



WREYLAND
RURAL PLANNING CONSULTANTS

Heritage Statement

Milton Farm, Coronation Street, Fairford GL7 4HZ | February 2023

"2303786/FUL Change of Use from agricultural land to dog exercise field with associated works"



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1.0 Introduction

- 1.1 Cotswold District Council have requested a Statement of Heritage Significance owing to the alleged proximity of the proposed development to the non-designated asset Fairford Park.
- 1.2 This Statement describes the lack of proximity of the proposed development to the non-designated heritage asset, the absence of intervisibility between the proposal and the park, absence of any relationship between the two areas and how, owing to the extremely limited scale of the proposed development there will be no measurable impact or harm attributable to the proposed development on the non-designated heritage asset.

2.0 Site location and proximity to Fairford Park

- 2.1 The proposed development site is situated adjacent to Coronation Street on an area of land used for agricultural purposes. The proposed site is surround to its south, east and west by mature boundary hedgerows.
- 2.2 Fairford Park's westernmost boundary is situated just under 400m to the east of the proposed development site.
- 2.3 In between the proposed development and Fairford Park is an area of arable land, the River Coln and three mature field boundaries as shown in figure 2 below.

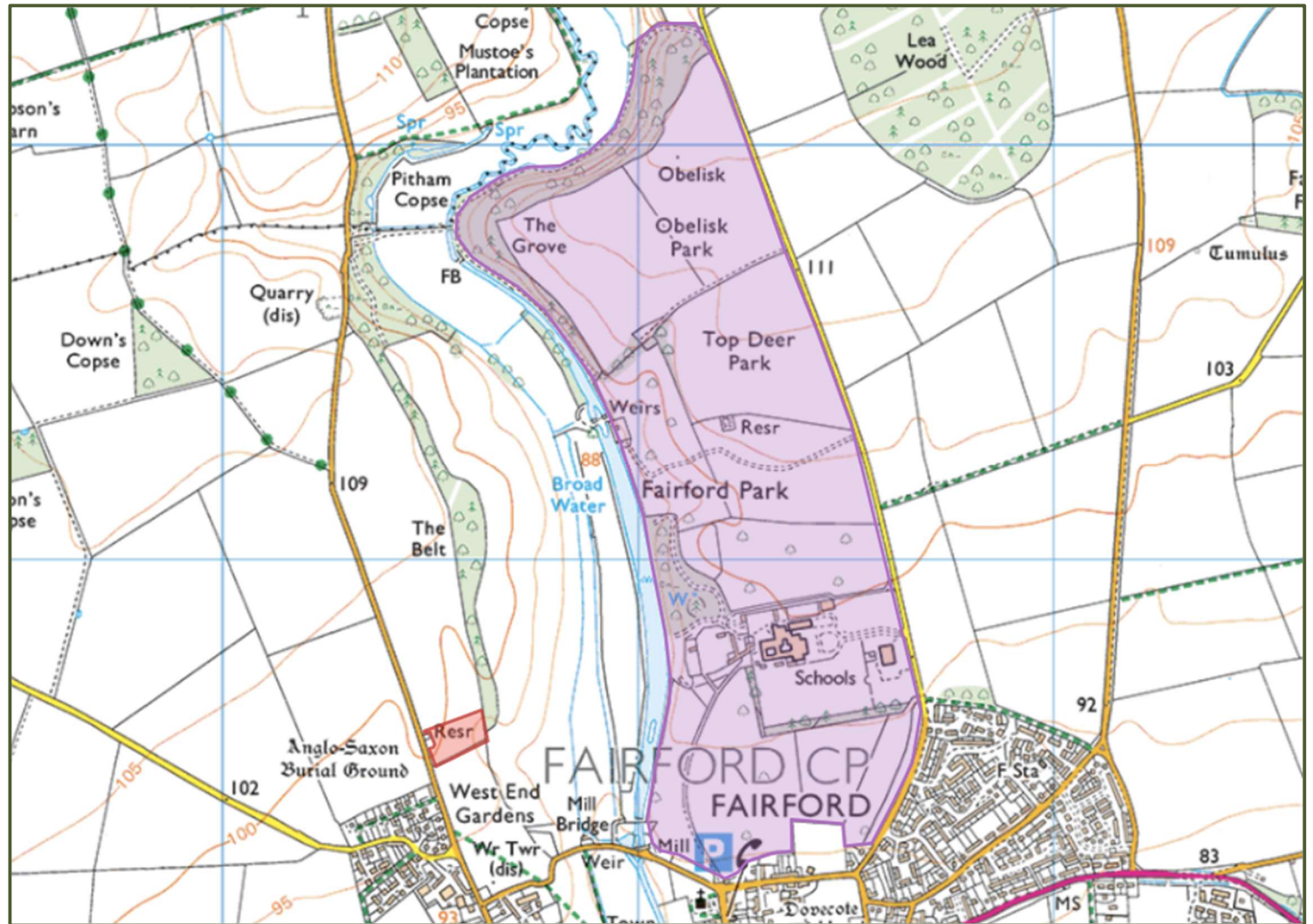


Figure 1 - Showing the proposed development and its relationship with Fariford Park

