

# Statement of Common Ground. FINAL

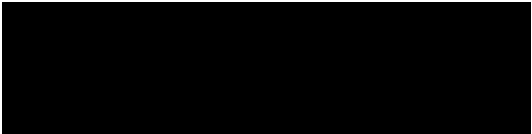
## Wychavon District Council and Pegasus Group.

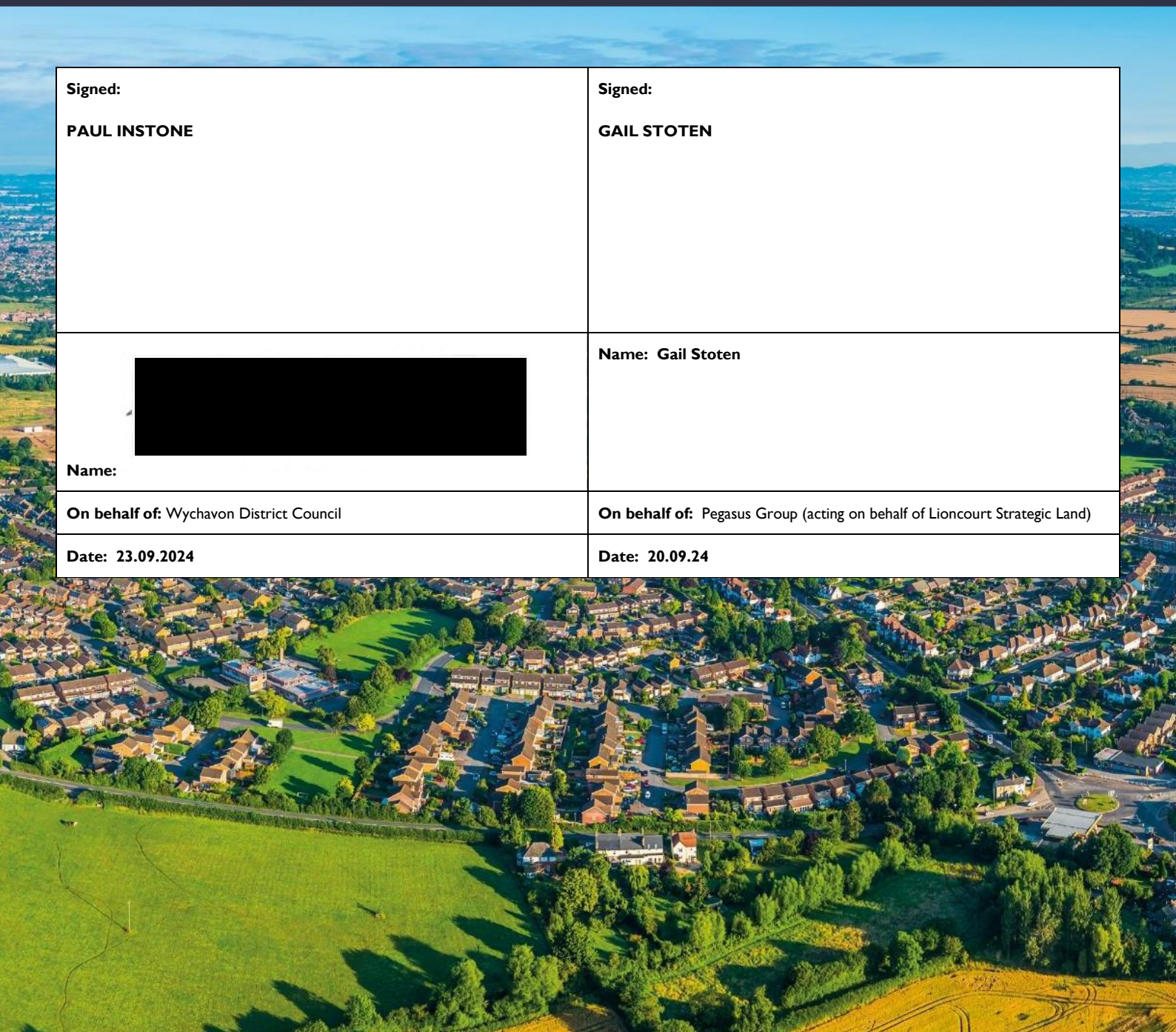
Pegasus Group on behalf of Lioncourt Strategic Land.

Land at Dilmore Lane, Fernhill Heath.

20<sup>th</sup> September 2024: | Pegasus Ref: P23-2622

Author: GS

<b>Signed:</b>  <b>PAUL INSTONE</b>	<b>Signed:</b>  <b>GAIL STOTEN</b>
<b>Name:</b> 	<b>Name:</b> Gail Stoten
<b>On behalf of:</b> Wychavon District Council	<b>On behalf of:</b> Pegasus Group (acting on behalf of Lioncourt Strategic Land)
<b>Date:</b> 23.09.2024	<b>Date:</b> 20.09.24





## Document Management.

Version	Date	Author
FINAL	20/09/24	GS



## **I. Introduction**

- 1.1. This Statement of Common Ground (SoCG) is agreed between Gail Stoten (for Lioncourt Strategic Land; the Appellants), and Wychavon District Council, and relates to application W/23/01323/OUT.
- 1.2. This Statement of Common Ground relates to Heritage.
- 1.3. The table below has been compiled by Gail Stoten, Pegasus Group Executive Director (Heritage). Gail has been a heritage professional for 24 years, including 14 years working for Cotswold Archaeology and nine years at Pegasus Group. She is a Member of the Chartered Institute for Archaeologists (MCIfA). She has been elected a Fellow of the Society of Antiquaries of London. She has a First Class Honours degree in Archaeology and a Post Graduate Certificate in Research.

## **2. Areas of Agreement**

- 2.1. It is agreed that:
  - No built heritage assets other than the Grade II Listed Tappenhill Farmhouse would be adversely affected by the proposed development.
  - The harm to the heritage significance of Tappenhill Farmhouse would be less than substantial and at the low end of the spectrum.
  - The significance of the asset, contribution of the site and impact of the development is as set out in Table I, below.

## **3. Matters in Dispute**

- 3.1. No matters relating to built heritage remain in dispute.

## 4. Table 1: Agreed Statement of Significance and Impact for Tapenhill Farmhouse

4.1. The following table is agreed with regards to the Grade II Listed Tapenhill Farmhouse. A photo location plan is given at Appendix 1.

Description	Significance	Contribution to significance through setting	Contribution of site	Impact
<p>Tapenhill Farmhouse was added to the National List at Grade II on 21st March 1985 (NHLE 1350170). The List Entry describes the building as follows:</p> <p><b><i>"Farmhouse. Early/mid-C18 with mid-C19 alterations and additions. Brick, part hand-made, hipped, plain tiled roof and large brick stacks to rear main range. Two storeys, attic with dormers and cellar; there is a 3-course band above both main storeys and a dentilled eaves cornice. Three bays; all windows have moulded architraves and cambered heads, and are 16-pane sashes except for left ground floor window which is a large 3-light casement. Central entrance has a door with 6 raised and fielded panels and a barred segmental fanlight. There is a gabled dormer with casement in the south side elevation. Interior not inspected. A mid-C19, three storey addition adjoins the full length of the rear elevation."</i></b></p> <p>A full copy of the List Entry is included at <b>Appendix 2</b>.</p> <p>The asset faces west away from the site, with fenestration and a central entrance with fanlight clearly demarcating the western façade as the primary face (Plate 1). This western façade has a view over historically associated farmland, and to the hills beyond (Plate 2). The rear elevation of the asset is visible from Dilmore Lane, in conjunction with the redbrick farm buildings (Plate 3).</p> <p>The Claines Tithe Map of 1838 (Plate 4) shows the house (listed in the apportionment as a 'Homestead'), lying within a discrete plot presumed to be a garden, with ranges of outbuildings to the east and a large pond to the north-west. The complex had a wider associated tenancy landholding comprising fields north and south of the complex, as well as further to the west, to the west of Dilmore Lane. To the east of the road, the tenancy landholding included large fields to the east of the complex, as well as a couple of strip fields in an open field further to the east.</p> <p>By the publication of the Ordnance Survey map of 1902 (Plate 5), more farm buildings appear to have been added to the complex east of the farmhouse, forming a quadrangle, and Dilmore Lane realigned to take it away from the farm complex.</p> <p>By 1962, large modern farm buildings had been added to the complex (Plate 6). Today, the house lies at the western side of the complex, within a garden, and with a primary western outlook (Plate 7). Some red brick outbuildings survive on the northern edge of the complex (See Plate 3).</p> <p>The asset is anticipated to be best appreciated and understood from within its curtilage.</p> <p>There are also views from the public footpath to the west of the asset, from where the principal elevation can be seen (see Plate 1), and views from Dilmore Lane to the east, from where the asset can be seen in the complex of the farm complex (Plate 8).</p> <p>There are also distant views to the asset from public footpaths leading off Kennel Lane to the east (Plate 9), as well as non-publicly accessible views from intervening farmland.</p>	<p>The Grade II Listing of the building highlights it is a heritage asset of the less than the highest significance as defined by the NPPF.</p> <p>The heritage significance of the asset is principally embodied in its physical fabric, which has architectural, artistic and historic interests.</p>	<p>The setting of the asset contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:</p> <ul style="list-style-type: none"> <li>• The garden area and other curtilage areas, from where the architectural interest of the asset can be understood.</li> <li>• The outbuildings which have historic illustrative value as to the agricultural origins of the asset.</li> <li>• The land to the west, over which the principal façade has an outlook and over which there are views to the principal façade from the public footpath.</li> <li>• Dilmore Lane to the east from where there are views to the rear of the asset, in which it can be seen in the context of the farm complex.</li> <li>• Other historically associated agricultural land visible from the asset and co-visible with it.</li> </ul>	<p>The areas which make the greatest contribution to the significance of the asset through setting lie to the west of Dilmore Lane, comprising the curtilage and farm complex, and western outlook over agricultural land and the hills. The site lies to the east of Dilmore Lane, but does include fields which were historically associated with the asset with which it still has some intervisibility and co-visibility, although this is partial intervisibility from the rear of the building, with the asset partially screened by the modern outbuildings (Plates 10 and 11).</p> <p>In addition, there are views from historically unassociated land further to the east within the site (e.g. Plates 9 and 12).</p> <p>There is also glimpsed co-visibility of the site in views from west of the asset (Plate 13). These views have a backdrop of modern built form.</p> <p>Overall, the site is considered to make a minor contribution to the heritage significance of the asset through setting.</p>	<p>The proposed development will change the character of part of the area historically associated with the asset which is visible from the rear of the asset (Plates 11 and 10) and has glimpsed co-visibility with the asset in views from the west (Plate 13). The development will also block some partial views of the asset from further to the east of the historically associated land (Plates 9 and 12), although views across land further to the north will remain (Plate 14). Built form will be set back from the western edge of the site, which is closest to the asset, with this western area proposed as historically appropriate orchard and crossed by the access road (Plate 15). The clearest views the asset has to agricultural land, to the west (Plate 2) and to land to the north of the site will remain (Plate 14).</p> <p>Overall, considering the physical form of the asset will not be altered, and neither will those areas of the setting the asset which make the greatest contribution to the significance of the asset through setting, comprising the curtilage, farm complex and land which has the strongest visible connection with the asset, the proposed scheme is anticipated to result in less than substantial harm at the low end of the spectrum to the heritage significance of Tapenhill Farmhouse.</p>

## 5. Plates referenced in Table I



*Plate 1 Looking south-east to the primary western façade of Tapenhill Farmhouse*



