

Proof of Evidence: Heritage Summary

Evidence of Gail Stoten BA (Hons) MIfA FSA

Land North of Browns Lane, Tamworth, Staffordshire.

On behalf of Summix BLT Developments Ltd and Platform Housing Group.

Date: June 2024 | Pegasus Ref: P24-0348

LPA Refs: Tamworth O241/2018 and Lichfield 18/00840/OUTMEI





1. Summary

- 1.1. My name is Gail Stoten. I am a Heritage Executive Director at Pegasus Planning Group, where I lead the Heritage Team, which comprises 19 specialist consultants. I have been a heritage professional for over 23 years, including 14 years working for Cotswold Archaeology and nine years at Pegasus Group. I am a Member of the Chartered Institute for Archaeologists (MCIfA). I have been elected a Fellow of the Society of Antiquaries of London. I have a First Class Honours degree in Archaeology. I am a Trustee of Painswick Rococo Gardens, and have been a member of the board of the charity for seven years.
- 1.2. The evidence which I have prepared and provided in this Statement is true and has been prepared and given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true professional opinions.
- 1.3. Following the agreement of common ground, one matter remains in dispute: the level of less than substantial harm which will occur to the heritage significance of the Wigginton Conservation Area through changes in setting. The appellant consider that this will be less than substantial and at the lower end of the spectrum, the LPA that the harm would be moderate on that spectrum.
- 1.4. The heritage significance of the Wigginton Conservation Area is very largely embodied in the buildings and spaces within it. This aspect of significance will be unaffected by the proposed development, and the statutory duty of Section 72 of the 1990 Act will not be offended.
- 1.5. Setting does contribute to the significance of the asset, but to a lesser degree, with any harm to heritage significance through setting considered under the tests of the NPPF.
- 1.6. The proposed development has been carefully designed to appropriately conserve the contribution the site makes to the heritage significance of the Conservation Area, reducing the impact upon its significance.
- 1.7. The western area of the site will be meadow open space, and it will be possible to deliver this with minimal changes to the character of this field. The precise treatment of this area can be controlled by the LPA through a reserved matters application, but it is anticipated that it will retain a meadow/grassland character overall, with informal pathways. The access in the southern area will largely lie between existing property plots, and will be screened by vegetation. Built form is proposed in the eastern field of the site, beyond the hedgerow, and set back from it so as not to appear prominently behind the boundary. Open space is also proposed in the northern area of the eastern field, again to soften visibility of the proposed development in views from the north. This area of the site has a backdrop of existing recent built form in views from the north-east.
- 1.8. Physical and visual coalescence of Wigginton will not occur, with an area of intervening open land remaining, and with its character little changed from as existing. This will retain the legibility of the village as a discrete settlement.
- 1.9. The western field of the site is visible in the channelled views south from within the Conservation Area, and the changes within this field which is to be open meadow will result in minimal changes to this view.



- 1.10. Residential development in the eastern field will be visible in views looking south from Syersford Lane, and from some buildings within the Conservation Area, but with intervening agricultural land remaining, and a backdrop of existing modern development. Development in the eastern field will be visible from dynamic views travelling south from the village on the footpath, although views back to the village from the footpath itself will remain. Views from Main Road, south of the village, are largely contained to the east.
- 1.11. Overall, there will be some reduction in the historic illustrative interest that the site contributes to the heritage significance of the Conservation Area. When this is considered in the context of the significance of the asset largely being contained in the buildings and spaces within the designation area; that the more open setting to the east and west will not be affected; that the legibility of the village as a discrete settlement will remain; and that views south from within the Conservation Area on Main Road will be little changed, the proposed development is considered to result in less than substantial harm at the lower end of that spectrum.

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