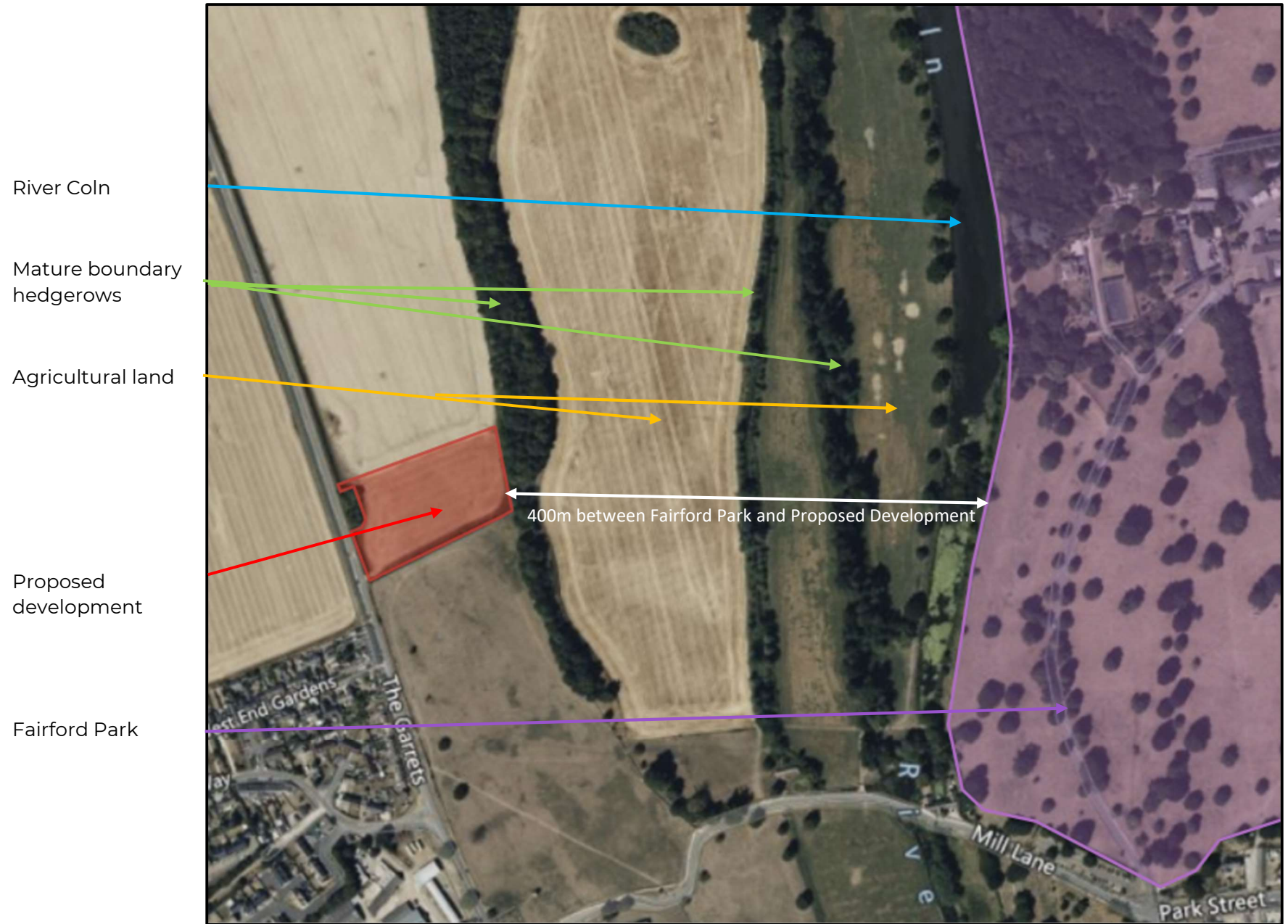


Figure 2 – Showing the proposed development being 400m from Fairford Park

3.0 Proposed development

- 3.1 Operational development is limited to the formation of a parking area using Terram overlaid with crushed stone to provide parking for two vehicles with associated turning area at the south-western most corner of the site.
- 3.2 Surrounding the site will be 1.8m high Tornado Fencing, which is standard livestock netting and therefore not an unfamiliar occurrence in the countryside.
- 3.3 Also to be erected will be a 15.92m² timber field shelter to provide shelter to users during inclement weather. Its appearance will be akin to a standard equestrian field shelter and it too will be situated at the south-western most corner of the site
- 3.4 It is anticipated that the field will operate during the day from 0700 – 1900 however this will be changed during the winter to use within daylight hours.
- 3.5 Use will be limited to 1 user only at any time who will book a slot via an online system and make payment to the farm business. They will then be provided with an access code for the gate upon their arrival.

