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12 July 2016

Dear John,

Land off Uttoxeter Road, Lower Tean – Revised outline application scheme

I am writing to give my assessment of the revised outline application scheme for residential development on land off Uttoxeter Road and Heath House Lane, Lower Tean. The indicative layout for the revised scheme has been produced following a constructive meeting with Ian George, Historic England's Inspector of Ancient Monuments.

The layout restricts the house plots to the south-western part of the site leaving the majority of the site, which includes the access from Heath House Lane, as open space. This means that the development will have no, or minimal, impact on key views of the scheduled barrow in the landscape such as from the opposite side of the valley.

The barrow's landscape setting will not be harmed and the access from Heath House Lane and footpath from Uttoxeter Road will allow people to better appreciate the monument.

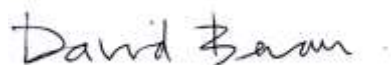
The proposed arrangement of plots running back from Uttoxeter Road, with houses running along the road, reflects the village's historic settlement pattern and grain. Existing buildings are set next or close to the highway with some further back. For example, Heybridge Cottage to the south-east of the site is at

the rear of the pavement while Yew Tree (Willowgate) to the north-west is set back. The proposed plots will allow different positions, but siting dwellings closer to the highway, the option preferred by Ian George at our meeting, will obviously keep buildings further away from the barrow.

Ian George's email of 27 June provided broad support for the revised scheme and indicative layout: *'This seems much more likely to have less of an impact upon the setting of the monument. As we discussed on site, the topography of the field suggests that the visual impact of new dwellings at the bottom end of the field is likely to be much less than was the case with the previous scheme. Obviously I will need to see further detail but this looks a good starting point.'*

Following the assessment of heritage significance and potential impact carried out for the previous application scheme, and the development of the proposals before and as a result of the positive meeting with Ian George, I believe that the impact of the revised layout on heritage assets is acceptable in conservation terms and is fully compatible with local planning policies, the National Planning Policy Framework and the Planning (Listed Building and Conservation Area) Act 1990.

Yours sincerely



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