*Plate 2 Looking north-east from close to Tapenhill Farmhouse*



Plate 3 Looking south-west to Tapenhill Farmhouse from Dilmore Lane

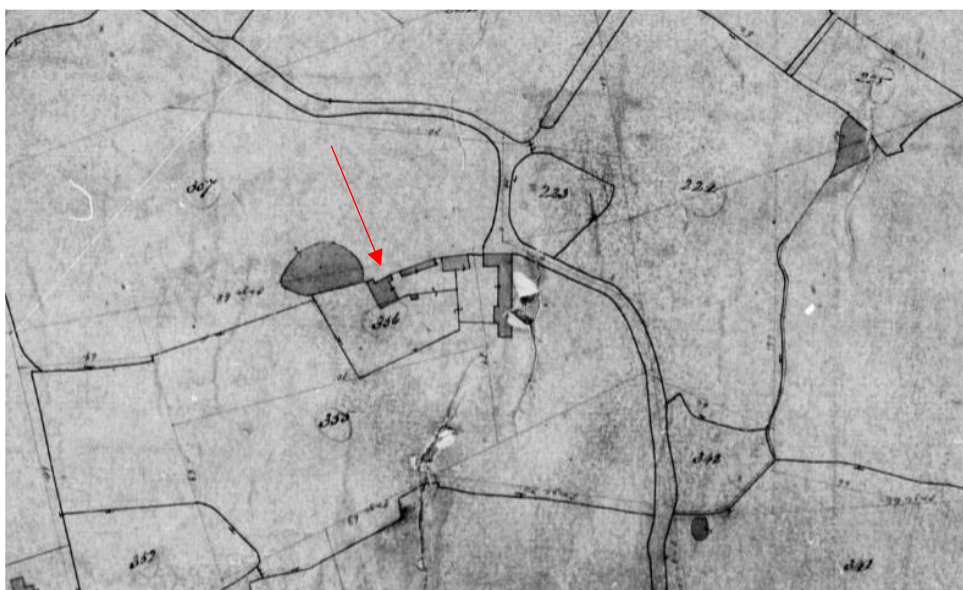


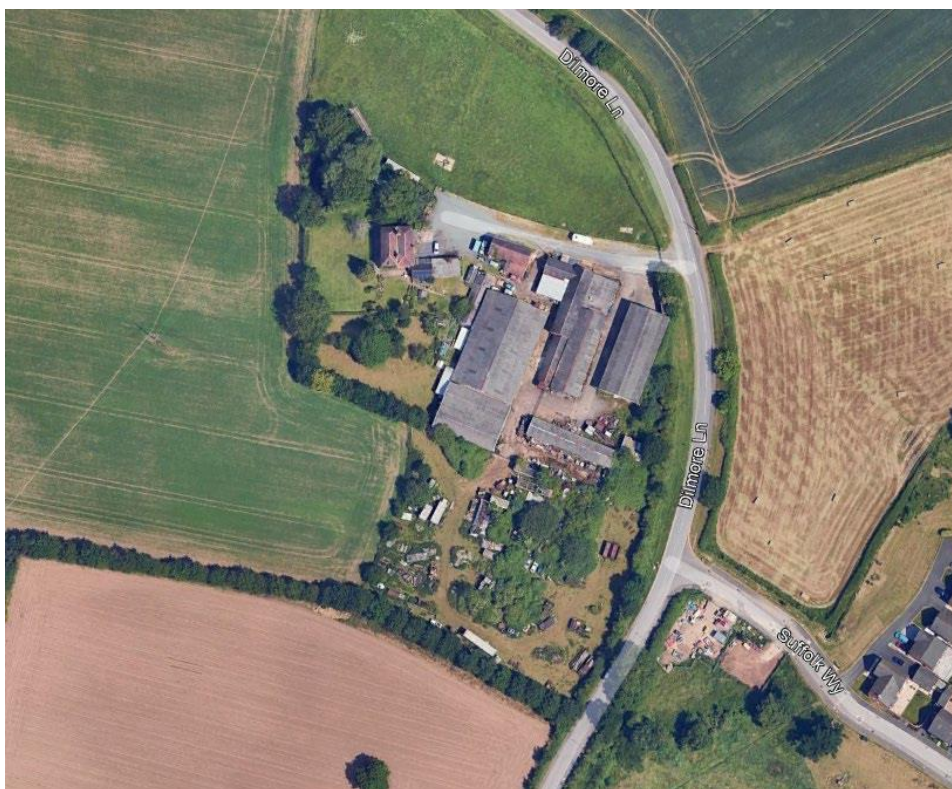
Plate 4 Extract from the 1838 Claines Tithe Map



Plate 5 Extract from the Ordnance Survey map of 1902



Plate 6 Extract from the Ordnance Survey map of 1962



*Plate 7 Recent aerial photograph of the surrounds of the Tapenhill Farmhouse*



*Plate 8 Looking south-west to the Tapenhill Farm complex from Dilmore Lane*





*Plate 9 Looking west from a public footpath leading off Kennel Lane*



*Plate 10 Partial view of Tapenhill Farmhouse from the northern edge of the site*



*Plate 11 Partial view of Tapenhill Farmhouse from the western area of the site*



*Plate 12 Looking west to Tapenhill Farmhouse from the eastern area of the site*



*Plate 13 Filtered co-visibility of Tappenhill Farmhouse (red arrow) with a glimpse of the site (yellow arrow)*



