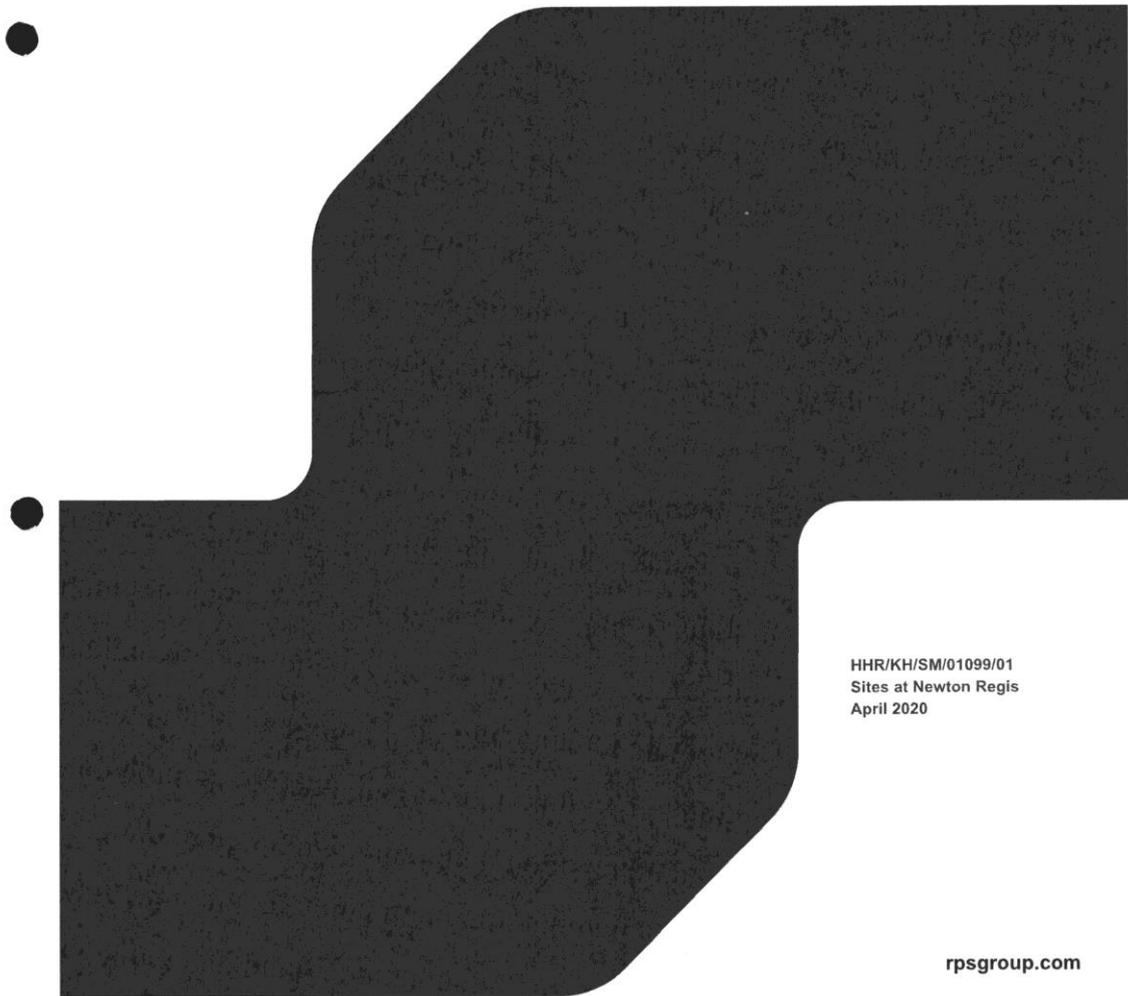




BUILT HERITAGE & LANDSCAPE APPRAISAL

Sites at Newton Regis, Warwickshire



HHR/KH/SM/01099/01
Sites at Newton Regis
April 2020

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BUILT HERITAGE & LANDSCAPE APPRAISAL – SITES AT NEWTON REGIS

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1 INTRODUCTION

- 1.1 This Built Heritage & Landscape Appraisal (hereafter referred to as the 'Appraisal') has been researched and prepared by RPS for CT Planning, on behalf of the Thorpe Estate.
- 1.2 This Appraisal provides an overview of the potential built heritage and landscape considerations relating to the potential residential development of four alternative sites within the village of Newton Regis (Figure 1), to determine which are likely to be sensitive to development:
- Site 1: Land east of King's Lane (centred at SK278078, c. 1.5 hectares);
 - Site 2A: Land west of King's Lane (centred at SK278077, c. 0.3 hectares);
 - Site 2B: Land east of Hames Lane (centred at SK277076, c. 1.7 hectares); and
 - Site 3: Land north of Village Hall (centred at SK280077, c. 1.2 hectares).
- 1.3 This Appraisal has been prepared to inform the determination of a live planning application for Site 3 (planning ref: PAP/2020/0020); this is an outline application to North Warwickshire Borough Council (NWDC), for the proposed development of nine dwellings and works to the village hall. The other three Sites (Sites 1, 2A & 2B) have been identified as alternative locations for residential development within the village as part of the consultation process.
- 1.4 With regard to built heritage, 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 *The Setting of Heritage Assets* (2017) and *Conservation Principles* (2008) has been consulted to inform the judgements made.
- 1.5 For consideration of Landscape and Visual capacity and constraints of the four Sites, this report has been written in accordance with guidance realised by the Landscape Institute (LI) including; *Guidelines for Landscape and Visual Impact Assessment* (GLVIA3) (Third Edition – April 2013). It is also informed by Natural England's *Topic Paper 6 'Techniques and Criteria for Judging Capacity and Sensitivity'* and capacity work completed within the *North Warwickshire Landscape Character Assessment - Final Report* (August 2010) (NWLCA) completed by FPCR in August 2010. This Appraisal stops short of 'quantifying' landscape capacity but does draw on the topics in the NWLCA to provide a qualitative overview of landscape sensitivity to the type of development here proposed, in this case small-scale residential.
- 1.6 Due to the Covid-19 restrictions on travel, this Appraisal is a desk-top report and the conclusions reached are the result of historic research, the analysis of available baseline data including the Warwickshire Historic Environment Record (HER), the National Heritage List for England (NHLE), information from North Warwickshire District Council (NWDC), Google Streetview, aerial photographs, published landscape character assessments, and the application of professional judgement. NWDC do not currently have an adopted local list of heritage assets, and potential non-designated built heritage assets have been identified from the HER. The findings of this report are based on the known conditions at the time of writing and all maps and plans are for illustrative purposes only.
- 1.7 Relevant Planning Designations, HER Monument Records and an Aerial Photograph are included within Figures 2-4 respectively, to better illustrate the existing heritage and landscape features. A Zone of Theoretical Visibility (ZTV) (Figure 5), a plan showing the Topography (Figure 6) and a plan showing the Warwickshire Historic Landscape Character areas (Figure 7) have also been produced to help further inform this desk-top Appraisal.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

Legislation

- 2.1 Where any development may affect certain 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.
- 2.2 The relevant legislation in this case extends from section 66 of the 1990 Act with regard to Listed Buildings and their settings, and also Section 72 which considers the character and appearance of Conservation Areas.
- 2.3 Nationally designated landscapes, and their immediate setting, such as National Parks and Areas of Outstanding Natural Beauty (AONB), are protected by the National Parks and Access to the Countryside Act 1949 and the National Planning Policy Framework (NPPF).
- 2.4 The European Landscape Convention (ELC), which the UK ratified in 2006, required its Member States to establish and implement landscape policies aimed at landscape protection, management and planning. This was designed to cover all landscapes and not just those protected by existing landscape designations. However, there are no landscapes designated at a national or a local level within the Study Area, or within the four Sites.
- 2.5 In accordance with the ELC and the GLVIA3, this Appraisal seeks to analyse the individual landscape features and aspects which contribute to the local landscape character of the four sites, their use and value. The results of this Appraisal have then been used to assess the landscape capacity of the four sites to accommodate the change proposed.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. The document sets out broad aims to achieve sustainable development in Section 2, including an environmental objective '*to contribute to protecting and enhancing our natural, built and historic environment*' at paragraph 8(c).
- 2.7 Strategic policies regarding Plan-making at Section 3 include, at paragraph 20(d), the sufficient provision for '*conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure...*'.
- 2.8 It 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.
- 2.9 Section 11: Making effective use of land, recognises the need to safeguard and improve the environment when meeting the needs for development. Paragraph 118(a) recognises that development has opportunities '*...to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; to new habitat creation or the improvement of public access to the countryside.*' Paragraph 122 recognises the '*desirability of maintaining an area's prevailing character and setting... or of promoting regeneration and change*' and '*the importance of securing well-designed, attractive and healthy places*'.

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- 2.10 Section 12: Achieving well-designed places, contains policies about achieving high quality design for all development. Planning policies and decisions should ensure that developments ‘...are sympathetic to local character and history, and reflect the identity of the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities),’ Paragraph 127(c).
- 2.11 Section 15: Conserving and Enhancing the Natural Environment. Paragraph 170 states that ‘Planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality); (b) recognising the intrinsic character and beauty of the countryside’ including the benefits of trees and woodland...’
- 2.12 Paragraph 180 requires that new development is appropriate to its location, ensuring relatively undisturbed areas retain tranquillity and amenity value, and that the impact of light pollution from artificial light is limited within intrinsically dark landscapes.
- 2.13 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are ‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance’.
- 2.14 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.15 Under ‘Considering potential impacts’ the NPPF emphasises that ‘great weight’ should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.16 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.17 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.18 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.
- 2.19 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 substantial harm is a high test that will only arise 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.

Historic England Guidance

- 2.20 The following guidance produced by Historic England outlines their approach to the sustainable management of the historic environment and provides a staged approach to the assessment of development proposals on built heritage assets;
- *Conservation Principles* (2008);
 - *Good Practice Advice Note 2: Managing Significance in Decision-Making* (2015); and
 - *Good Practice Advice Note 3: The Setting of Heritage Assets* (2017).

Local Planning Policy

- 2.21 In considering any planning application for development, the local planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by their current Development Plan Policy and by other material considerations.
- 2.22 The current development plan for North Warwickshire District Council is formed by the *North Warwickshire Local Plan: Core Strategy* (adopted 2014) and the Saved Policies of the *North Warwickshire Local Plan* (adopted 2006). The policies relevant to built heritage and landscape are identified below:
- Core Strategy (2014)
- Policy NW13 Natural Environment
 - Policy NW14 Historic Environment
- Local Plan (2006)
- Policy ENV1 – Protection and Enhancement of Natural Landscape
 - Policy ENV4 – Trees and Hedgerows
 - Policy EN15 – Heritage Conservation, Enhancement and Interpretation
 - Policy ENV16 – Listed Buildings, Non-listed Buildings of Local Historic Value and Sites of Archaeological Importance (including Scheduled Ancient Monuments)
- 2.23 The new draft *North Warwickshire Local Plan – Submission Version* (March 2018) is currently in the process of examination. The following policies are relevant to built heritage and landscape:
- LP14 Landscape
 - LP15 Historic Environment
 - LP16 Natural Environment
 - LP17 Green Infrastructure
- 2.24 There is currently no Neighbourhood Plan or designated Neighbourhood Area for Newton Regis.

3 BASELINE ENVIRONMENT

General

- 3.1 The Study Area (Figure 1) is centred on the village of Newton Regis, within the district of North Warwickshire. The village sits within primarily rural surrounds and lies to the east of Seckington, north-west of Austery and south-west of No Man's Heath. The closest larger settlement is the town of Tamworth, approximately 7 km to the south-west.
- 3.2 The land-use within the Study Area outside of the village settlement is arable farming, with a range of small, medium and large field patterns, mostly regular in shape. There are a few woodland / plantations, one of which to the north of the village, which falls just within the Study Area, is designated as Ancient Woodland.
- 3.3 The Newton Regis Conservation Area (NRCA) covers a large portion of the village and includes numerous listed buildings and Tree Preservation Orders (TPOs) (Figure 2). The Church of St Mary (Grade II* Listed Building) dates from the 13th with later additions and provides a landmark within the centre of the village. There are further Listed Buildings (see Appendix A) within the NRCA which identify the historic village core. Elsewhere within the village there are modern buildings of various styles; these have generally been built along the main roads extending out of the village and on cul-de-sacs off these main roads.
- 3.4 There is a primary school (Newton Regis C of E), a village hall, village green / sports field with a formal playground, cricket ground and nets, hard tennis courts and bowls club which adjoin the western entrance into the Village on Austery Lane.
- 3.5 There are several Public Rights of Way (PRoW) which cross the Study Area linking Newton Regis to neighbouring villages. The closest PRoW to the four sites includes T134 and T137. PRoW T134 traverses north-west to south-east within the field to the north of the village to join Kings Lane. T137 exits the eastern extent of the village travelling north-east towards Newton Gorse before joining Austery Lane. The M42 is located between Newton Regis and Austery following a north-east to south-west orientation. The B5493 crosses the Study Area to the north of the village and there is access into the settlement from this B road via King's Lane.

