



ENGLISH HERITAGE

WEST MIDLANDS REGION

Mr John Murphy
Chairman
Barford, Sherbourne & Wasperton
Joint Parish Council

Our ref: 1197
Your ref:
Telephone 0121 625 6887
Fax

13 November 2014

Dear Mr Murphy

BARFORD DRAFT NEIGHBOURHOOD PLAN CONSULTATION

Thank you for your consultation of 06 October and English Heritage has the following comments to make upon the draft plan.

We consider that the Draft Plan generally has good coverage of the historic environment and we particularly commend the Barford Village Design Statement that provides an excellent characterization of the settlement highlighting its' local distinctiveness and historic attributes. The requirement in Plan policy B7 for developers to utilize the document and iterate their design logic in Design and Access Statements is fully supported. We would suggest the policy wording could be strengthened slightly by adding to the last bullet point the words:

".....take into account **and conform to** Building for Life 12 criteria..."

We are of the view that the heritage assets (both designated and undesignated) of the whole parish and not just the designated conservation area are worthy of recognition and deserve appropriate and proportionate consideration. This is a core planning principle of the National Planning Policy Framework (NPPF) as the government's view is that all heritage assets should be conserved *"in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations"*.

In this context we strongly recommend that Policy B6 Heritage Assets is amended to read:

8TH FLOOR, THE AXIS, 10 HOLLIDAY STREET, BIRMINGHAM B1 1TG

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***“All new development proposals **and particularly those** within or in close proximity to the Conservation Area and/or within the setting of a listed building will be expected to preserve and enhance the positive attributes of **heritage assets**.*”**

Development will not be permitted where it has ***an unacceptably detrimental impact on the significance of heritage assets*** the character of the conservation area.....”

(NB with reference to the first part of the policy at examination stage it may be noted by the examiner that the legislation actually only requires proposals to preserve **or** enhance- perhaps reword to say “preserve and wherever possible enhance”?).

We note that archaeology does not feature prominently in the Draft Neighbourhood Plan but archaeological remains will certainly exist both within the settlement core and in the wider historic landscape of the Parish. It would, therefore, in our view be prudent to adopt a policy in this respect viz:

“New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.

This will alert developers to the need to cater for archaeology early on in their design processes, provide them with certainty and assist in avoiding unnecessary delay and costs.

The Neighbourhood Plan promotes where appropriate the conversion of historic buildings to new uses and English Heritage supports this. However, since historic farmsteads appear to be a feature of Barford the Plan might usefully include a policy requirement for applicants for planning permission affecting historic farmsteads to demonstrate that they have made positive use of the information below. This would assist in ensuring sensitive proposals are put forward that are capable of conserving the buildings historic significance whilst at the same time maintaining farmstead character and thus local distinctiveness.

<http://heritage.warwickshire.gov.uk/archaeology/historic-environment-record/historic-environment-record-projects/historic-environment-record-historic-farmstead-characterisation-project/>

Ben Wallace the County Council Historic Environment Record (HER) Manager can advise further on this and on any particularly sensitive archaeological remains that may exist in Barford and I have copied him in to the covering e-mail sent with this letter.



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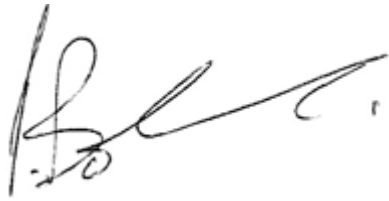
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I hope this is helpful.

Yours faithfully



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