

HERITAGE IMPACT ASSESSMENT

FOR THE PROPOSED PLANNING APPLICATION FOR THE CHANGE OF USE FROM EQUINE TO CANINE (DOG BREEDING)

AT

**THE BOTHY
NEACHLEY LANE
NEACHLEY
SHIFNAL
TF11 8PH**



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1. INTRODUCTION AND POLICY CONTEXT.

- 1.1 This report has been produced by Vicky Cawley of Mid-West Planning Ltd in support of planning application for the proposed erection of an oak framed garage to the rear of Harold Cottage, Harold Lane, East Markham.
- 1.2 This report is based on the requirements set out in the National Planning Policy Framework 2012, subsequently updated in July 2021. Paragraphs 189 to 208 deal with the conservation and protection of the historic environment through the adoption of appropriate policies and through the determination process of applications likely to affect the historic environment.
- 1.3 Paragraph 194 of the NPPF confirms that Planning Authorities should require applicants to describe the significance of any heritage asset affected, including any contribution made by their setting. The Level of detail should be "proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance".
- 1.4 Paragraph 195 of the NPPF requires local planning authorities to assess the "particular significance of any heritage asset that may be affected by a proposal (including a proposal affecting the setting of a heritage asset) taking into account of the available evidence and any necessary expertise".
- 1.5 Paragraph 197 of the NPPF requires local Planning Authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 1.6 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against public benefits of the proposal, including its optimal viable use.

Local Plan Policy Context.

Core Strategy

- 1.7 Policy CS6 of the Shropshire Council LDF Core Strategy states that development should conserve and enhance the built, natural and historic environment and be appropriate in its scale and design taking account of local character and context.
- 1.8 CS17: Environmental Networks – Development should have regard of all of Shropshires environmental assest including Heritage Assets and Environmental Assets such as the Shropshire Hills AONB.

SAMDev

- 1.9 Policy MD2 of the SAMDev Plan builds on Policy CS6 providing additional detail on how sustainable design will be achieved and requires that development should protect, conserve and enhance the built and natural environment and be appropriate in scale, density, pattern and design taking into account the local context and character.

1.10 Policy MD13: The Historic Environment – elaborates by stating that wherever possible proposals should avoid harm or loss of significance to heritage assets and that proposals should be accompanied with a Heritage Impact Assessment.

1.11 Location of Site and Background Information

The Bothy is located off Neachley Lane near Cosford RAF base. The Bothy is located on The Neach Hill 120 acre Estate and is rented from the estate by the applicants.

1.12 The Bothy is a small cottage formerly a gardener’s cottage, situated in what was once the walled garden of The Neach Hill Estate. The property is set against the north facing remaining section of the walled garden

The Current Application

1.13 This Heritage Statement is written to support the current application for a change of use from Equine use to Canine use and development. The applicants run a dog breeding business from the site.

2. ASSESSMENT OF HERITAGE ASSESTS.

For the purpose of this document, only the heritage assets in the immediate vicinity of Bothy are considered.

2.1 Listed Buildings – Neach Hill House

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1273836

Date first listed:

26-Sep-1984

Statutory Address 1:

Neach Hill, Long Lane, Neachley, TF11 8PJ

Location

Statutory Address:

Neach Hill, Long Lane, Neachley, TF11 8PJ

The building or site itself may lie within the boundary of more than one authority.

District:

Shropshire (Unitary Authority)

Parish:

Donington

National Grid Reference:

SJ 79050 06295

Details

SJ70NE 2/73

DONINGTON LONG LANE (North side) Neach Hill

Country house, now partly used as antique showrooms. Circa 1830-40. Stucco; first floor sill band, corner pilasters reeded with central staff moulding, low pitched hipped slate roof with wide spreading eaves and moulded cornice projecting at the corners; two central axial ridge stacks, integral lateral stacks to left and right.

Three storeys; five architraved glazing bar sash windows, reduced proportions to top floor, blind to two right hand bays; French windows to left of central C20 door under Greek Doric porch with coupled columns and recessed niches. Right-hand return of two storeys as are the two right hand bays of the main façade internally.

Listing NGR: SJ7905006295



Plate One: Garden wall of the former walled garden at Neach Hill House



Plate Two: Bothy cottage and the adjoining garden wall



Plate Three: Garden wall and The Bothy in the background with roofs of the timber buildings visible above the garden wall.