Overview of Landscape Character

- 3.6 The current landscape character assessment for this Appraisal is the *North Warwickshire Landscape Character Assessment - Final Report* (August 2010) (NWLCA) completed by FPCR in August 2010. This report also includes a Landscape Capacity Study (LCS) for the land adjacent to the main settlements and local service centres within the District. The LCS does not cover the village of Newton Regis. The NWLCA also provides an overview of the Warwickshire Landscape Guidelines, which were prepared in 1993 by Warwickshire County Council and the Countryside Commission (now Natural England), which provides reference to the more refined borough level study.
- 3.7 Within the NWLCA, the Study Area is all within LCA 72: Mease / Sence Lowlands, which covers the northern and north-eastern part of the District. All four sites are within the district level Landscape Character Area 1: No Man's Heath to Warton – Lowlands, details of this LCA can be seen in full in Appendix B. The Key Characteristics of LCA 1: No Man's Heath to Warton – Lowlands are detailed as below;

'Key Characteristics

- *A distinctive shallow bowl landform of gently undulating low rounded hills that contain a central valley;*

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- *Mixed open agricultural landscape with a scattering of small red-brick, nucleated hill top villages with visually prominent church spires;*
- *Dense network of minor country roads and lanes, bordered by grass verges, some towards the north containing hedges with bracken hint at former heaths;*
- *M42 cuts through centrally;*
- *Strong rectilinear hedge pattern of late enclosure with in parts extensive very open areas of arable cultivation on the more elevated land, particularly towards Orton-on-the-Hill;*
- *Small flat pastoral fields on lower land, associated with a number of small tributaries of the Anker River particularly notable at Austrey Meadows;*
- *Tree cover confined to small regularly shaped game coverts and hedgerow trees;*
- *Wide open views across the character area from the elevated fringes, from lower land views across open fields to near escarpments.'*

3.8 It is considered that in general the Study Area is consistent with these LCA key characteristics. To further inform this assessment, the current Historic Landscape Assessment has been reviewed to provide additional baseline information for the Appraisal.

3.9 English Heritage and Warwickshire County Council worked to produce the Warwickshire Historic Landscape Characterisation Project in June 2010 (Figure 7). Sites 1 and 3 are within HLC Type 'Planned Enclosure (16)', described as;

'Small or large enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. Laid out by surveyors these field patterns are the result of later enclosure during the 18th and 19th centuries. This includes commons enclosed by Act of Parliament.'

3.10 Sites 2A and 2B are within HLC Sub-type 'Large Irregular Fields (13)', as below;

'Large irregular fields with a number of sinuous boundaries which cannot be assigned to one of the other historic landscape character types. Includes enclosure patterns created through the amalgamation of fields since the publication of the 1st edition OS mapping.'

Visual Resource

3.11 A Zone of Theoretical Visibility (ZTV) has been prepared. It defines the approximate extent of the surrounding area from which views would be theoretically possible to new buildings on the four Sites. It was prepared using a view height of 1.7 m and four origin points positioned at the approximate centre of each Site. It assumes that new buildings within each site would be 2-storey properties at 7.5m above existing ground level (agl). The ZTV includes visual barriers for significant blocks of woodland and settlement. As the ZTV does not account for garden vegetation, hedgerows or individual trees, the potential inter-visibility with any proposed development on the four Sites would in reality be further reduced. See Figure 5 for more details.

3.12 As shown on Figure 5, development at Site 1 would be theoretically most visible, particularly from within views from PRow to the west of the village due to its extension to the north of the settlement, resulting in few settlement barriers. However, existing mature trees along Kings Lane, and intervening field boundary vegetation would likely restrict and filter views. It is marginal, but the least visible of the 4 Sites theoretically would be Site 3; due to the screening to views provided by the existing settlement and its location on the eastern extent of the village.

4 SITE 1 – EAST OF KING’S LANE

Site Summary

- 4.1 Site 1 comprises the south-western part of a large agricultural field situated to the eastern side of King’s Lane at the northern edge of the village. The western and southern boundaries of this site are formed by mature hedgerows interspersed with mature trees, and adjacent to the south of the site, are the rear gardens of buildings along King’s Lane and Townsend Close.

Built Heritage

- 4.2 There are no designated or non-designated built heritage assets located within Site 1 (Figures 2 & 3). The potential development of this site would therefore cause no direct (physical) harm to any built heritage asset.
- 4.3 There are no designated built heritage assets within the immediate vicinity of Site 1 and there is no evidence of a historic functional association between the site and any identified built heritage asset.
- 4.4 The nearest designated built heritage asset to Site 1 is the *Newtown Regis Conservation Area* which is approximately 203m to the south-west of the site. As shown from the ZTV (Figure 5), there is some potential inter-visibility between new development within Site 1 and the eastern edge of the Conservation Area at the junction of Main Road, Austrey Lane and King’s Lane.
- 4.5 This part of the Conservation Area’s setting is largely formed by modern residential development along King’s Lane which extends to the south-western corner of Site 1. This part of the site and its boundaries form part of the background to this view. Site 1 is therefore considered to comprise part of the Conservation Area’s wider setting and the residential development of the site has the potential to cause harm to its significance through development within its setting.
- 4.6 Due to the elevated position and height of the spire of the *Church of St Mary* (Grade II* Listed Building, NHLE: 1116451) which is located approximately 268m to the south-west of Site 1, there may be glimpsed views of the spire from the site, most likely from the higher ground, within the north-east of the site, albeit existing vegetation would partially restrict and filter these views. These would therefore appear to be incidental views rather than the result of any designed landscape, and the intervening built development which would form the foreground of any views of the spire from the site is generally of modern twentieth century buildings. Any residential development within Site 1 would be seen in the context of the adjacent existing modern development already present within the setting of the Church of St Mary, and it is therefore unlikely that the development of the site would cause harm to the significance of the heritage asset.
- 4.7 Site 1 is considered not to form part of the setting of any potential non-designated built heritage assets identified on the HER (Figure 3) due to the intervening built development, vegetation and changes in topography. There is also no evidence of a historic functional association between the site and any of these heritage assets.
- 4.8 The *Newton Regis Medieval Settlement* (HER ref: MWA9547) is located adjacent to the south-western corner of Site 1. This is a heritage asset of negligible heritage significance as its legibility and understanding has been adversely affected by the modern development within the village and it is now only understood from documentary evidence. The Conservation Area now more accurately defines the extent of the historic core and the areas of most heritage significance within the village. Consequently, the proposed development of Site 1 would not have any impact on this heritage asset.

Landscape and Views

- 4.9 Within the HLC, Site 1 falls within 'Sub-Area Planned Enclosure' and is specifically listed within the HLC data as; '*Area of large rectilinear fields with straight boundaries laid out in a regular geometric pattern. Some field boundaries have been lost giving a more un-ordered appearance,*' (HLCUID Ref: HWA1455).
- 4.10 The landform (Figure 6) of Site 1 slopes gradually, and mostly consistently, from east to west. The higher parts of the site would be potentially visible on approach to the village from Kings Road over existing hedgerows, more so than the lower parts of the site closer to Kings Road. The Site is in active use for arable farming, but the field adjoins the existing residential edge and Kings Road, and so also forms a fringe landscape to the residential area, albeit due to the established vegetation on the boundaries to the settlement, it does still retain some rural character. The land to the north is a large-scale, open rural landscape.
- 4.11 As for landscape features, the mature trees and established hedgerows could be potentially affected by development of this Site, and careful protection of their Root Protection Areas (RPAs) would need to be enforced. These trees are considered to have a high amenity value, and so would be an important constraint to any onward development on this site. To get safe access into Site 1, some of these trees and hedgerows might need to be removed due to required visibility splays. The direct impacts upon this existing vegetation would have negative effects upon the localised landscape character and their existing screening value.
- 4.12 The Site, from desktop inspection, seems to be in Good landscape condition and is an actively farmed field. There is a direct relationship with the settlement edge on this Site, but as mentioned above, the mature vegetation along its boundaries provide some separation from the existing village.
- 4.13 This site would extend the village to the north, which, whilst mirroring the much older development to the west off Hames Lane, would not quite be in-keeping with the overall morphology of Newton Regis, and would change part of a large-scale field with some open rural characteristics to that of a housing area.
- 4.14 Of the four Sites, the ZTV (Figure 5) indicates that Site 1 would potentially be the most visible of the site options. The access into the village from Kings Road is considered the more rural of the accesses, compared to the other, larger roads, i.e. Main Road and Newton Lane / Austery Lane. However, as previously stated, the ZTV does assume a 'worst-case' scenario. In reality, field boundaries, garden vegetation and individual trees, would also provide some screening to views to the site.
- 4.15 There would be glimpsed and filtered views to proposed development within Site 1 from Kings Road, although the mature trees along the hedgerow adjoining the site would provide some screening. There are some heavily filtered views towards existing development adjoining the site within views from this approach.
- 4.16 There would also be filtered views over the road towards Site 1 from PRow (No. T134) travelling south-east. There is an available, but glimpsed view through a field gate gap on exiting the village on Kings Road, looking over this Site, to the rural land to the north-west and to higher ground.
- 4.17 In terms of landscape value, there are no landscape designations or historic references (as mentioned above) that would be directly affected. New buildings within Site 1 would be discernible from areas within the setting to the NRCA. The existing vegetation is considered to be of value. There is currently no public access onto this Site, as such it would appear to be of limited recreational value, albeit unofficial use of the site, i.e. by dog-walkers, is unknown.

Conclusions

- 4.18 The proposed development of Site 1 has the potential to affect the significance of the Newton Regis Conservation Area which forms part of its wider setting. There would be the potential harm to valued landscape features, i.e., mature trees, and the obstruction to glimpsed views to the rural setting on exiting the village would be a noticeable change. The proposed development here would, without some extensive new landscape planting, also be detrimental to the character of the entrance into the village from the north, which – from this single lane road – is considered more rural in nature to other accesses into the village.

5 SITE 2A – WEST OF KING’S LANE

Site Summary

- 5.1 Site 2A is located at the northern edge of the village to the west side of King’s Lane. It comprises the eastern part of a larger agricultural field which extends to Hames Lane to the south-west of the site. The southern boundary is formed by mature poplar trees which edge a private driveway to a residential dwelling ‘Newton Lodge’, which was historically an access track to Newton House. There is an open, ditched boundary to the northern edge of the site where it is adjacent to a further field, and the site is bound to the east along King’s Lane by a mature hedgerow and trees.

Built Heritage

- 5.2 There are no designated or non-designated built heritage assets located within Site 2A. The potential development of this site would therefore cause no direct (physical) harm to any built heritage asset.
- 5.3 There are no designated built heritage assets within the immediate vicinity of Site 2A and there is no evidence of a historic functional association between the site and any identified built heritage asset.
- 5.4 The *Newton Regis Conservation Area* and *Newton House* (Grade II Listed Building, NHLE: 1319960) are located approximately 130m and 160m to the south-west of the site respectively. Whilst Site 2A is not located directly adjacent to these built heritage assets, it forms part of their wider open, undeveloped setting to the north and north-west. This contributes to the significance of the Conservation Area and Newton House as part of their rural context, allowing them to be understood as forming the historic extent of the village. The development of Site 2A therefore has the potential to cause harm to the significance of the Conservation Area and Newton House through development within their settings.
- 5.5 The *Church of St Mary* (Grade II* Listed Building, NHLE: 1116451) is located approximately 230m to the south-east of Site 2A and, by virtue of the height of the spire and elevated location of the church, there may be glimpsed views of the spire from the site. These are likely to be incidental views and intervening modern built development would form the foreground of any views towards the church from the site. Any residential development within Site 2A would therefore be seen in the context of the adjacent existing modern development already experienced within the setting of the Church of St Mary.
- 5.6 Site 2A is not considered to form part of the setting of the majority of the potential non-designated built heritage assets identified on the HER (Figure 3) due to the intervening built development, vegetation and changes in topography. The negligible heritage significance of the *Newton Regis Medieval Settlement* (HER ref: MWA9547) is discussed at paragraph 4.8. It would not be affected by the development of Site 2A.

Landscape

- 5.7 Within the HLC, Site 2A falls within ‘Sub-area Large Irregular Fields’ and is specifically listed within the HLC data as; ‘*Large irregular fields with predominantly curvilinear boundaries on the edge of Newton Regis. Evidence of ridge and furrow in fields. In very southern part possible house platforms or earthworks relating to the Medieval settlement of Newton Regis,*’ (HLCUID Ref: HWA1472).
- 5.8 The landform (Figure 6) of Site 2A falls more sharply within the east of the site, and then slopes gradually from east to west. On the approach from Kings Road, the site would be visible between mature trees along the western side of the road, with the view being mostly open within the immediate vicinity.

