout the Site.



Figure 1: Indicative masterplan showing proposed development of the Site.

4.2 **Assessment of Impact**

4.2.1 The following section will assess the likely impact of the proposed development on the significance of those heritage assets identified and assessed above.

4.2.2 In both cases any impacts to designated heritage assets will occur as a result of new development within the setting of those heritage assets.

Perrycrofts (Grade II; NHL 1293064)

4.2.3 There will be limited alteration within one part of the extended setting of this listed building arising from the proposed development. This will include the reduction or alteration of long-distance, glimpsed views of the uppermost storey and roofline of the listed building currently available from within the southern part of the Site, with some of these views being partially blocked by the proposed residential development within the south east reaches of the Site. The proposed retention of the western reaches of the Site as open space, from where the majority of these views are available, however, will limit the alteration in these views. These views currently make a very small contribution to the significance of the listed building, providing some limited sense of its remnant historic rural setting; however they do not allow for any meaningful understanding of the significance of the listed building as a substantial classically-designed residence of the Regency period, or an appreciation of its historical illustrative or aesthetic values. The loss or alteration of these very limited views will not fundamentally change the setting of the listed building, which is already experienced primarily within the context of post-war residential development. Consequently the proposed development will have **no impact** on the significance of Perrycrofts.

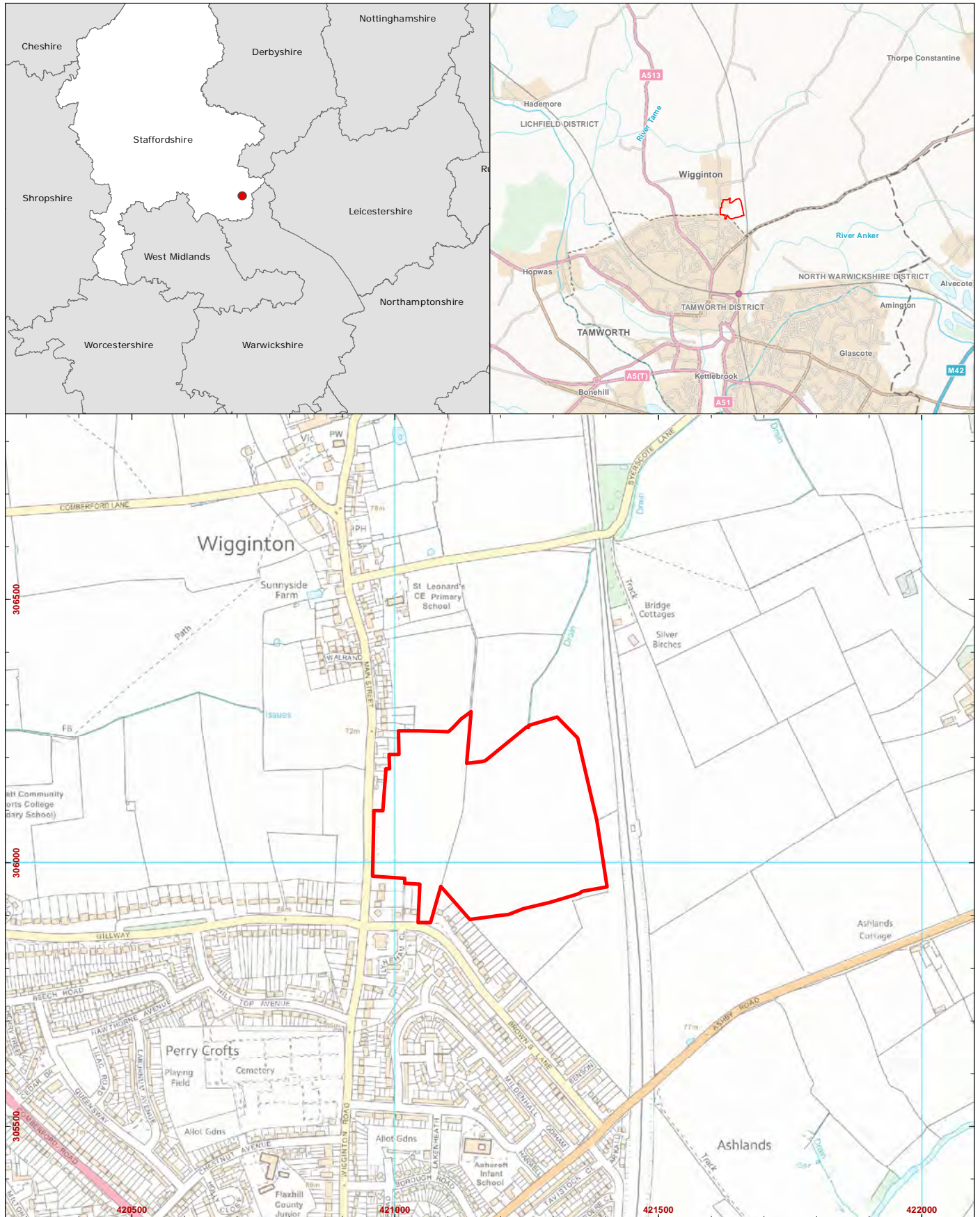
Wigginton Conservation Area

4.2.4 The retention of the western reaches of the Site as open space will provide a buffer between the Conservation Area and the proposed residential development, retaining a sense of separation between the Conservation Area and the northern edge of Tamworth. This will mean that there will be a limited impact on the visual setting of the Conservation Area. Return views of the Site from within the Conservation Area boundary will be largely unaltered, with the portion of the Site perceptible in views from Main Road within the southern boundary of the Conservation Area still experienced as undeveloped open space