Figure One: Site plan showing general arrangement

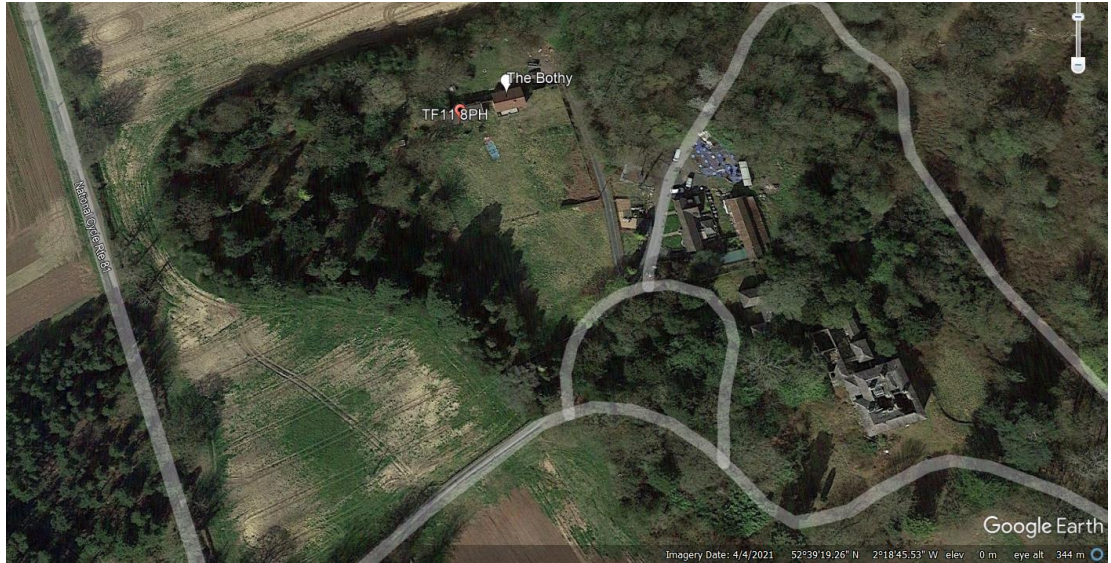


Plate Four: Google Aerial Image 04/04/2021



Figure Two: Staffordshire Sheet LV
Revised: 1921, Published: 1924

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches). Former walled garden circled in red.

3. HERITAGE IMPACT ASSESSMENT.

- 3.1 In assessing the proposals it is understood that this small scale development for non-permanent timber structures within the grounds of a rented small holding is appropriate in nature and will secure the building's optimum functionality as a small holding and private dwelling. Its historic function as a residential dwelling with easy access to the walled garden is retained and therefore its place in the landscape.
- 3.2 Although only sections of the walled garden have been maintained, the outline of the walled garden has been retained and protected by the use of perimeter fencing to protect the wall, and to maintain the broadly open rectangular space.



Plate Five: The application site with the Bothy Cottage in the background

- 3.3 The historic maps at Figure Four shows that development around the site has been limited to very few new timber buildings, when compared to the Google Earth aerial image from 2021 at Plate four above it can be noted that new development has been minimal, and is temporary in nature, with the surrounding woodland remaining intact.

4. CONCLUSION.

- 4.1 It is considered that the proposal for a change of use from equine to canine and the erection of a small number of timber non-permanent buildings associated with the dog breeding business will not harm the setting nor dilute the heritage values of the setting of the Grade II listed Neach Hill House, in particular the walled garden.
- 4.2 The proposal will not impact on the appreciation and understanding of the significance of the buildings and the setting of the heritage assets in the vicinity.

- 4.3 The historic setting of The Bothy will be retained due to the small scale and non-permanent nature of the proposals which could easily be removed at the end of the lifetime of the development and the land restored to its previous condition.
- 4.4 It is therefore considered that the proposal will not adversely, or permanently impact on the significance or interpretation of the heritage values of the nearby listed buildings or impact on their wider setting.
- 4.5 The proposal is therefore deemed to be in accordance with the NPPF and the Local Plan policy context in this regard.

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References:

Statements of Heritage Significance: Historic England Advice Note 12 2019.

National Planning Policy Framework, NPPF 2012 rev, 2021.

Shropshire Council Core Strategy 2006-2026 adopted February 2011

Shropshire Council SaMDEV 2006-2026 adopted December adopted December 2015.

Historic England. Conservation Principles, Policy and Guidance 2019.

National Library of Scotland – Map Images