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- 5.9 From desktop survey there appears to be some inconsistencies between the purchased aerial mapping and Street View with regards to the use of the field. The Site could be used for arable farming or it could be set aside, unimproved former farmland. If set aside, the condition of the landscape would be reduced but its value in terms of biodiversity and amenity value could be higher. The field at this point adjoins the access to the recently built Newton Lodge and was historically the access to Newton House. The track is lined by regular planted poplar trees which provide further 'residential' character. There are open views to the rural setting to the village to the north.
- 5.10 As for landscape features, the line of mature Poplars and hedgerow along the southern boundary of the site would provide some constraints to development, and the Root Protection Areas (RPAs) would need to be kept clear of any ground disturbance. The mature trees along the western side of Kings Road would also need consideration. These trees are considered to have a medium to high amenity value, and so should be retained unaffected as part of any onward development on this site. As with Site 1, access into the site may result in some tree and hedgerow removal which would be a direct effect upon the landscape features and screening, resulting in some locally adverse landscape character effects.
- 5.11 There is a direct relationship with the settlement edge on this Site, but the mature boundaries and the tree lined access track provide some separation from the village, and this area was historically part of the Newton House estate.
- 5.12 This site would extend the village to the north to continue development along the west side of Kings Road. Development here would be more in keeping with the way Newton Regis has expanded, in comparison to Site 1, but there would be potentially more harm to the setting of the heritage assets as described above, given its proximity to the listed buildings and NRCA.
- 5.13 Site 2A would potentially be the most visible from within views from the PRoW network from the North, most notably PRoW (No. T134) travelling south-east, and for road users accessing the village from Kings Road. There would also be the potential for views to a proposed development on Site 2A from the northern edges of the village (Figure 5). Views from the PRoW to the village feature the church spire as a landmark and already include heavily filtered views towards the settlement. But, given the absence of established boundary vegetation along the southern part of this site, development here would be a noticeable change to the views on approach to the village, and to the setting to the Conservation Area within views from this direction. New planting would need to be substantial, but the change to views would likely remain noticeable.
- 5.14 The access into the village from Kings Road is considered the more rural, compared to the larger roads of Main Road and Newton Lane / Austery Lane. Development in this location, given the open boundaries to the north, would likely cause a noticeable change to views from this approach.
- 5.15 There is a glimpsed view over Site 2A to the western part of the village and the NRCA, and to the rural area to the north when exiting the village. Development here would obstruct this view.
- 5.16 In terms of landscape value, there are no landscape designations or historic references (as mentioned above) that would be directly affected. New buildings within Site 2A would be within the wider setting to the NRCA. The existing vegetation is considered to be of value. It is assumed that there is currently no formal public access onto this Site, as such it would have limited or no recreational value, but it would potentially be of some visual amenity value to occupiers of the neighbouring residential properties which it adjoins.

Conclusion

- 5.17 Site 2A forms part of the wider setting of the Newton Regis Conservation Area and the Grade II Newton House. The development of the site would therefore have the potential to cause harm to the significance of both of these heritage assets through development within their settings.

BUILT HERITAGE & LANDSCAPE APPRAISAL – SITES AT NEWTON REGIS

- 5.18 Further, proposed development at this site would be open to views from the PRow network to the north and would impact upon the rural landscape character of the existing access into the village from the north.

6 SITE 2B – EAST OF HAMES LANE

Summary of Site

- 6.1 Site 2B is located to the eastern side of Hames Lane at the northern edge of the village. It forms the central part of a larger agricultural field and its southern and western boundaries are generally formed of mature vegetation and trees. There is a more open boundary to the north and east. It is adjacent to existing built development to the northern side of Main Road, albeit set quite far back due to the large garden plots, and pasture on the other side of the former access track to Newton House. The site does adjoin existing buildings within the Breakmills complex.

Built Heritage

- 6.2 There are no designated built heritage assets located within Site 2B. As shown by Figure 3, the Newton Regis Medieval Settlement (HER ref: MWA9547) partially extends into the southern area of the site; the negligible heritage significance of this asset is discussed at paragraph 4.8 and it does not merit consideration in the assessment of the development of this site.
- 6.3 Site 2B is situated directly adjacent to the northern boundary of the Newton Regis Conservation Area, which also extends along Hames Lane to the east of the site. It also forms part of the wider setting to the rear of the two listed houses along the northern side of Main Street: Newton House (Grade II Listed Building, NHLE: 1319960) and Pool Cottage (Grade II Listed Building, NHLE: 1034687).
- 6.4 In its present state, Site 2B comprises part of the open undeveloped setting of these built heritage assets and forms part of the rural context within which the historic core of the village is appreciated and experienced, contributing to their significance. The Conservation Area is particularly sensitive to the proposed development of Site 2B as development within it would be visible as part of views east from Hames Lane, a small rural road which reinforces the rural character of the historic core of the settlement.
- 6.5 The proposed development of Site 2B therefore has the potential to cause harm to the significance of a number of designated built heritage assets through changes within their settings.
- 6.6 Due to the elevated position and height of the spire which is located approximately 170m to the south-west of Site 2B, there may be glimpsed views of the spire from the site. These appear to be incidental views rather than the result of any designed landscape, and the intervening built development, which would form the foreground of any views of the spire from the site, is generally of modern twentieth century construction. Any residential development within Site 2B would be seen in the context of the adjacent existing modern development already experienced within the setting of the Church of St Mary, and therefore the development of the site would be unlikely to cause harm to the significance of the church.
- 6.7 Site 2B is not considered to form part of the setting of any potential non-designated built heritage asset identified on the HER (Figure 4) due to the intervening built development, vegetation and changes in topography. There is also no evidence of a historic functional association between the site and any of these assets.

Landscape

- 6.8 Similarly, to Site 2A, Site 2B falls within 'Sub-area Large Irregular Fields'. It is specifically listed within the HLC data as; '*Large irregular fields with predominantly curvilinear boundaries on the edge of Newton Regis. Evidence of ridge and furrow in fields. In very southern part possible house platforms or earthworks relating to the Medieval settlement of Newton Regis,*' (HLCUID Ref: HWA1472).

BUILT HERITAGE & LANDSCAPE APPRAISAL – SITES AT NEWTON REGIS

- 6.9 There is a very shallow gradient within this site (Figure 6), with a very slight decline from east to west, before the land rises again in the rear garden of Breakmills to the west. On approach from Kings Road, the site would be visible between mature trees along the western side of the road. It is anticipated that development on this site would be more visible within local views than that on Site 2B and 1, due to its increased scale, the orientation of the access road and absence of intervening vegetation.
- 6.10 As with Site 2A, there is inconsistency between the purchased aerial mapping and Street View with regards to the use off the field. The Site could be used for arable farming or if could be set aside, unimproved former farmland. If set aside the condition of the landscape would be reduced but it's value in terms of biodiversity and amenity value could be higher. The field at this point adjoins the poplar lined former access track to Newton House and there are filtered views to adjoining properties to the west, providing elements of a residential edge character. The set back of properties and extensive garden planting does provide a greater separation and reduces the suburban influences on this site compared to Site 2A and Site 1. There are open northerly views to the rural setting to the village.
- 6.11 As for landscape features, the line of mature Poplars and hedgerow along the south-eastern boundary and on the residential edges, would provide some constraints to development, and the RPAs of these trees would need consideration. These trees are considered to have a medium to high amenity value, and so would be a constraint to any onward development on this site. Access into the site from Hames Lane would result in some tree and hedgerow removal which would be a direct effect upon the landscape features and their screening Resulting in some locally adverse landscape character effects.
- 6.12 There is a direct relationship with the settlement edge on this Site, but the mature boundaries and the tree lined access track provide some separation to the village, and this area was historically part of the Newton House estate.
- 6.13 This site, in terms of village morphology and settlement pattern, if developed, would seem somewhat detached from the village, and would close the historic gap within the NRCA between the village pub, Newton House and the farmhouses to the north along Hames Lane. The loss of this green gap within the setting to the conservation area would be a noticeable change to the local landscape character.
- 6.14 Site 2B would likely be visible from within views from the PRoW network from the North, most notably PRoW (No. T134) travelling south-east, and from the access into the village from Kings Road. There would also be the potential for views towards proposed development here from the northern edges of the village and from properties along Hames Lane (Figure 5).
- 6.15 As with Site 2A, views from the PRoW to the village would feature the church spire as a landmark above the tree line, alongside filtered views to the chimneys and roofscapes of other buildings within the NRCA. Development within Site 2A would in part obstruct views to this part of the village and would bring development closer to visual receptors with limited existing screening. There would be a noticeable change to the view, including a change to the setting to the Conservation Area within views, from this direction. New planting would need to be substantial, but the change would likely remain noticeable and adverse upon views from the PRoWs and Kings Road.
- 6.16 In terms of landscape value, there are no landscape designations that would be directly affected. The setting to the Conservation Area would be altered by introducing new development within Site 2B. The existing vegetation is considered to be of value and would need to be protected where possible. It is assumed that there is currently no formal public access onto this Site as such it would have limited or no recreational value, but it would potentially be of some visual amenity value to those neighbouring residential properties which it adjoins.

Conclusion

- 6.17 The proposed development of Site 2B has the potential to cause harm to the significance of the Newton Regis Conservation Area and the Grade II Listed Buildings Newton House and Pool Cottage.
- 6.18 As with Site 2A, proposed development at Site 2B would be open to views from the local PRow network and be a noticeable suburbanising character to the access into the village from the north. Further, development here would close a historic 'green gap' (not designated) within the setting of the NRCA.

7 SITE 3 – NORTH OF VILLAGE HALL

Site Summary

- 7.1 Site 3 is located at the eastern edge of the village to the north of the village hall, which is accessed off the junction of Townsend Close and Austrey Lane. The site forms part of a larger agricultural field which is bounded by hedgerows and mature trees and is situated directly adjacent to the modern residential development (post 1900s / Pre 1955) along Townsend Close and the Sports Fields near the Village Hall.

Built Heritage

- 7.2 There are no designated or non-designated built heritage assets located within Site 3. The potential development of this site would therefore cause no direct (physical) harm to any built heritage asset.
- 7.3 There are no designated or non-designated built heritage assets within the immediate vicinity of Site 3 and there is no evidence of a historic functional association between the site and any identified built heritage asset.
- 7.4 The nearest built heritage asset to Site 3 is the *Newton Regis Conservation Area* which is situated approximately 158m to the south-west of the site on Main Road. The site is separated from the Conservation Area by existing modern development along King's Lane, Austrey Lane and Townsend Close which would screen any development within Site 3 and as shown by the ZTV (Figure 5), there is unlikely to be any inter-visibility between the Conservation Area and Site 3. It is therefore considered that the site is unlikely to form part of the setting to the Conservation Area and the development of Site 3 would not cause harm to the significance of this heritage asset.
- 7.5 Due to the elevated position and height of the spire of the Church of St Mary, there may be glimpsed views of the spire from the site. These appear to be incidental views rather than the result of any designed landscape, and the intervening built development which would form the foreground to any views of the spire from the site is generally of modern twentieth century origin. Any residential development within Site 3 would be seen in the context of the adjacent existing modern development already experienced within the setting of the Church of St Mary, and it is unlikely that the proposed development of Site 3 would cause harm to the heritage significance of the church.

Landscape

- 7.6 Within the HLC, Site 3 falls within 'Sub-Area Planned Enclosure' and is specifically listed within the HLC data as; '*Area of large rectilinear fields with straight boundaries laid out in a regular geometric pattern. Some field boundaries have been lost giving a more un-ordered appearance.*' (HLCUID Ref: HWA1455).
- 7.7 The landform (Figure 6) of Site 3 slopes gradually first and then more steeply, from east to west. The Site is in active use for arable farming, but the field adjoins the existing residential edge and amenity land at the village hall and sports field, and so also forms a fringe landscape to the residential area. The limited vegetation between the site and this residential edge means that despite its arable use, this site shares a relationship with the suburban edge of the village.
- 7.8 As for landscape features, there are few mature trees adjoining this site, and hedgerows. However, those which occur should be considered as part of any future development proposal. These few trees and hedgerows are considered to have a medium to high amenity value, and so would be an important constraint to be considered in any onward development on this site. Access into Site 3 would share the entrance on the corner of Austrey Lane, which serves the entrance to the village hall, and then via a small part of the existing track, which is also a PRoW (No. T137). There would be very limited vegetation removal to allow for this new entrance, but the footpath would perhaps

BUILT HERITAGE & LANDSCAPE APPRAISAL – SITES AT NEWTON REGIS

- need realigning or subdividing from the main access road. There would be limited direct effects upon vegetation and a short stretch of the PRoW (No. T137).
- 7.9 The Site, from desktop inspection, seems to be in good condition as an active farming field. There is a direct relationship with the settlement edge on this Site with some limited separation from the suburban edge of the village.
- 7.10 This site would extend the village to the east, which, given the location of the sports fields and the village hall, and the existing relationship with the residential edge, would be in-keeping with the existing settlement pattern of Newton Regis. However, this would also extend development into a part of a medium-size field with some limited open rural characteristics.
- 7.11 The ZTV (Figure 5) shows Site 3 would be potentially visible from a more restricted part of the Study Area than other sites, due to the screening to views provided by the existing village. In reality, this potential visual envelope would also be much reduced by existing vegetation within field boundaries, garden vegetation and individual trees which are not included in the ZTV. Potential views from the north would be mostly restricted by intervening field boundary vegetation. There would also be limited views for users of the access into the village along Newton Lane / Austery Lane.
- 7.12 There would be very heavily filtered views to any proposed development on approach to the village from Austrey Lane. There are some heavily filtered views towards existing buildings adjoining the site and along Main Road within views from this approach. There is an open view towards the Church Spire and a proposed development on the site wouldn't cause any obstruction to this, or any above features of note, within the views.
- 7.13 Further, there would be open views towards Site 3 from the PRoW (No. T137) travelling west. The spire to the Church would be visible from within the site and from the footpath, but much of the remaining NRCA would be screened by existing buildings. This view includes partially open views towards the properties at Townsend Close and the Village Hall. Development within the site would bring built form closer within the view but would be within a part of it that is already affected by post war development within the eastern part of the village.
- 7.14 In terms of landscape value, there are no landscape designations or historic references (as mentioned above) that would be directly affected. The existing vegetation is considered to be of some value, but there would be limited need for its removal. A PRoW adjoins the southern boundary but the site itself is private land. There site would also have some amenity value for occupiers of the neighbouring residential properties.

Conclusion

- 7.15 The proposed development of Site 3 would be unlikely to cause harm to the significance of any of the identified built heritage assets as it does not form part of their respective settings.
- 7.16 Development would be visible for users of the PRoW along the southern boundary of the site, however views from this footpath include existing open views due through limited existing vegetation to the more recent residential edge of Newton Regis.
- 7.17 Of the four sites considered in this study, this site represents the most appropriate extension to the village, given its existing enclosure and association with the residential edge of the village, the village hall and sports fields to the south, as well as the limited potential loss of existing vegetation.

8 CONCLUSION

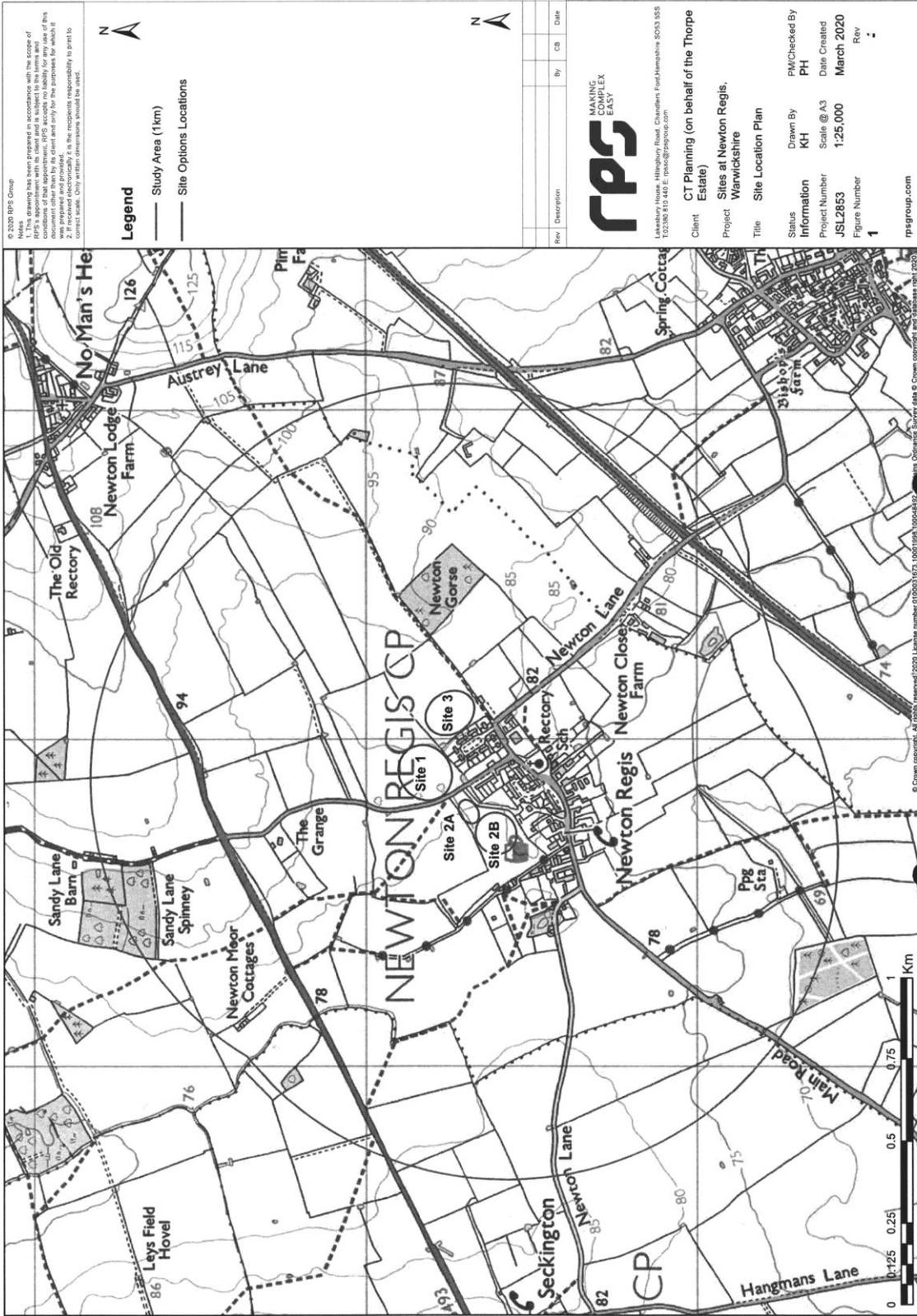
- 8.1 This Appraisal has been prepared by RPS for CT Planning, on behalf of the Thorpe Estate. It identifies built heritage and landscape considerations in relation to the potential residential development of four alternative sites (Sites 1, 2A, 2B & 3) within Newtown Regis.
- 8.2 With regard to likely built heritage impacts, it is considered that the only site where development does not have the potential to harm any built heritage asset is Site 3. Of particular sensitivity are Sites 2A & 2B which have the potential to affect the significance of a number of designated built heritage assets through changes within areas of their settings that provide some contribution to their significance.
- 8.3 From a landscape character and visual resources standpoint, Site 3 is also the preferable site for a development of the type proposed. Development upon this site would result in minimal potential effects upon the local landscape character, the setting to the village and conservation area, and upon views. Of the remaining sites, development upon Site 2A should be resisted as the magnitude of change would be considered to be most substantial from a landscape and visual perspective in comparison to the other sites.
- 8.4 Therefore, when considered together, the site most able to accommodate residential development with the least potential impacts on either built heritage assets or landscape and views is Site 3.

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FIGURES





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Legend

- Study Area (1km)
- Site Options Locations
- Listed Buildings
- Grade II
- Grade II*
- Conservation area
- TPO Locations
- Ancient Woodland

Rev: Description By: CB Date

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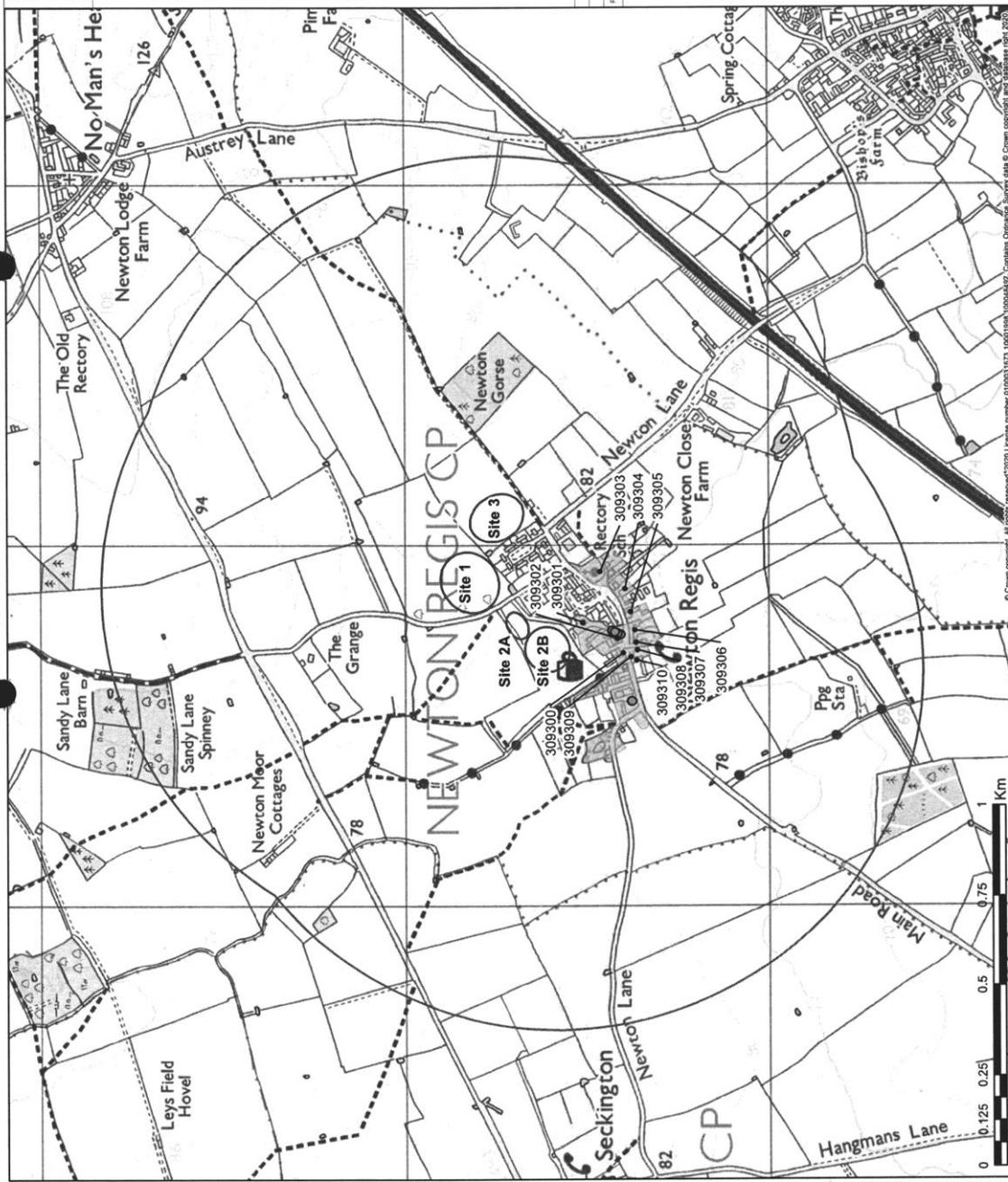
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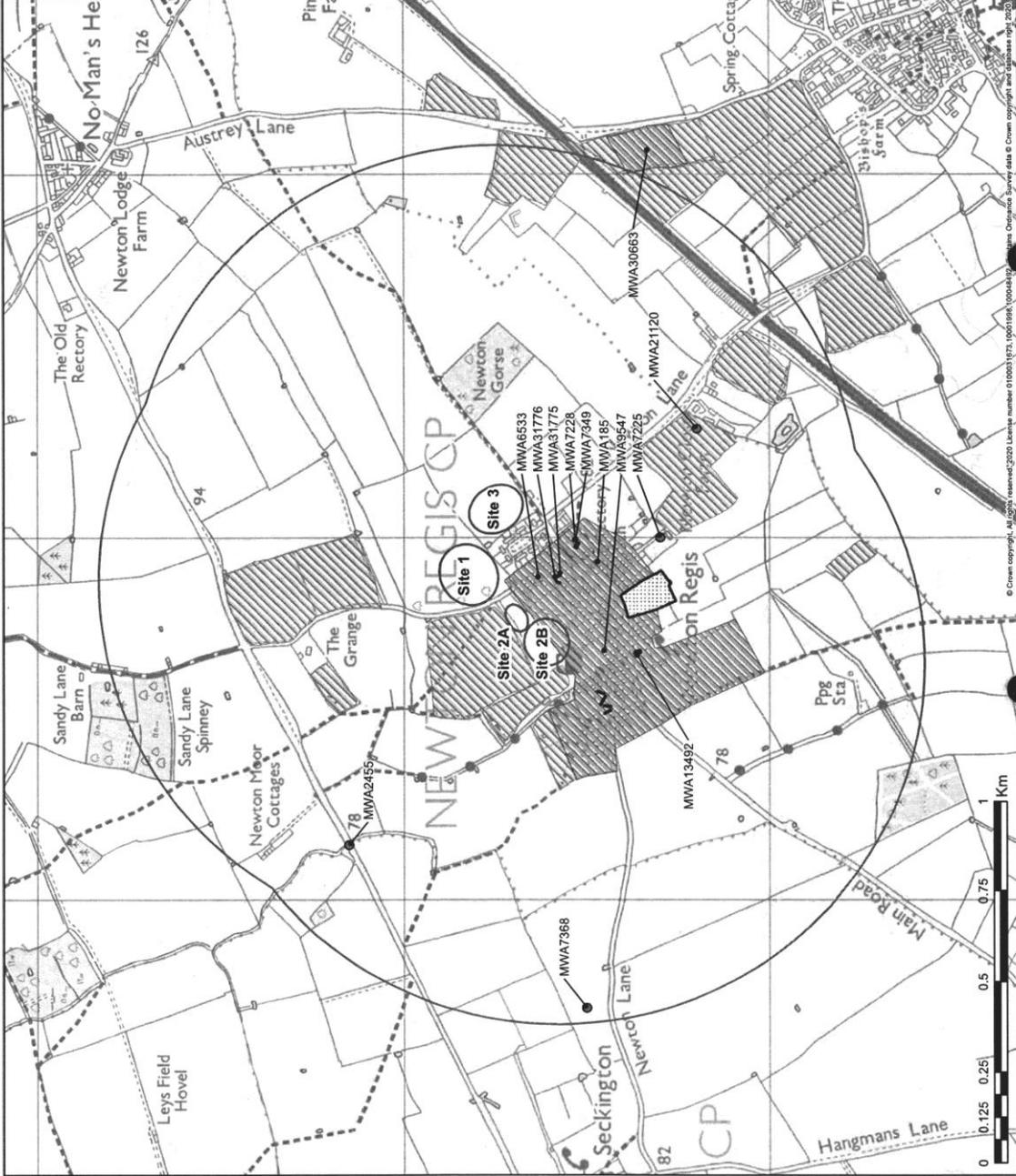
Project: Sites at Newton Regis, Warwickshire

Title: Designations Plan

Status Information: Drawn By: KH, PM/Checked By: PH, Project Number: JSL2853, Scale @ A3: 1:25,000, Date Created: March 2020, Figure Number: 2, Rev: -

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- Legend**
- Study Area (1km)
 - Site Options Locations
 - Warwickshire Monuments_point
 - Warwickshire Events_region
 - Warwickshire Monuments_region
 - Warwickshire Ridge and Furrow_region

Rev	Description	By	CR	Date

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Client: CT Planning (on behalf of the Thorpe Estate)
 Project: Sites at Newton Regis, Warwickshire
 Title: HER Monument Data Areas

Status Information
 Drawn By: KH
 Checked By: HHR
 Project Number: JSL2853
 Scale @ A3: 1:25,000
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Legend

- Study Area (1km)
- ZTV origins
- Site 1
- Site 2A
- Site 2B
- Site 3

Rev	Description	By	CR	Date



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Client: CT Planning (on behalf of the Thorpe Estate)
 Project: Sites at Newton Regis, Warwickshire
 Title: Zone of Theoretical Visibility (ZTV)

Status: Information
 Drawn By: KH
 PM/Checked By: PH
 Scale @ A3: 1:25,000
 Date Created: March 2020
 Project Number: JSL2853
 Figure Number: 5
 Rev: 5

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Note: The ZTV is modelled assuming observer height as 1.7m at eye level, and takes into account screening effects (using OS Vector) of built development at a height of 8m and vegetation/woodland at a height of 10m.
 The ZTV uses four origin points from the centre of each Site:
 - Site 1 = 87.778m AOD
 - Site 2A = 87.778m AOD
 - Site 2B = 87.778m AOD
 - Site 3 = 93.757m AOD
 OS Terrain 5 data has been used for generating the ground model.
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Legend

- Site Options Locations
- Contours (1m)
- Contours (0.25m)



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Project: Sites at Newion Regis, Warwickshire

Title: Topography

Status Information

Drawn By: KH

Scale: @ A3

Scale Bar: March 2020

Figure Number: 6

Rev: -

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P:\3500 Sites\JSL3575 - Land NW of Newion Regis\Tech\GIS\JSL3575_Fig 6 Topography.mxd

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Legend

— Site Options Locations

Warwickshire HLC Region (HLCUID)

- HWA1449
- HWA1451
- HWA1453
- HWA1454
- HWA1455
- HWA1456
- HWA1457
- HWA1464
- HWA1465
- HWA1466
- HWA1467
- HWA1488
- HWA1489
- HWA1470
- HWA1471
- HWA1472
- HWA1478
- HWA1481
- HWA17802
- HWA17943
- HWA18266

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Project: Sites at Newlton Regis, Warwickshire

Title: Warwickshire HLC

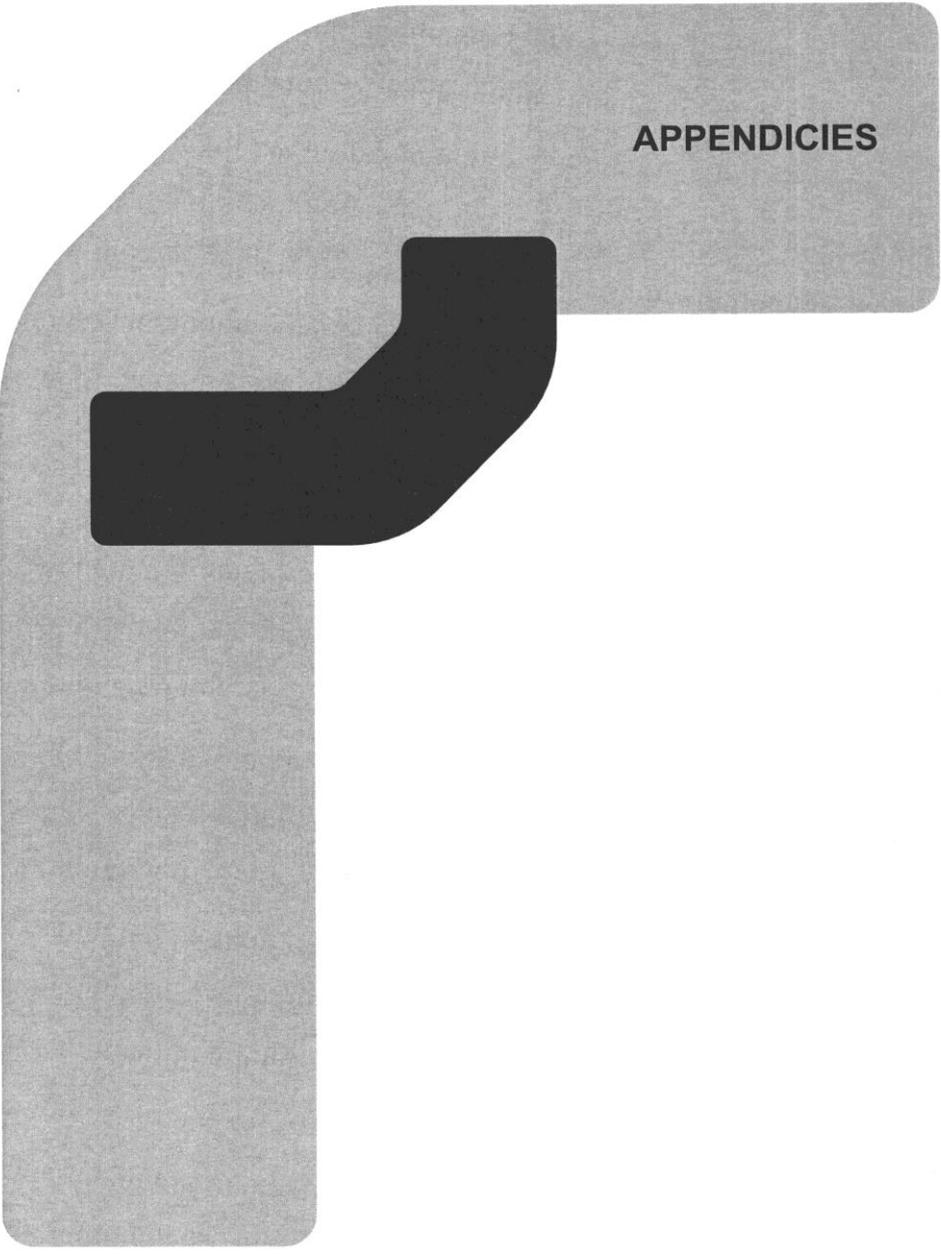
Status Information: Drawn By: KH, PM/Checked By: PH, Scale @ A3: JSL2853, Date Created: March 2020, Figure Number: 7, Rev: 5

Scale Bar: 0 0.05 0.1 0.2 0.3 0.4 Km

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APPENDICIES

Appendix A

Historic Environment Record Data Gazetteer

BUILT HERITAGE & LANDSCAPE APPRAISAL – SITES AT NEWTON REGIS

HER No.	Name	Location	Date
Monuments			
MWA13492	The White House, Main Street, Newton Regis	SK 2768 0736	Post-medieval to Modern
MWA185	Church of St Mary, Newton Regis	SK 2792 0747	Medieval to Modern
MWA21120	Newton Regis (Medieval) Field 189	SK 2830 0720	Medieval
MWA2455	Toll road 110m NE of Seckington to No Man's Heath	SK 2715 0815	Imperial
MWA30663	Surviving Ridge and Furrow, No Mans Heath Lane, Austrey	SK 2906 0733	Medieval to Post-medieval
MWA31775	Ditch containing 18th and 19th century pottery, and its later re-cut, Newton Regis	SK 2789 0757	Post-medieval to Modern
MWA31776	Pit containing fire debris and 18th-19th Century Pottery, Newton Regis	SK 2788 0758	Post-medieval to Imperial
MWA6533	Site of Smithy at Newton Regis	SK 2787 0764	Imperial
MWA7225	Evaluation at Newton Regis Junior School	SK 2800 0730	Imperial
MWA7228	Earthworks	SK 2798 0752	Medieval
MWA7349	Remains of Ridge and Furrow, Newton Regis	SK 2798 0752	Medieval
MWA7368	Findspot - Migration or Early Medieval brooch fragment	SK 2670 0750	Anglo-Saxon
MWA9547	Newton Regis Medieval Settlement	SK 2769 0737	Medieval
Listed Buildings			
309300	K6 TELEPHONE KIOAK	SK 2770 0739	II
309301	NEWTON HOUSE	SK 2778 0750	II
309302	POOL COTTAGE	SK 2773 0741	II
309303	CHURCH OF ST MARY	SK 2791 0746	II*
309304	OLD HALL FARMHOUSE	SK 2787 0739	II
309305	MANOR FARMHOUSE	SK 2780 0738	II
309306	THE POST OFFICE	SK 2776 0737	II
309307	ROSE COTTAGE	SK 2773 0737	II
309308	IVY HOUSE AND LAUREL COTTAGE	SK 2771 0736	II
309309	OLDE THATCH AND TALLETT'S THATCH COTTAGE	SK 2769 0737	II
309310	THE WHITE HOUSE	SK 2768 0737	II

Appendix B

Relevant Landscape Character Extracts

Landscape Character Area 1: No Man's Heath to Warton - Lowlands



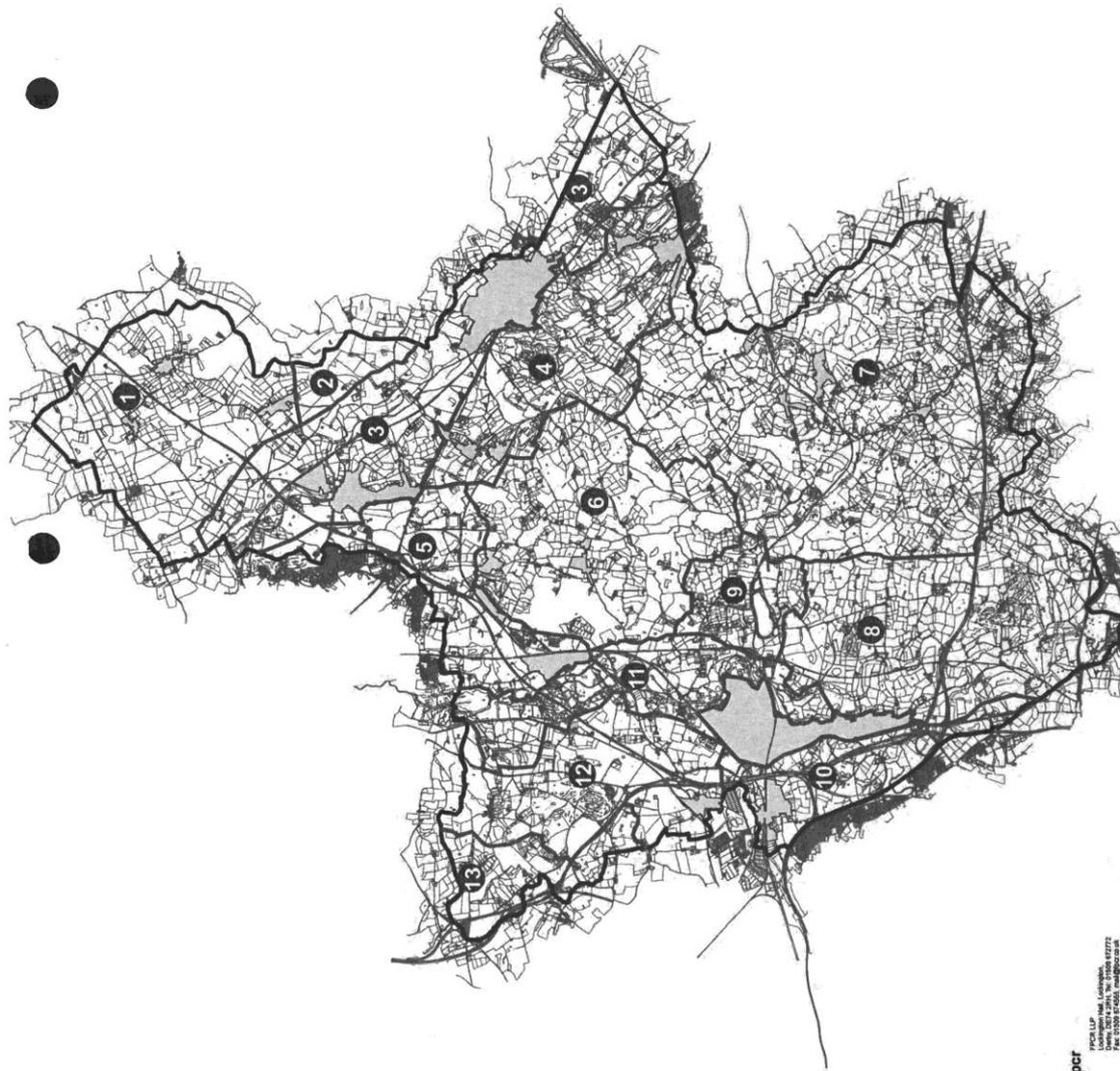
Corresponding National and County Landscape Character Areas

Countryside Agency: LCA 72 The Mease/Sence Lowlands

Warwickshire Landscapes Guidelines: Mease Lowlands: Estate Farmlands

Key characteristics;	<ul style="list-style-type: none"> • A distinctive shallow bowl landform of gently undulating low rounded hills that contain a central valley; • Mixed open agricultural landscape with a scattering of small red-brick, nucleated hill top villages with visually prominent church spires; • Dense network of minor country roads and lanes, bordered by grass verges, some towards the north containing hedges with bracken hint at former heaths; • M42 cuts through centrally; • Strong rectilinear hedge pattern of late enclosure with in parts extensive very open areas of arable cultivation on the more elevated land, particularly towards Orton-on-the-Hill; • Small flat pastoral fields on lower land, associated with a number of small tributaries of the Anker River particularly notable at Austrey Meadows; • Tree cover confined to small regularly shaped game coverts and hedgerow trees; • Wide open views across the character area from the elevated fringes, from lower land views across open fields to near escarpments.
Location and boundaries;	<p>Located within the lower-lying north eastern corner of the Borough. The boundaries are clearly defined to the north, east and south by a series of distinct escarpments. The western boundary with Lichfield District is less clearly defined.</p>
Landscape Character (key description);	<p>Visually open, mixed farmland located within a distinctive bowl landform. A series of ditches and small watercourses pass through the lower reaches and drain into the River Anker to the west.</p> <p>This is a well ordered agricultural landscape, with scattered farmsteads and nucleated hilltop villages (Austrey, Seckington, Newton Regis and Warton) each with prominent church spires. The villages include both traditional vernacular buildings and more recent development, connected by a network of minor roads and lanes typically bordered by wide grass verges, some with hedges. In the north some hedges contain bracken as a remnant of the former heaths in this area. A distinctly rural landscape, the only notable urban influence is the M42 motorway, which cuts centrally through the character area. There is little roadside planting associated with the motorway and therefore wide open views are possible across the rural landscape both from and towards it.</p>

	<p>In the lower lying areas alongside the watercourses, small, regular, often linear fields are used for grazing and are enclosed by low hedgerows. This is particularly notable at Austrey Meadows to the south of Austrey. On higher land, towards the distinctive low escarpments that contain the character area, the field pattern is less intact with larger, intensively managed arable fields. In places, particularly towards Orton-on-the-Hill (located within Hinckley and Bosworth Borough) agricultural intensification has resulted in wide open fields with few hedgerows. Remaining lines of hedgerow trees hint at the historical hedgerow pattern.</p> <p>Scattered small, regularly shaped game coverts and hedgerow trees provide little tree cover and the landscape is visually open, with panoramic views from the elevated fringes. From elevated locations within the character area distant hilltop masts and wooded ridgelines are visible but their influence on the character of the area is insignificant.</p>
Key landscape related designations;	<ul style="list-style-type: none"> • SAM site of a Norman motte and bailey castle lies on high land at Seckington; • Conservation Area at the historic core of Newton Regis; • RIGS designation to the west of Warton; • Several small 'Ancient Woodland' coverts.
Pressures for change / key issues;	<p>The main pressure for change identified within this agricultural LCA is agricultural intensification, which has resulted in loss of traditional meadows, hedgerows, riparian vegetation and heathland. There may also be small scale development pressures for village expansion.</p>
Landscape / management strategies;	<p>Conserve and strengthen the rural character and dispersed nucleated settlement pattern of this agricultural landscape;</p> <ul style="list-style-type: none"> • Any new development should reinforce the existing settlement pattern of the rural villages; • New agricultural buildings should be sited, designed and landscaped to blend with the surrounding landscape; • Avoid types of farm diversification that are inappropriate to the agricultural landscape; • Maintain the quiet, peaceful character of the area and only encourage informal recreation; • Encourage set-aside field margins around Clifton Heath and No-mans Heath to be managed for re-establishment of heathland; • Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads; • Manage hedgerows to enhance the field pattern by planting up gaps, allow hedges to grow by reducing cut rotation intervals to 3 yearly intervals for wildlife benefits; • Promote management of small woods and game coverts, in places long rotation coppicing may be appropriate; • Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with geometric pattern of hedged fields and visually open character; • Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats; • Encourage ecological management of grassland areas and wetlands.



- North Warwickshire Borough boundary
- Proposed Landscape Character Area boundary
- Current settlement area boundary

Landscape Character Areas

- 1 No Man's Heath to Werton Lowlands
- 2 Little Werton to Fields Farm-Fen Lanes
- 3 Anker Valley
- 4 Beddesley to Hartshill Uplands
- 5 Tamworth Fringe Uplands
- 6 Wood End to Whitacre Upper Tame Valley Farmlands
- 7 Church End to Corley Hills and Valleys
- 8 Blythe Valley Parkland Farmland
- 9 Hoggill's to Furnace End Hamlets
- 10 Cole Valley
- 11 Tame Valley Wetlands
- 12 Middleton to Curdworth Tame Valley Farmlands
- 13 Wishaw to Trickle Coppice Wooded Uplands



**North Warwickshire Borough Council
North Warwickshire Landscape
Character Assessment
Landscape Character Areas**

Figure 11

Scale 1:100000@A3, August 2010

Reproduced from the Ordnance Survey 1:25,000 Scale
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(2) Application No: PAP/2020/0056

Town Council Offices, North Street, Atherstone, CV9 1JN

Demolition of existing building and construction of new 2 storey offices and meeting room, for

Atherstone Town Council

Introduction

This application was referred to the July Board meeting, but determination was deferred in order to allow members the opportunity to visit the site. In light on the current restrictions, Members were invited to visit the site themselves particularly as the site is accessible from public vantage points.

The previous report is attached for convenience at Appendix A

Further Observations

Several comments were made during the discussion on this item and the following matters of clarification can be made.

As was referred to in the previous report the lawful use of the site is as an “office and meeting room” by virtue of a planning permission granted in 2002. Hence the principle of this use is acceptable at this location. The proposed use through this application is the same as the lawful use and thus it can be treated as the redevelopment of a site within its lawful use.

Secondly the site is within the Town Centre boundary for Atherstone as defined by the Development Plan and indeed also in the emerging Local Plan as submitted to the Secretary of State. Here proposals for shopping uses, offices, entertainment and leisure floorspace are encouraged and proposals that do not support the viability or vitality of the town centre are not to be supported. Hence there is no objection in principle here to the continuation of this use in a town centre location.

Thirdly, as indicated in the previous report on page 3/121 the weight given to a “sequential” test as described in the NPPF is limited – the site is inside the defined town centre albeit on its outer edge; there is a lawful use here, that is a use encouraged by the Development Plan and it is not within the remit of the Borough Council to review or to re-work the outcome of past Town Council decisions.

Fourthly, the heritage issues were extensively set out on pages 3/118 and 119 of the previous report and the conclusion of the Council’s Heritage Officer was that in the final balance of those issues, that the harm caused was less than substantial but that that was outweighed by the greater public benefits. Those Members that have undertaken a visit will be able to draw their own conclusions in respect of the impact of the proposal on the character and appearance of the Conservation Area and the setting of Listed Buildings

including the views across the rear open land between Ratcliffe Street and the rear elevations of properties fronting the Market Place.

Fifthly, the reasons for not giving the Highway Authority's response full weight are clearly outlined in the report at page 3/122. Potential intensification of use within a permitted use does not result in a change of use unless that intensification results in a materially different use. There is no evidence to put forward to support that likelihood here. The 2002 approval was based in some part on the sustainable location with nearby parking provision within the town centre and that remains the current position.

Finally, as was explained at the meeting, a planning permission is one of several consents that are needed prior to construction. Others will include approval under The Building Regulations and that will cover matters such as disabled access; energy efficiency and sustainable building materials. It is up to each applicant to decide whether or not to include such matters within a planning application or not, in the knowledge that alterations might be required later on. This is quite normal practice and Members will have noted that these matters have not arisen when dealing with other planning applications which have come before the Board for determination when new public buildings have been reported. Further discussion with the Building Surveyors suggests that their main interest will be in the entrance door and lobby. Any changes here would thus not prejudice the scheme as a whole. As a consequence, because of the interest raised, a condition would be appropriate to explicitly look at this matter prior to commencement of construction.

Recommendation

That planning permission be granted subject to the conditions set out in Appendix A.

(3) Application No: PAP/2020/0056

Town Council Offices, North Street, Atherstone, CV9 1JN

Demolition of existing building and construction of new 2 storey offices and meeting room, for

Atherstone Town Council

Introduction

This application is referred to the Board under the adopted Scheme of Delegation because the recommendation is contrary to the receipt of an objection from the Highway Authority.

The Site

This is a single storey building on the south side of North Street some 15 metres away from the junction with Ratcliffe Street and North Street. It is located off the back of the footpath – surrounded by car-parks to the TNT Offices and the back yard areas of the buildings at Long Street.

The general location is illustrated at Appendix A.

The Proposal

It is proposed to demolish the existing single storey old mortuary building – which has been in use as an office space and meeting room for the Town Council since its approval for office use in 2001 and to replace it with a new two storey block to provide a ground floor meeting room and a first floor office and storage space for records. No parking spaces exist to serve the existing arrangement and no parking spaces are now proposed. The access arrangement for pedestrians would remain off the footway accessed from North Street. The development would be at the back of the pavement and would be on the footprint of the existing building.

The proposed layout is at Appendix B.

In order to provide the maximum amount of internal space whilst reflecting some of the existing neighbouring designs, the building will be two storey with a pitched roof design.

This is illustrated at Appendix C.

The design of the building reflects the historic appearance of much of the recent developments that have been built within Atherstone's Conservation Area, namely stone headers and cills, sash windows; brick arched headers and the symmetrical fenestration proportions

Background

The building has previously been in use as a mortuary, which is still reflected in its current internal layout. It is in need of thermal upgrading and the space within the building is limited in size. It has been in use for some years as the Town Council's Offices since the application was approved in 2001 from a previous store to offices. Prior to that the building was in use as a mortuary but has been used for storage since 1985.

Representations

Neighbours, the Civic Society and the Labour Group on the Town Council have objected referring to the following matters:

- It will intrude over the back of Listed Buildings in Long Street and Market Street as well as block out the historic pattern of the burgage plots which are still apparent.
- Whilst the old mortuary does not enhance the quality or character of the Conservation Area, this proposal is not a sensitive development
- The building's style, design and materials are imprecise. It makes no positive contribution and no enhancement
- There is no indication of the building materials to be used
- There is no estimation of costs which would imply that the cheapest building materials would be used i.e. not reclaimed bricks, soft wood windows and doors and concrete pan tiles. The standard of building would be mediocre.
- The public building should be worthy of a civic building
- Little has been thought about regarding the accessibility to the public
- Limited external space and no provision for mobility scooters, cycles and prams. With no consideration for the storage of rubbish bins. It is assumed that these items would be parked on the pavement outside and this would then become a safety hazard.
- The proposed development would impact on the copper beech tree with a massive canopy spread near to this development. A full assessment of this tree needs to be undertaken to assess the likely demolition and construction of the building on the health of the tree.
- There is no parking provision, there is a single yellow line indicating that parking is restricted at certain times of the day. It is not possible for councillors and members of the public to park. Parking standards would suggest parking for at least two cars. Councillors are often forced to park elsewhere and walk back to the building which some users of the building are unable to do.
- DDA compliance is an issue, the meeting room downstairs cannot accommodate the number of councillors as well as officers and members of the public, especially if users have a restricted mobility, and the upstairs office facility would not be accessible for anyone with mobility issues. We consider the proposed building does not conform to regulations, Part M under Building control. The internal design is inadequate with opening doors and there is no lift and so there is no access to the upstairs. Office is less accessible for people with mobility issues.
- Concerns over additional staff numbers and increased parking in the street. The street can become congested at times.
- Lack of consultation with the public there has been no engagement in the public domain.
- There are a number of viable alternatives in Atherstone including the refurbishment of the Arcade or bringing any other empty building into use. The Arcade already has the facilities and just needs a lift – it is centrally located. Need an appraisal of other options.
- The cost of this proposal could be avoided as it is a waste of public money
- The location is inappropriate for a civic building.
- A building of this type should be a focal point for the town
- Where will waste bins be placed?
- Replacing the current building with same footprint is missing s chance to provide residents with a building to be proud of and as user friendly in line with DDA standards.

- The site has never been a suitable place for office base or meeting facility, it is remote from the main high street, it is not easy to find at the back of the town because of the one-way system.
- The internal design offers no privacy for counselling.
- The location is not fit for purpose it does not address concerns of public engagement, visitor parking or public expense.
- Parking implications for surrounding residents at Jenkins Court, post office yard and Ratcliffe street and the car park at 'screatons' and the surgery as well as north street residents,
- Not clear on the opening hours, or whether meetings are being held there. The issue of lighting or cycle racks is not described.
- The property will now become two stories instead of one and will fill the whole of the site on our boundary. This will have an overbearing impact on our two proposed properties. Secondly the over development on this site completely negates your insistence for us to have an amenity area for our two dwellings.
- It is more effective to use empty buildings, if a sequential test were applied then the arcade would be the preferred location.

Consultations

Warwickshire County Archaeologist – A building recording would be useful.

Environmental Health Officer – No comments

Warwickshire County Council as Highway Authority – Objection

Development Plan

The Core Strategy 2014 - NW1 (Sustainable Development); NW2 (Settlement Hierarchy), NW10 (Development Considerations), NW12 (Quality of Development), NW14 (Historic Environment), NW18 (Atherstone) and NW20 (Services and Facilities)

Other Material Planning Considerations

The National Planning Policy Framework 2019 – (the “NPPF”)

The Atherstone Conservation Area Designation Report

The Draft Atherstone Conservation Area Appraisal – 2006

Observations

The site is within the development boundary for Atherstone as defined in the Development Plan. The principle of a new development which replaces an existing building for use as an office and meeting room situated in a sustainable location where the building can be accessed on foot is considered to be acceptable in principle. The matter of the setting of the Conservation Area, access and demolition also needs to be assessed.

a) Demolition and the Historic Context

The proposal requires the demolition of the Old Mortuary - a 20th century pre-war building dated in the period of 1900 – 1945, located on the south side of North Street and within the Atherstone Conservation Area. As such the Council is under a statutory duty to ensure that the character and appearance of that Area is preserved and enhanced. In order to make such an assessment, it is important to understand the significance of the Area in

heritage terms and then consider whether the demolition would adversely harm that significance.

The significance of the Atherstone Conservation Area is that it covers an extensive area of the town centre, displaying the town's architectural and historic evolution. This particular part of the Conservation Area is in North Street and much of its significance lies in the limited re-development of the former burgage plots belonging to the Long Street buildings. The townscape here is relatively open and the land use is for parking with the occasional small scale development.

The context of North Street from Friars Gate to Ratcliffe Road dates from the late 18th century and (formerly Dog Lane) through the former courtyard of the Swan Inn under the Swan Arch. The views in and out of the Conservation Area are noted for simplicity. There are similar existing single storey buildings in the vicinity of the Old Mortuary and limited brick walls adjacent to the highway. All are of limited intrinsic merit, dating mostly from the early-mid 20th century, the only benefit of the immediate context to the application site is that these existing buildings provide enclosure and continue to mark the historic boundaries to the burgage plots.

Unfortunately, most of the area now comprises parking areas and visually plots have been lost and amalgamated. There is no exceptional historic merit in this immediate location and the immediate surrounding buildings. To the north side of North Street is a 1960's housing development and many immediate buildings to the Old Mortuary are either considered as negative or neutral buildings within the Conservation Area.

The existing building is essentially a building of utilitarian appearance and is out of place within the street scene. Any architectural features it may have once possessed have been diluted by the introduction of Upvc windows. Internally there is no evidence of any special design features. The demolition would enable the opportunity for complete redevelopment of the site, albeit limited in footprint and scale.

The proposal for the re-build of the Old Mortuary will go some way to offer an enhancement to North Street without affecting the sense that the plots of land surrounding it resemble the former burgage plots. As such the demolition and re-build would not detract from the interest, distinctiveness and amenity of this area. Views towards existing landscaping would not be harmed, such as that of the Copper Beech tree at Beech House.

The proposal for demolition and re-build is also of a significant distance from the Beech Tree in order that no harm would be caused on its root structure.

The site is at the rear of the Listed Buildings at Long Street and is near to the setting of the Listed Buildings at Market Street. The Council is under a statutory duty to have special regard to the desirability of preserving Listed Buildings, its setting or any features of special architectural or historic interest which it possesses. The architectural significance of the Listed Buildings in the wider vicinity of the application site is high and these buildings add significantly to the character of this end of North Street.

In terms of impact on the Listed Buildings at No. 102 and 108 Long Street and the Post Office at Long Street along with the undesignated Heritage Assets, then the proposal does not harm the setting beyond that of the existing mortuary building, particularly as the existing plot is retained and so any views of the former burgage plots remain undeveloped. Other Listed Buildings at Friars Gate, the Market Tavern and Beech House

on Market Street, are also set at a reasonable distance from the proposal in order that there is no direct harm to the setting of these buildings. St. Marys House is a Listed Building on the north side of North Street and the setting of this building is not harmed given there is some intervening landscaping and a high boundary wall. In these circumstances the proposal for demolition and re-build has no direct harm on the setting or of the architectural significance of the aforementioned Listed Buildings.

Glimpses of these buildings would be retained, and the proposal is of a small scale being limited to two storeys in height such that the Listed Buildings retain their prominence in the setting. Overall there is no loss on the significance of the surrounding Listed Buildings. The proposal would not therefore fail to preserve the setting of the Listed Buildings given the distances involved and where their setting remains preserved and unaltered by the proposal.

Overall, the demolition will not directly affect the characteristics of the historic environment described above but it would enable an opportunity to be taken to enhance the setting of the area without directly impacting on the architectural significance of the Listed Buildings or that of the character of the Conservation Area. The principle of demolition is therefore supported in this case, particularly as no other use for the Old Mortuary building would be feasible without

substantial re-organisation and thermal upgrading, the condition of the Old Mortuary is not in good order. The building itself is redundant for re-purposing objectives. There is thus a substantial enhancement to the heritage assets of the town providing a public benefit in terms of enhancement and the continued provision of a public facility which serves the residents of the town.

b) Principle of providing a replacement building

The principle of the replacement building here has brought about issues on the impact it might have on other vacant town centre buildings. This is a matter highlighted in the objections namely that existing vacant buildings within the Town Centre should be considered as an alternative solution, rather than to redevelop the existing site. This is a material consideration as paragraph 86 of the NPPF requires that "*Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to date plan.*" The purpose of the sequential test is to ensure that proposed main town centre uses which are not in an existing town centre are in the best locations.

In terms of applying a sequential test here, then the objective would be to see if there were any matters which weigh against replacing the Town Council offices within the town centre. The Town Council has been asked to comment on this – particularly in respect of the re-use of existing vacant space within the Town Centre itself. The response is summarised below.

It is understood that the Arcade was historically used as the Town Council offices prior to the uptake of the Old Mortuary Building in 2003. The Arcade required upgrading at the time and so the move to the Old Mortuary building was considered to be a more suitable option. By 2006, the Mortuary building was fully used and over the next few years alternative premises were seriously considered. These included Denham Court, the Magistrates Court building, Beech House, the former Telephone Exchange building, the Old Surgery on the Market Place, the "Factory" on Station Street and more recently the

Partnership Building on Coleshill Road in 2018. By November 2017, the Town Council had to temporarily move its public meetings to a meeting room within North Warwickshire Borough Council Offices and this permitted space for two members of staff to work from the Old Mortuary building. The Town Council's administration and its public meetings have worked over a split location ever since.

In 2019 a series of accommodation options were again considered as the condition of the Old Mortuary had become more serious and its long term suitability needed to be considered. Four options were discounted as they would not provide the necessary meeting room space required by the Town Council and two further options were considered which were the Atlas Building on Station Street and the Old Post Office on Long Street. Furthermore an office appraisal was considered as to how the Old Mortuary itself maybe re-developed as a satisfactory alternative for accommodation.

The Town Council carried out a feasibility study of the Old Mortuary stating that the logic behind this, was that the demolition and re-development of this site would improve an existing asset under the ownership of the Town Council and at the same time provide the much needed office space and an accessible meeting room.

The matter before the Board is not to re-work or to review the outcome of past decisions of the applicant. It has to determine the application that has been submitted on its own planning merits - in other words does it accord with Development Plan policy. In this case the site is on the edge of the town centre; it is in a sustainable location, the use has been here since 2003, the current arrangements for public meetings are already taking place at an edge of town centre site, there has been a reasonable range of alternatives considered and refurbishment of existing spaces will also incur costs. Core Strategy policy NW18 allows for improved community facilities in more sustainable buildings and policy NW20 seeks the retention of existing services which contribute towards the functioning of a settlement. It is acknowledged that the site is not in the town centre itself, but given all of the above matters, it is considered that on balance the proposal can still be supported.

c) Design and Amenity

The proposal is supported from a design perspective and the specific finish in respect of materials, textures and colours along with architectural detailing can be dealt with by a condition as is normal practice. A good quality scheme can be achieved here which complements the existing buildings along the street scene, where similar two storey buildings have been provided in North Street in recent years. The use of boundary railings is characteristic of a townscape building. A planning condition can also be added to reserve the detail of refuse collection matters.

There is likely to be no worse impact on the residential amenity of adjoining occupiers in terms of loss of privacy or loss of light beyond how the existing building is arranged, albeit a first floor would be introduced. The degree of fenestration is appropriate and there is substantial separation distances between the proposal and nearby buildings. The siting of the building causes no obstruction or access issues to the neighbouring uses along Long Street, Market Street, North Street or Ratcliffe Road. No objections have been received relating to loss of amenity.

It is agreed that there may be DDA issues with the internal design – door sizes and gradients. However the main public space is at ground level and only staff would use the

upstairs office space. Nevertheless it is considered that from a planning perspective, this can be dealt with by condition. The principle of a two storey building is acceptable in the overall external design that is being proposed. Once internal DDA requirements are considered – e.g. door sizes; gradients, stair lifts - there would be scope to amend the internal layout and this might have an impact on external appearance. However this can be accommodated through subsequent amendments.

d) Access and Highway safety

The proposal makes no provision for parking and turning vehicles on the site. Members should be aware that there is no parking or turning facility presently on site and there is no capacity at all to make any such provision. This is why the Highway Authority has objected.

The Board will fully understand that that Authority's concern about the need for on-site provision is consistent with past responses for town centre developments. Members are therefore asked to give it weight. The issue is whether there are other considerations that would outweigh the objection.

It is acknowledged that North Street is a one way route and that on occasions vehicles are parked along here, which has a single yellow line. The new building however would not be considered to intensify the existing use. This is limited to two members of staff and the needs of fifteen Councillors along with the general public. The proposed new office will not add any further parking demand; the building is not in full use all of the time, meetings are usually in the evenings and there are a number of public car parks in town with free space (especially in the early evenings when the Council usually meets). These parks are within a reasonable distance from the site. Moreover Members will be fully aware that practically all new residential development in the town centre along with new office and retail space has not made on-site provision.

The highway objection is of weight here. However in terms of assessing this in the final planning balance, the proposal does not change how the existing use operates in this location; this site is accessible for non-motorised users and there are nearby car parks. On balance and given other Board decisions in respect of sites in the locality, it is considered that the evidence to support an objection is not sufficiently demonstrable.

Conclusion

The proposal to replace an existing building covering the same front print, but of larger scale and massing is considered to be acceptable in the context of its setting as this part of the town requires enhancement and opportunities to improve the built form should be taken. No new amenity issues in terms of loss of amenity to residential or business occupiers would result from the proposal. In terms of vehicle parking then the site already operates within its existing site limitations and with no further material intensification of use the existing arrangements would continue to operate without material adverse impacts. Whilst the scheme is contrary to parking requirements, it is in general accordance with policies NW1, NW12, NW14, NW18 and NW20 of the Core Strategy in that this a responsive proposal that enhances the existing built form at North Street and harmonises with its surroundings with the scheme not conflicting with sustainability policies of the Core Strategy or the NPPF.

Recommendation

That planning permission be **GRANTED** subject to the following conditions:

1. Standard Three Year condition.
2. Standard Plan Numbers.
3. No development shall commence on site until full details of all of the facing and roofing materials to be used; window details at a scale of 1:20 for the elevations and at a scale of 1:5 for the sections, details of the eaves and verge and rainwater goods together with the means of refuse/waste collection shall have first all been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall then be used on site.

REASON

In the interests of the visual amenities of the area.

4. No additional opening shall be made other than shown on the plan hereby approved, nor any approved opening altered or modified in any manner, unless details have first been submitted to, and approved in writing by, the Local Planning Authority.

REASON

To protect the privacy of the occupiers of adjoining properties and in the interests of preserving the character and appearance of the conservation area.

5. No development other than demolition shall commence on site until details are first submitted and approved in writing by the Local Planning Authority to show compliance with disability access legislation. Only the approved details shall then be implemented on site.

REASON

To ensure that the development meets DDA requirements

6. A Construction management plan condition.

REASON

To protect the amenities of the occupiers of nearby properties during the construction period.

Notes

1. The submitted plans indicate that the proposed works come very close to, or abut neighbouring property. This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining land owner. This planning permission does not authorise the carrying out of any works on neighbouring land, or access onto it, without the

consent of the owners of that land. You would be advised to contact them prior to the commencement of work.

2. You are recommended to seek independent advice on the provisions of the Party Wall etc. Act 1996, which is separate from planning or building regulation controls, and concerns giving notice of your proposals to a neighbour in relation to party walls, boundary walls and excavations near neighbouring buildings. An explanatory booklet can be downloaded at www.communities.gov.uk/publications/planningandbuilding/partywall.
3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com
4. Radon is a natural radioactive gas which enters buildings from the ground and can cause lung cancer. If you are buying, building or extending a property you can obtain a Radon Risk Report online from www.ukradon.org if you have a postal address and postcode. This will tell you if the home is in a radon affected area, which you need to know if buying or living in it, and if you need to install radon protective measures, if you are planning to extend it. If you are building a new property then you are unlikely to have a full postal address for it. A report can be obtained from the British Geological Survey at <http://shop.bgs.ac.uk/georeports/>, located using grid references or site plans, which will tell you whether you need to install radon protective measures when building the property. For further information and advice on radon please contact the Health Protection Agency at www.hpa.org.uk. Also if a property is found to be affected you may wish to contact the North Warwickshire Building Control Partnership on (024) 7637 6328 for further advice on radon protective measures.
5. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions, seeking to resolve planning objections and suggesting amendments to improve the quality of the proposal. As such it is considered that the Council has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000
Section 97. Planning Application No: **PAP/2020/0056**

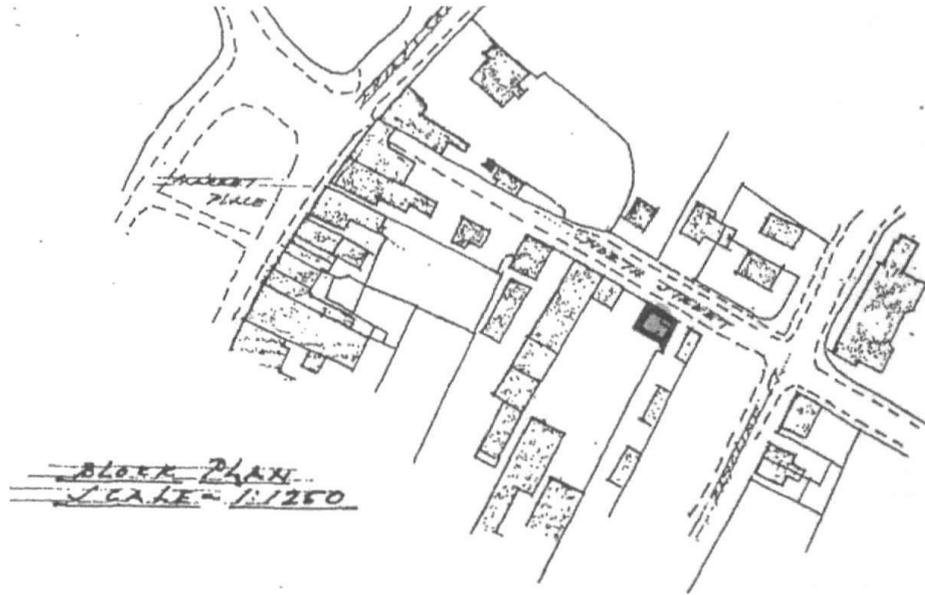
Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	4.2.2020
2	Atherstone Civic Society	Consultation reply	15.4.2020
3	Applicant to Case Officer	e-mail	12.3.2020
4	Case Officer to Applicant	e-mail	18.3.2020
5	Applicant to Case Officer	e-mail	28.4.2020
6	Applicant to Case Officer	e-mail	7.5.2020
7	Applicant to Case Officer	e-mail	22.5.2020
8	Case Officer to Agent	e-mail	27.5.2020
9	Applicant to Case Officer	e-mail	27.5.2020
10	Agent to Case Officer	Revised Plans	28.5.2020
11	Cllr. Chambers	Representation	1.6.2020
12	Resident	Representation	2.6.2020
13	Cllr D Downes	Representation	2.6.2020
14	Resident	Representation	2.6.2020
15	Resident	Representation	3.6.2020
16	Resident	Representation	4.6.2020
17	Resident	Representation	4.6.2020
18	Resident	Representation	4.6.2020
19	Resident	Representation	4.6.2020
20	Agent to Case Officer	e-mail	4.6.2020
21	Resident	Representation	5.6.2020
22	Resident	Representation	5.6.2020
23	Cllr J Chambers	Representation	6.6.2020
24	Resident	Representation	8.6.2020
25	Resident	Representation	9.6.2020

26	Resident	Representation	10.6.2020
27	Atherstone Town Council	Supporting Information	11.6.2020
28	Resident	Representation	12.6.2020
29	Resident	Representation	12.6.2020
30	Resident	Representation	15.6.2020
31	Resident	Representation	15.6.2020
32	Applicant to Case Officer	e-mail	19.6.2020
33	Applicant to Case Officer	e-mail	22.6.2020
34	WCC Highways Authority	Consultation reply	24.6.2020
35	Resident	Representation	26.6.2020
36	Case Officer to Agent	e-mail	8.7.2020
37	Resident	Representation	9.7.2020
38	Case Officer to Agent/ Applicant	e-mail	9.7.2020

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

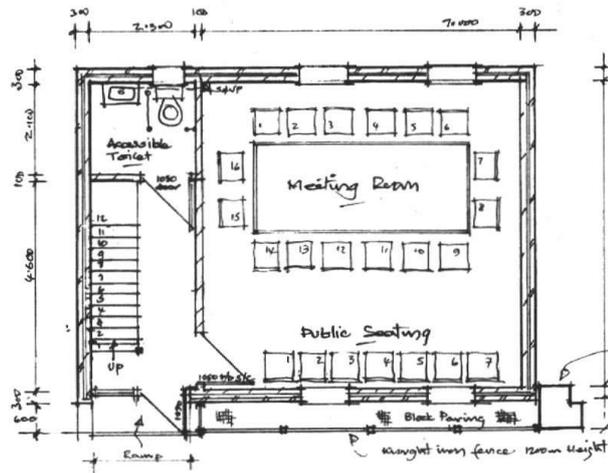
A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

Appendix A:

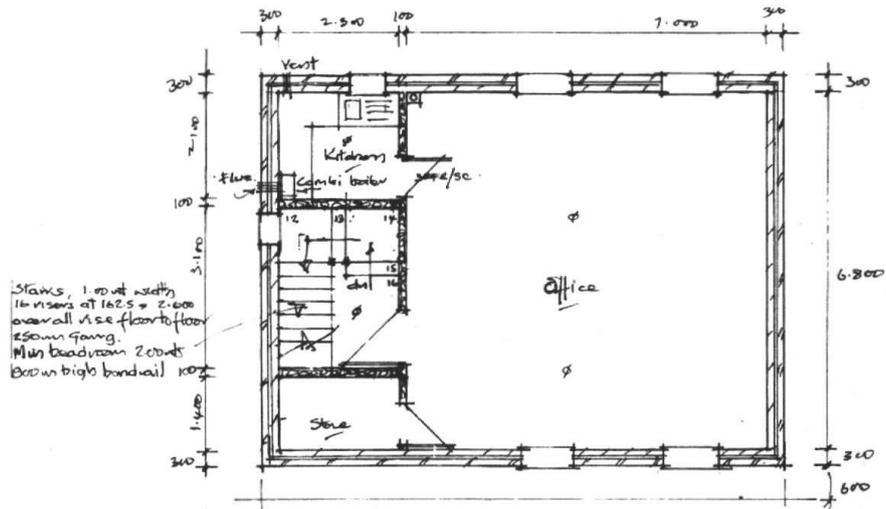


Appendix B:

The proposed layout is illustrated below:

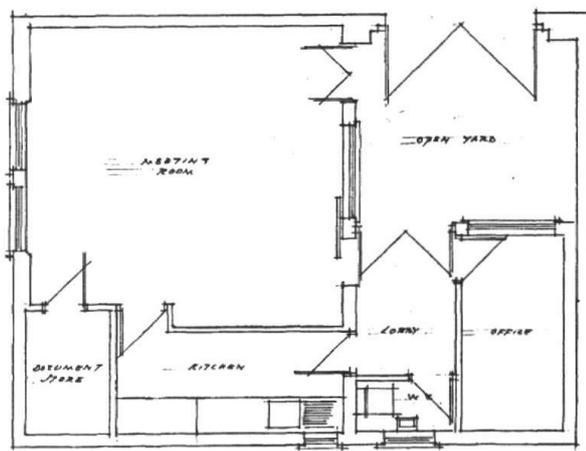


Proposed Ground Floor Plan

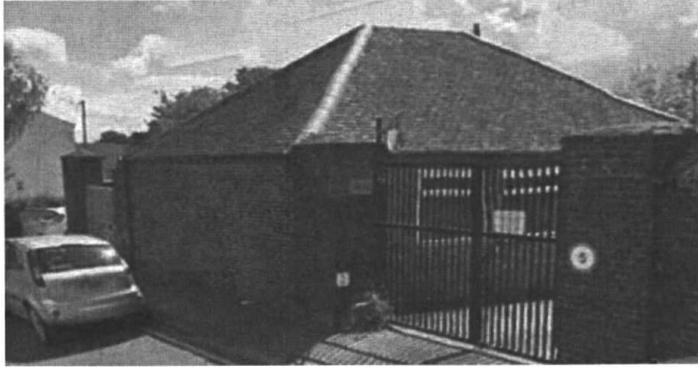


Proposed Rmsi floor Plan

The existing layout of the building comprises the open yard area, which allows for access into the building. The new proposal would build on the open yard area.

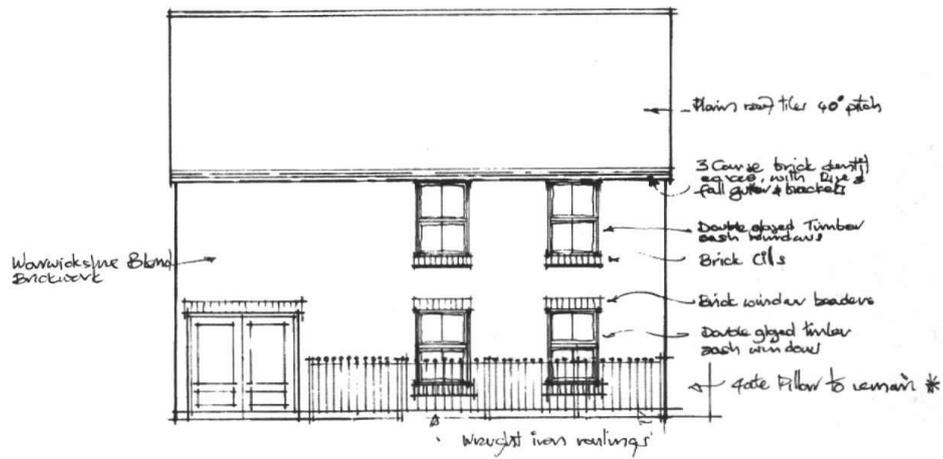


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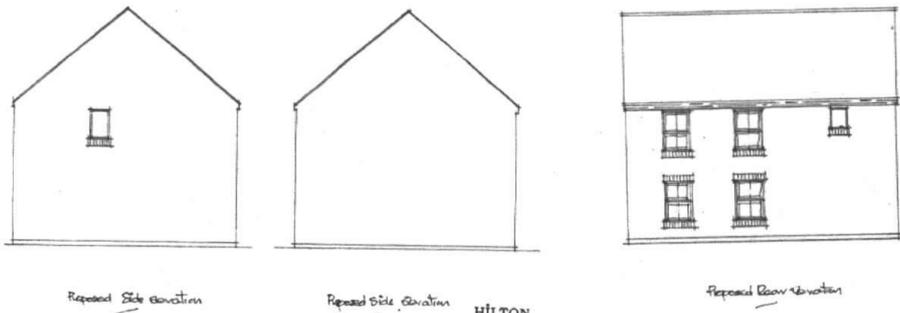


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Appendix C:



Proposed Front Elevation



HILTON ARCHITECTURAL