

HERITAGE STATEMENT

CONSTRUCTION OF MANEGE AT SOUTH FARM MAIN STREET UPTON

INTRODUCTION

This application is for the erection of a manege measuring 60m x 35m to the north east of the existing agricultural storage buildings and the proposed location of a general purpose building that was granted planning permission under application ref: 21/00804/FULM, at South Farm. That permission also regularised the existing situation, to a mixed use for agricultural and equestrian purposes. The proposed manege is complimentary to the equestrian use of the site and is for use in connection with the applicant's horse breeding/training business. The manege will not be available for public use. The construction involves some excavation to enable a level area and this is indicated by the the submitted plan which is based on a topographical survey. The plans also detail the construction method that will be topped by recycled and shredded rubber tyres which is typical of this type of facility. In addition, a 1.2m timber fence will surround the manege, a detail of which is also included.

The application site is currently part of wider grazing land that has been in such use for many years, consequently is likely to be of low ecological value.

Para 194 of the National Planning Policy Framework requires applicants "to describe the significance of any heritage assets affected, including any contribution to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Policy DM9- Protecting and Enhancing the Historic Environment of the Allocations and Development Management DPD states:

"Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14."

The relevant parts of Policy CP14 of the Amended Core Strategy state:

"The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy:

- Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;

- The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;”

The Conservation Area was originally designated in 1971 and the boundary extended in 1999 to include the crofts behind the village street.

At the same time the boundary was extended, the Council published and adopted a Conservation Area Appraisal (CAA). Reference has been made to this document in this Heritage Statement and the online Nottinghamshire Historic Environment Record has also been consulted.

Upton village is described in the CAA as of linear plan within a well preserved historic landscape setting, situated on the brow of a hill which falls away to the Trent valley. It goes on to refer to “the buildings are predominantly of brick and pantile and mainly unexceptional and typical of the region, but the overall composition and quality of the village as a relatively unspoilt and attractive historic settlement justify its designation as a Conservation Area.”

Historically, Upton was one of four manors given to Oscytel in 956 by the Archbishop of York. The name Upton means ‘higher farm’.

At the time of the Parliamentary enclosures, the Parish between 1795 and 1798 the majority of the acreage of Upton was still held by the Church and only 18% of the land was freehold.

Many of the buildings appear to have been built in the period immediately following the Enclosures (ie late 18th Century/early 19th Century)

The three open fields of the medieval village were known as West Field, Middle Field and East Field lay to the north of the main road. The fields on the south side of the road, sloping down to the river were used for meadow and pasture. The pinfold for impounding stray cattle was off Carr Lane to the south of Forge Cottage, but has since been destroyed. The land surrounding the village was enclosed before 1795 and is little changed.

THE APPLICATION SITE AND PROPOSAL

The application site lies to the north of the settlement, at the rear of properties fronting Main Street.

The proposed menage would be located to the north east of existing agricultural buildings.

The proposal consists of a 60m x 35m area bounded by 1.2m high timber fencing. Excavation works are necessary to provide a level surface. Details of this can be seen on the

topographical plan ALS/MRU/14. Essentially the northern section of the manege would be 'dug in' to the ground by approximately 2.0m and raised approximately 0.5m at the southern part.

Views of the site when approaching the village from the west and departing towards the west are severely restricted by existing buildings fronting Main Street. The same can be said for more immediate views from Main Street as buildings are located close to the existing driveway and extend for a distance along the driveway. The sunken nature of the proposal further reduces any views and helps to assimilate the proposal into the surrounding landscape.

SIGNIFICANCE OF HERITAGE ASSETS AND IMPACT ON THOSE ELEMENTS

The significance of the Conservation Area is derived from the linear form of development that is made up of farmsteads and cottages, with a number of key buildings of distinct character, including the Hall, the Parish Church, the former Methodist Church, the former school, the former Forge on the corner of Carr Lane and the former Bakery off Church Lane (now The Turnhouse).

The character and appearance of the Conservation Area owes much to the distinctive architectural style. The predominant building material is a mellow orange brick and pantile with the occasional Welsh slate.

The CAA describes the village as having a distinctly rural character attributable to several factors:

- The buildings are vernacular being built of local materials and largely the work of local buildings and craftsmen rather than architects, with most being of a modest scale.
- A large proportion of farm buildings remain even though most have been put to other uses, mainly residential.
- Building alignment – many stand gable end onto the road, which in turn produces open garden areas or courtyards. Standard details and simplicity of form are also strong characteristics.

The proposed manege is not seen in the same context as the buildings along the Main Street thoroughfare and will be barely visible.

In terms of listed buildings, Wisteria Cottage (72 Main Street) and Crop House (58 Main Street) are the nearest, however, whilst both of these are clearly visible along Main Street and prominent buildings within the conservation area, the proposed manege is not seen within the setting of these grade II listed buildings, largely due to the distance and intervening buildings. The proposed manege, also, does not feature in the street scene, consequently, the setting of Wisteria Cottage and Crop House would be preserved as a consequence of the development.

The Conservation Area Appraisal refers to the reason for the extension to the conservation area was to take in the crofts to the rear of the main street. It refers to the "Long, narrow fields behind the houses and farms on the main street are still very much in evidence, originally formed by the enclosure of ridge and furrow ploughlands. Some of these

ploughlands, preserved by their conversion to permanent pasture, can still be seen in a field north of Corner Farm”

Remains of a number of long narrow fields to the north east of the application site are apparent and no doubt similarly have their origins as medieval ploughlands. These fields are however, pasture and some distance from the proposal. As a consequence, the manege does not impact upon the importance or setting of the village from northern views, particularly given that it is ‘dug in’ at its northern point.

In terms of the Conservation Area adjacent which the application site lies, the National Planning Policy Framework at para 207 refers to “Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Case Law has clarified that a development that leaves the character or appearance unharmed would meet the objective of Section 72 (Chandler v SOS CLG 2007). In the South Lakeland DC v SOS for the Environment case in 1992, the principle was established that a development that was neutral in its effect upon a Conservation Area – in that it made no positive contribution but left it unharmed – could properly be said to preserve the character and appearance of that area.

It is submitted that the proposal for the manege does preserve the character of the conservation area, and at worst, the proposal results in a neutral effect in terms of impact on the significance of the conservation area.