

# Edgmond Neighbourhood Plan Landscape Character Assessment

Report

**July 2017**

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## Foreword

This document was commissioned by Edgmond Parish Council on 3rd April 2017 to support the Edgmond Neighbourhood Plan.

It has been assisted by valuable discussions with and contributions from the following :

- Edgmond Parish Council Neighbourhood Plan Steering Group
- Protect Heritage Edgmond
- Harper Adams University
- Telford & Wrekin Council

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# Part A Introduction

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## 1. How the document is organised

1.1 This document is organised into four parts :

### **Part A Introduction**

The purpose of this part of the document is to explain:

- who commissioned the document, why and the aims
- a brief description of the area
- the planning context for the assessment

### **Part B Assessment**

This is the main part of the document. Its purpose is to identify and analyse the character of the neighbourhood plan area and the character of Edgmond in particular.

### **Part C Conclusions and guidance**

The purpose of this part of the document is to identify broad principles which would assist in managing development changes in an appropriate way within the neighbourhood plan area.

### **Part D Appendix**

This part contains maps, photographs and other supporting information.



## **2. The commission and its aims**

- 2.1 This document was commissioned by Edgmond Parish Council on 3rd April 2017 with the purpose of identifying the character of the Edgmond Neighbourhood Plan area in support of the Edgmond Neighbourhood plan
- 2.2 The two core **aims** of the document are :
- To identify and explain the character of the Edgmond Neighbourhood Plan area
  - To provide a framework of guidance notes to help manage development in ways that are appropriate to the area

## **3. Edgmond Parish**

- 3.1 The Neighbourhood Plan area is the same as the Parish of Edgmond. It is located in the north east of the county of Shropshire approximately 2 miles from Newport and 8 miles from Telford. Since 1974 it has formed part of the Borough of Telford & Wrekin. ( See Fig 1)
- 3.2 It is a rural area with one main village ( Edgmond ) and a number of small hamlets : Adney, Calvington, Caynton, The Buttery, Edgmond Marsh and Sidlington.
- 3.3 The Parish is just over 4 miles long from its most westerly point to its most easterly point and approximately 3.5 miles from its most northerly point to its most southerly point. It has an area of approximately 6.5 sq miles.
- 3.4 The area contains many small rural lanes and footpaths as well as the main Newport to Shrewsbury B5062 which runs east west through the approximate middle of the Parish.
- 3.5 It is predominantly a gently undulating agricultural landscape of fields at approximately 65 -90 AOD<sup>1</sup> and scattered woodland. The land rises to the east at Chetwynd Park (at approximately 110 AOD) and falls slightly to the south – forming the Strine Brook valley at approximately 60 AOD.
- 3.6 The village of Edgmond ( at a slightly elevated position at between 75 and 85 AOD) has a church, a primary school, a local shop and post office, village hall,

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<sup>1</sup> above ordnance datum

sports facilities and two pubs. It includes a historic core (designated as a Conservation Area) as well as areas of development from different periods.

3.7 The parish contains 19 Listed Buildings, 15 of which are located in Edgmond, and 8 are located in the Edgmond Conservation Area. There are also several Buildings of Local Interest as well as an extensive number of Tree Preservation Orders.

3.8 Key buildings and structures of architectural and historic note in the Parish include<sup>2</sup> :

- St Peter's Church (13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> century)
- Provost's House, Manor House, The Haven and Egremont House and Edgmond Hall ( all Listed)
- Half-timbered cottages in Turners Lane
- Victorian drinking fountain ( High Street)

3.9 The area includes Harper Adams University. It is a leading specialist University and is recognised in the Telford & Wrekin Local Plan as *a major employer in the rural area, and a major contributor to the rural economy*<sup>3</sup>. It lies to the north of Edgmond and is composed of a 550 hectare estate containing a variety of both older and contemporary buildings and related University uses.

## 4. Planning context

4.1 The assessment has been undertaken within the context of current planning policy. For the purposes of this assessment this is :

- National Planning Policy Framework ( NPPF)
- Telford & Wrekin Local Plan<sup>4</sup>
- Edgmond Neighbourhood Plan<sup>5</sup>(ENP)

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<sup>2</sup> This list is not exhaustive and there are other important buildings in the parish

<sup>3</sup> Telford & