

**WESTON HEATH FARM**  
**SUMMARY OF PRE-APPLICATION ADVICE**

Pre-application advice was provided by Shropshire Council on 6<sup>th</sup> October 2020 following an accompanied site visit with the Case Officer. This advice was detailed and included specific advice from a number of technical consultees that would be involved in any subsequent planning application.

The advice from the Case Officer sets out that some of the buildings are wholly or fairly complete and some would require significant areas of rebuilding. However, as discussed on the site visit, the Case Officer notes that substantial amounts of roof tiles and sections of unstable brickwork have been deliberately removed by Parkhill Estates and stored carefully to preserve them from further use and to protect from thieves. The preservation of these building materials is considered positively.

The Council's Conservation Officer is clear that the agricultural buildings fulfil the criteria for being regarded as Heritage Assets, albeit Non-Designated. Additionally, the site features on the Historic Environment record as part of the Historic Farmsteads Characterisation Project. The barns consist of a loose courtyard and may historically have formed part of the Earl of Bradford's Estate. The principle of conversion of the existing non-designated heritage asset is generally supported in order to ensure its long-term conservation. However, any planning application would need to clearly set out that these traditional agricultural buildings are worth preserving for future generations even if this is likely to involve substantial areas of rebuilding. A Heritage Impact Assessment and Structural Survey are therefore key submissions as part of any planning application.

Furthermore, a prerogative for this development should be to protect and preserve the character and appearance of the agricultural buildings, their internal layout, internal and external features, and the overall pattern of the site. Any proposed conversion scheme for the buildings should involve minimal alteration in order that their character, appearance and setting are respected. It will be important to consider the residential amenity of the existing adjacent property as well as the conversions. This will include a road traffic noise assessment due to the site's relationship with the A41.

The development may need to contribute to affordable housing. Currently this is dependent on the location of the site, the number of units and the size of the site. The affordable housing policy would only apply if more than 5 residential dwellings were to be created.

Access is now gained via a field gate on King Street to the south and was considered by the Case Officer to be a safer, securer access than the currently fenced off access to the A41 (although the highways team were content with an access from the A41 if it remains as a single access only). There is ample space for parking either within the central courtyard or adjacent to the west side of the complex and to its north side where there is an existing unused Dutch barn.

In regard to technical matters, further advice has been provided by the Council regarding mineral safeguarding, ecology, trees and drainage. Provided that the proposed development is confined to the existing complex and its associated curtilage and does not extend out into the adjacent agricultural land, no assessment of the mineral interests should be necessary. Regarding ecology, trees and drainage, the requirements are all as standard for this type of development.

Further detail regarding the technical responses and the validation requirements of any subsequent planning application(s) can be provided on request.