(Plate 5). The approach into the Conservation Area from the south along Main Road will also remain unaltered, with the Site continuing to provide rural context in these views. Although the construction of built form within the eastern reaches of the Site will lead to a partial erosion of the rural context provided by the Site to the Conservation Area, the retention and augmentation of boundary planting to the Site's northern boundary will ensure that a sense of the Site's rural character is largely preserved. The key features of the Conservation Area, including the architectural quality of the built form and the relationship with the linear historic street pattern, will not be altered. These changes which include the partial erosion of the rural context provided by the Site to the Conservation Area, and the very limited changes in views from and to the Conservation Area, will result in a **minor impact** to the overall significance of the Wigginton Conservation Area, equating to a low level of less than substantial harm.

5.0 CONCLUSION

- 5.1 This Built Heritage Assessment has been prepared in order to assess the potential impact on the historic built environment arising from the proposed development of Land at Browns Lane, Tamworth.
- 5.2 It has been demonstrated that the proposed development has the potential to impact on the significance of one listed building, Grade II listed Perrycrofts, in addition to the Wigginton Conservation Area.
- 5.3 The report has demonstrated that the proposed development will result in no harm to the significance of Perrycrofts, with its special interest being preserved. It has further been identified that the proposed development will result in a minor impact to the significance of the Wigginton Conservation Area. The resultant harm will be less than substantial in magnitude, specifically at the lower end of that spectrum, thus engaging paragraph 134 of the NPPF, requiring this limited level of harm to be weighed against the wider public benefits of the scheme.
- 5.4 The National Planning Policy Framework states in paragraph 134 that, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. The Barnwell judgement indicates that any harm caused to a listed building via its setting should be given great weight in any such balancing process derived from paragraph 134. This is derived from s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which puts a statutory duty on the decision maker to 'have regard to the desirability of preserving', i.e. keeping from harm. Great weight must be afforded to any harm to heritage assets' significance caused by development by the decision maker.
- 5.5 This Built Heritage Assessment meets the requirements of the NPPF and local planning policy and is considered to provide sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.