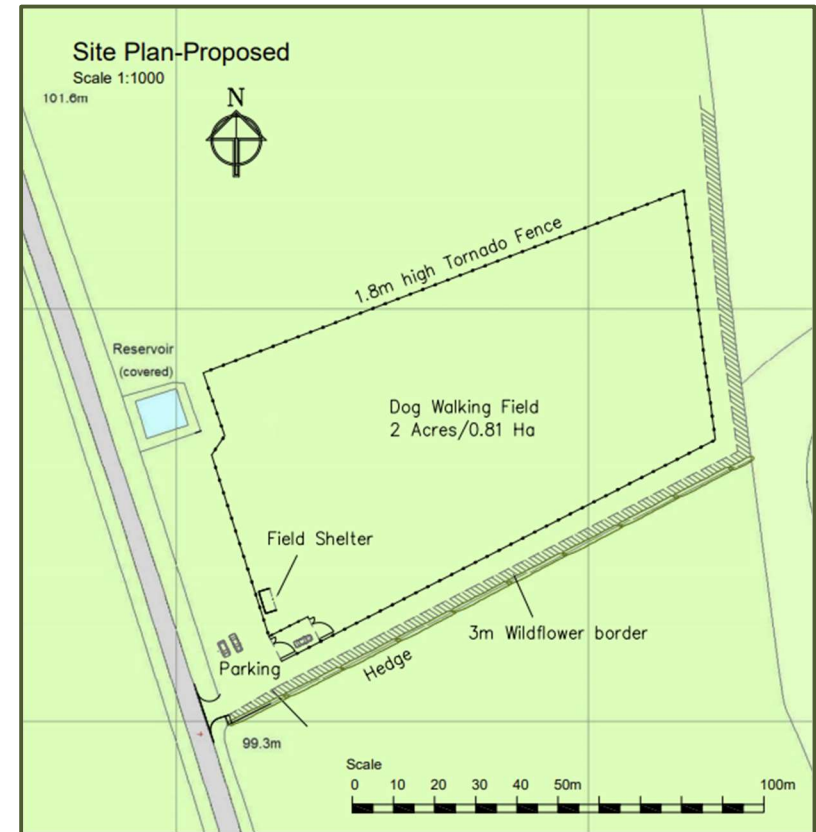


Figure 3 (above) showing proposed site layout

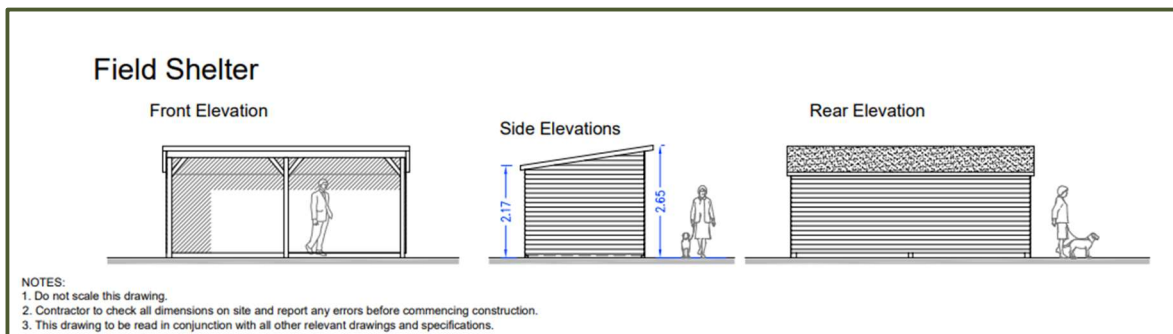


Figure 4 (left) showing proposed field shelter

4.0 Anticipated impact upon the setting of Fairford Park

4.1 Operational development associated with this proposal is limited to three items:

- The erection of a standard livestock fence, which is capable of being undertaken in any case for agricultural purposes. Subsoil works in its erection will be limited to timber fenceposts to a depth of circa 300mm at 3m spacings.
- The erection of a timber field shelter. This will be free standing and not affixed to the land.
- The laying of 'Terram' (geocell grid) within the parking area. This is a no-dig parking solution which can be overlaid with crushed stone.

4.2 Accordingly the proposed development is unequivocally limited in scale, with operational development limited to that which is not considered to be an unexpected occurrence within the countryside. In terms of landscape and heritage considerations, the operational development has been kept to a deliberate minimum. The use of standard stock fencing as well as a small 'equestrian style' field shelter will result in a proposal that has the appearance within the landscape of being in agricultural / equestrian use, and therefore an expected occurrence and part and parcel of a country-town's hinterland. It will integrate into the existing setting without contrast.

4.3 Further to this, figure 2 above shows how the proposed development site is located nearly 400m from the westernmost boundary of Fairford Park, in between which are a series of mature field boundaries, agricultural land and the River Coln. There is therefore a significant degree of separation between Fairford Park and the proposed development and no opportunity for intervisibility.

4.4 As a result of the absence of proximity and the limited degree of operational works proposed, it is unequivocal that the proposed development will have zero impact upon the setting of Fairford Park. Accordingly this proposal is concordant with Policy EN4 and EN12, together with Section 16 of the NPPF.



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