*Plate 14 Looking south-west to Tappenhill Farmhouse across land north of the site*



*Plate 15 Extract from the illustrative masterplan*



APPENDIX 1: APPROXIMATE PHOTO LOCATION PLAN





## APPENDIX 2: LIST ENTRY FOR TAPPENHILL FARMHOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1350170

Date first listed: 21-Mar-1985

List Entry Name: TAPENHILL FARMHOUSE

Statutory Address 1: TAPENHILL FARMHOUSE, DILMORE LANE

### Location

Statutory Address: TAPENHILL FARMHOUSE, DILMORE LANE

County: Worcestershire

District: Wychavon (District Authority)

Parish: North Claines

National Grid Reference: SO 86283 59512

### Details

SO 85 NE NORTH CLAINES CP DILMORE LANE (west side)

7/49 Tapenhill Farmhouse

- II

Farmhouse. Early/mid-C18 with mid-C19 alterations and additions. Brick, part hand-made, hipped, plain tiled roof and large brick stacks to rear main range. Two storeys, attic with dormers and cellar; there is a 3-course band above both main storeys and a dentilled eaves cornice. Three bays; all windows have moulded architraves and cambered heads, and are 16-pane sashes except for left ground floor window which is a large 3-light casement. Central entrance has a door with 6 raised and fielded panels and a barred segmental fanlight. There is a gabled dormer with casement in the south side elevation. Interior not inspected. A mid-C19, three storey addition adjoins the full length of the rear elevation.

Listing NGR: SO8628359512

### Legacy

The contents of this record have been generated from a legacy data system.

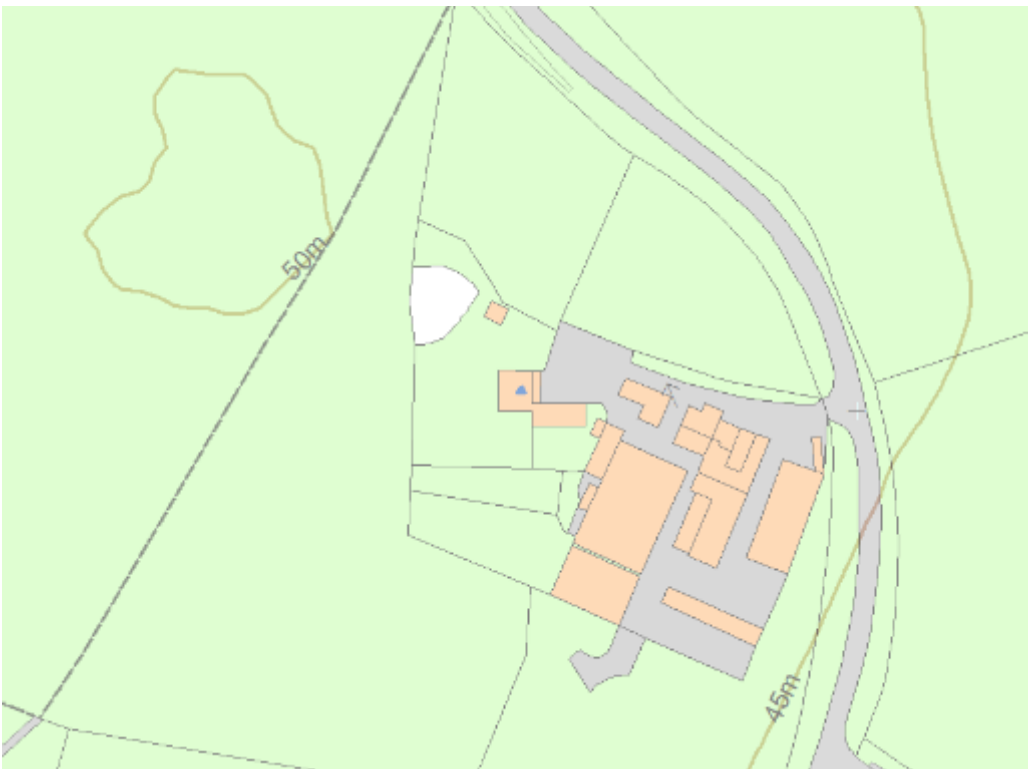
Legacy System number: 147943

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its

special architectural or historic interest.



**Town & Country Planning Act 1990 (as amended)**  
**Planning and Compulsory Purchase Act 2004**

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