 Site Boundary

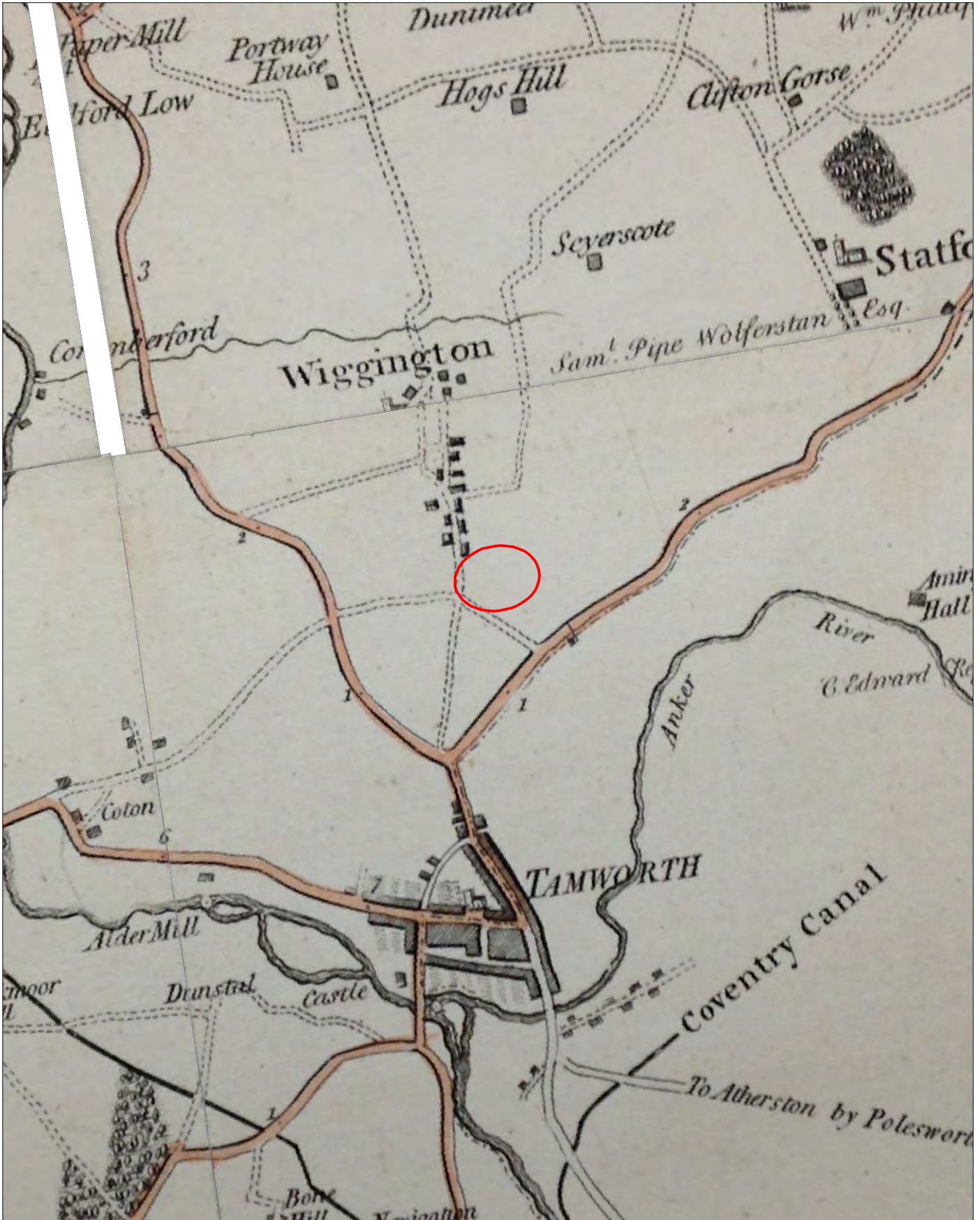


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Scale at A4: 1:10,000



Figure 1:
Site Location



○ Site Location



