

C B Collier FD Limited,
St Ethelbert House,
Ryelands Street,
Hereford,
HR4 0LA

Our Ref: /AKC

23rd March 2022

FAO: Sally Topham

Re: Former Fole Dairy Site, Fole, Staffordshire – Design Response to Heritage Constraints

Dear Sally,

This planning note has been prepared for the former Fole Dairy site, Fole, Staffordshire (hereafter 'the Site'). The Site occupies approximately 2 ha of land on the south side of the A522, Uttoxeter Road between the village of Checkley and the town of Uttoxeter. The Site was largely in agricultural use until the beginning of the twentieth century. In the 1920s, Fole Mill (formerly a water-powered corn mill located to the east of the Site) had come under the ownership of the Co-operative Wholesale Society who developed a dairy within the Site. By the 1960s the Site had been largely developed with a series of buildings which were used as the dairy. The dairy continued in use until 2009.

The Site was subject to an outline planning application (Planning Ref: SMD/2018/0234) which was approved in October 2019. The outline planning application was supported by a Heritage Statement (Hislop Heritage Services 2018) which assessed the contribution the Site made to the setting of nearby designated and non-designated heritage assets and the potential impacts (both adverse and beneficial) of the proposed development to these settings. Subsequently the former dairy buildings and recreation rooms have been demolished and the Site cleared. A planning application for approval of reserved matters (Planning Ref: SMD/2021/0550) was submitted in September 2021 and this planning note has been prepared to assess how the detailed design has responded to the heritage constraints identified within the previously prepared Heritage Statement (Hislop Heritage Services 2018) and previously received Conservation Officer comments (dated 11th September 2018).

The 2018 Heritage Statement identified three designated heritage assets and five non-designated heritage assets which had the potential to be impacted by the proposed development. These comprised:

- Fole Bridge (Grade II Listed Building; National Heritage List for England (NHLE): 1037962);
- Fole Farmhouse (Grade II Listed Building; NHLE: 1280872);



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- Mill Farmhouse (Grade II Listed Building; NHLE: 1281006) and its associated barn (non-designated); and
- Non-designated buildings comprising Fole Mill, Recreation Room, Millennium Cottages, and Fole Reformed Evangelical church.

The Heritage Statement concluded that the Site made no positive contribution to the settings of nearby designated heritage assets. The portion of the Site containing the Recreation Room was considered to make a positive contribution to the setting of the non-designated Fole Mill due to historic link between the two buildings. Subsequently the Recreation Room has been demolished (Planning Ref: DET/2018/0028) and the Site has been cleared.

The Site now comprises a cleared brownfield parcel of land which is out of character with both its former industrial agricultural use and the surrounding small agricultural settlement of Fole. The Site in its current character and appearance detracts from the settings of nearby heritage assets through its poor public realm.

The detailed design has considered the wider townscape through the layout, scale, and appearance of the proposed development. The proposed development is relatively coarse grained, comprising of detached and semi-detached houses which is in keeping with the established building pattern within Fole. The design has sought to minimise impacts to the setting of the non-designated Fole Reformed Evangelical church by ensuring that the proposed buildings are positioned away from the chapel. This ensures that the chapel is not over-crowded and reflects the comments made by the Conservation Officer in 2018.

The proposed buildings are predominately two-storey in height which reflects the established dominant building height within the wider settlement. The principal building material will be red brick which also is reflective of the surrounding built form. The design has incorporated architectural details such as decorative brick window-heads, gable ends, attic dormers, and render which add interest and reflect the established built form. The proposed houses will be built to several different designs which will avoid repetition within the development.

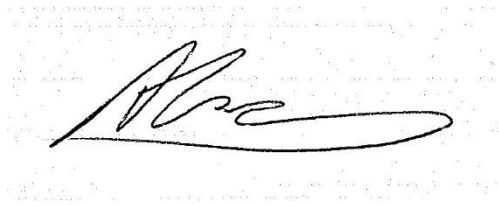
The Heritage Statement assessed that the proposed development would have a beneficial impact to the setting of the Grade II Listed Fole Farmhouse (NHLE: 1280872). It is considered that the Site, in its current condition, does not form part of the immediate setting of the Listed Building but does detract from the wider, rural settlement setting of the farmhouse. The proposed development would remove an area of poor public realm and result in a development which is complimentary in scale and materials to the Listed Building whilst not resulting either in a pastiche of the building or distracting and detracting from key views towards the Listed Building. Similarly, it is considered that the design has taken into account the setting of non-designated assets including Fole Mill and the Fole Reformed Evangelical church and that there will be no adverse impacts to the settings of these buildings.

The previous Heritage Statement also stated that the proposed development would have a neutral effect on the settings of the Grade II Listed Mill Farmhouse (NHLE: 1281006) and Fole Bridge (NHLE: 1037962). It is considered that key views towards these designated heritage assets would remain unchanged and the contribution that their settings make to an appreciation of the heritage significance of these structures would also remain unchanged.

It is considered that the proposed development has taken the setting of nearby designated and non-designated heritage assets into account during the design process. The Site in its current condition makes no positive contribution to the setting of nearby heritage assets and the proposed development has the potential to make a beneficial impact through the removal of an area of poor public realm and replacement with a development which is complimentary through its layout, scale, and materials. It is

considered that the proposed development is therefore compliant with national and local planning policy with regards to the historic environment.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Alex', with a long horizontal flourish extending to the right.

Alex Cassels ACIfA
Heritage Consultant