Not to Scale:
Illustrative Only

Figure 2:
1769-75 Yates Map
of Staffordshire

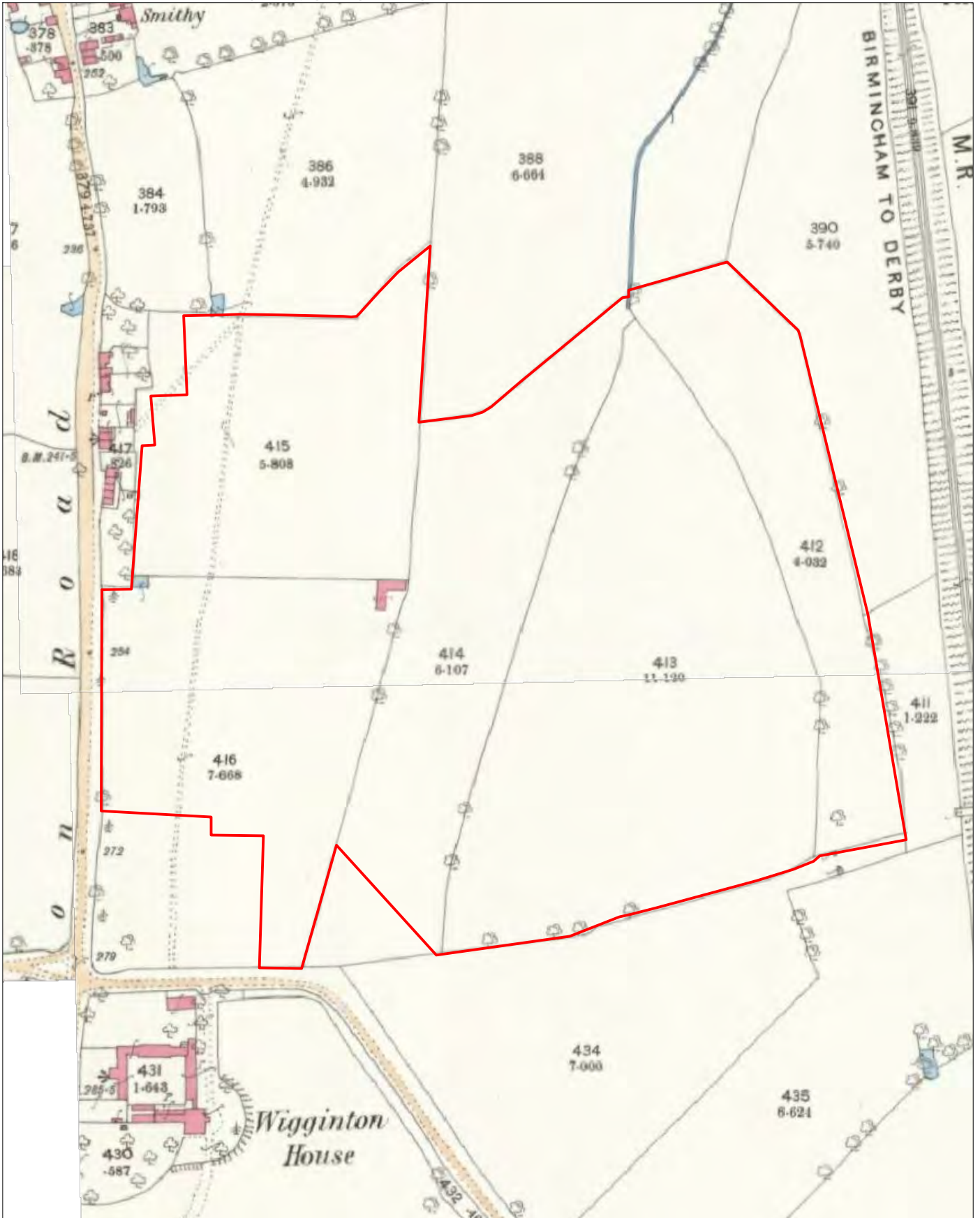


 Site Boundary



Not to Scale:
Illustrative Only

Figure 3:
1845 Borough of Parish
of Tamworth Map

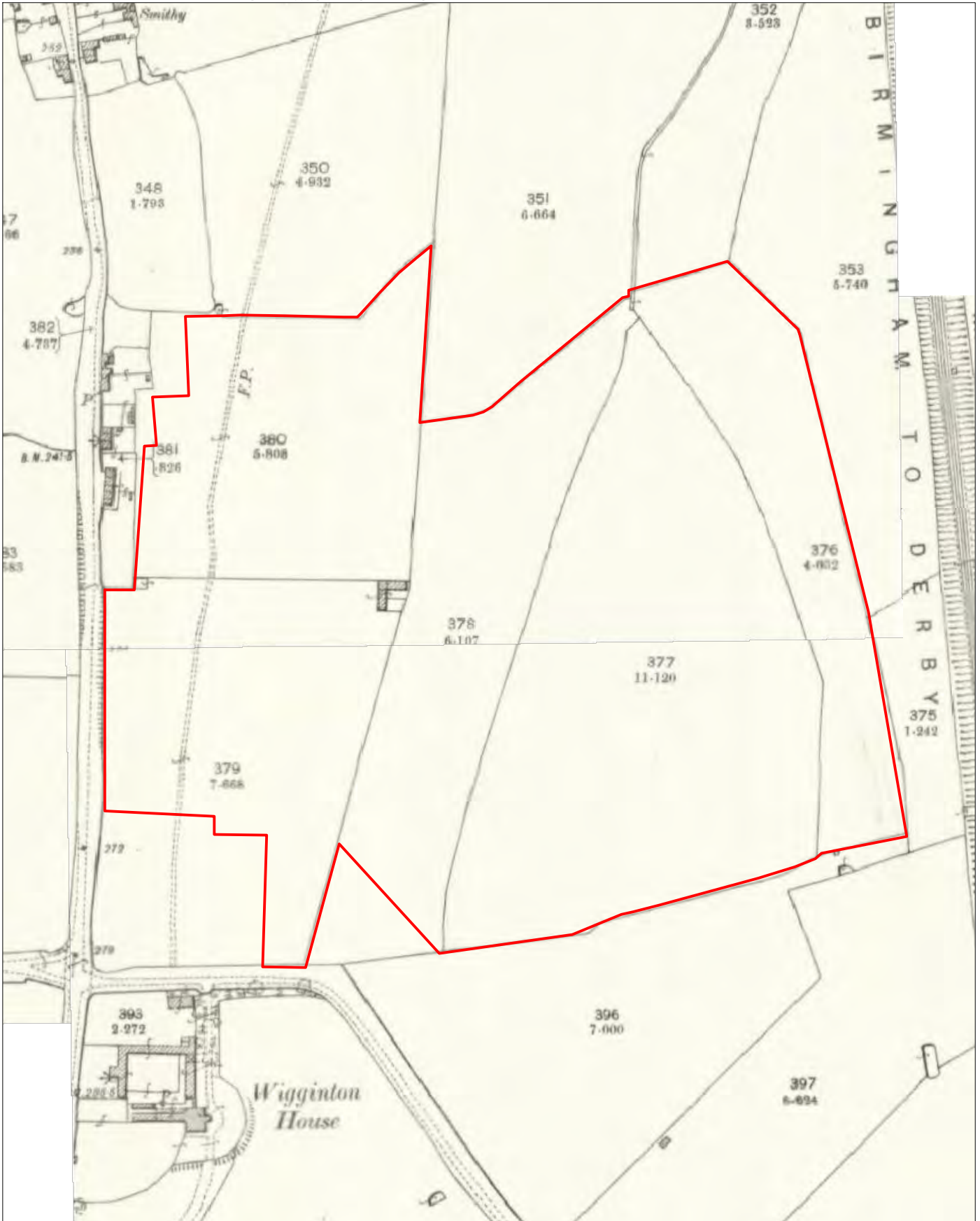


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1882 Ordnance Survey



Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1902 Ordnance Survey

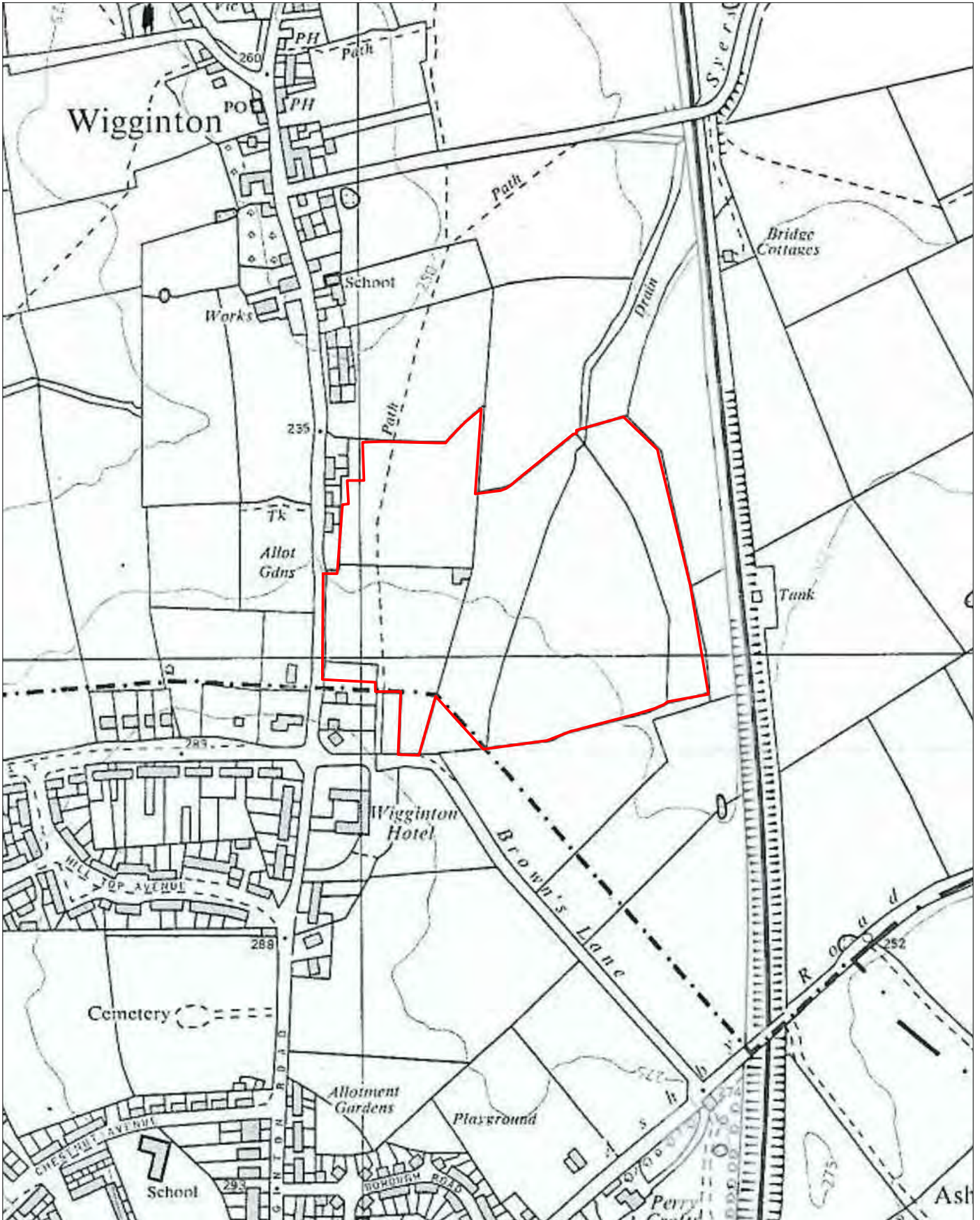


Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1924 Ordnance Survey

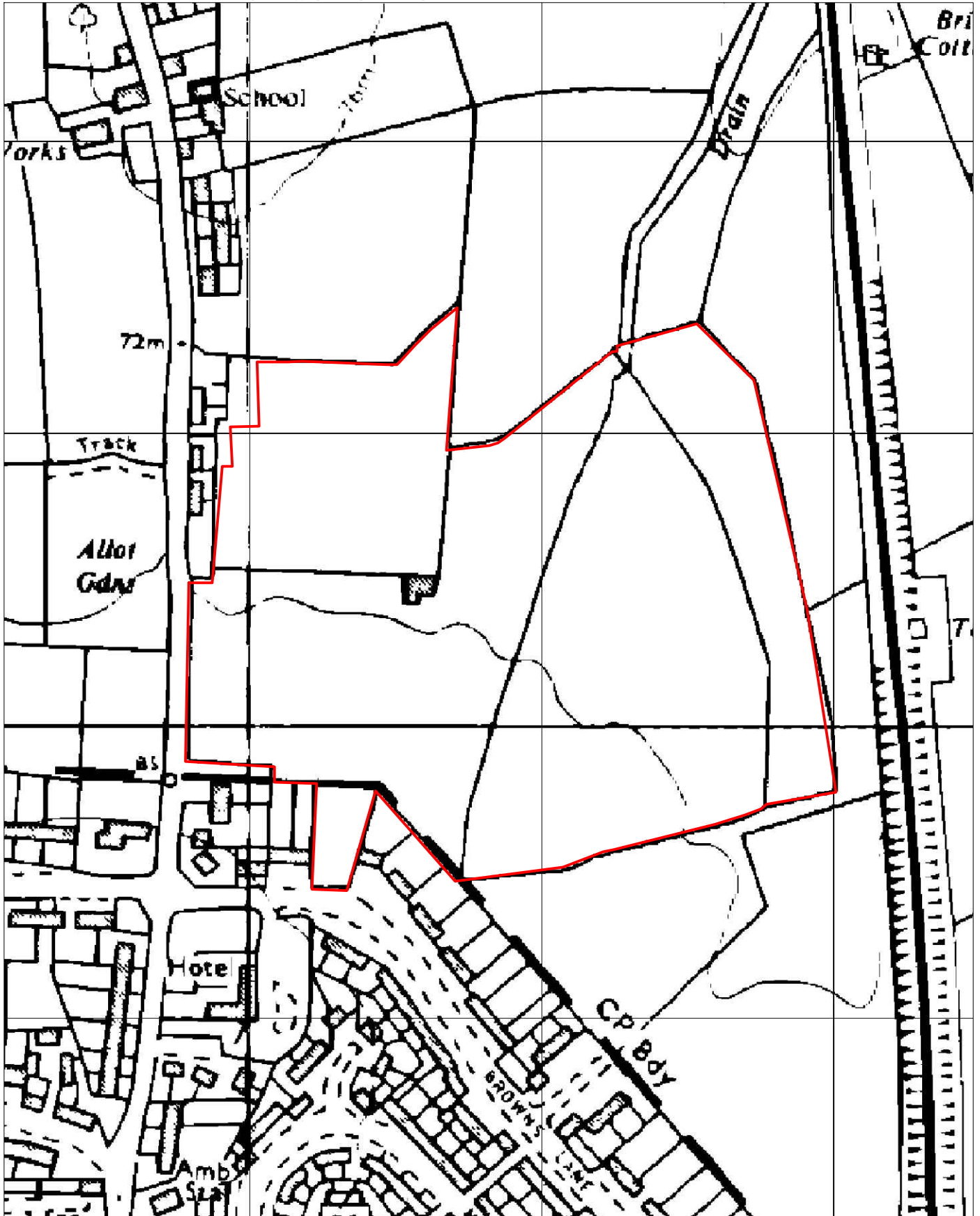


 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1967 Ordnance Survey

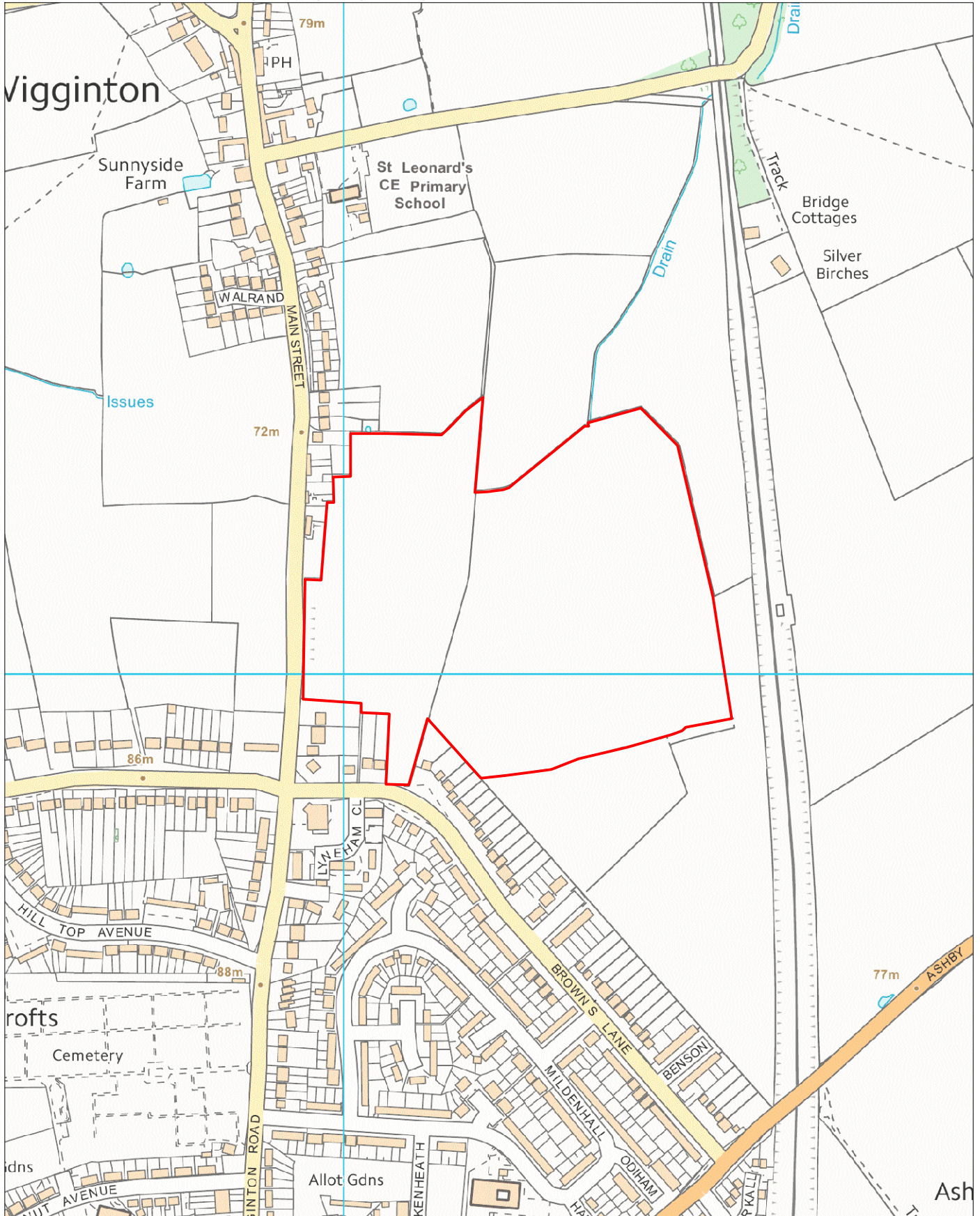


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1978 Ordnance Survey



Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
2017 Ordnance Survey

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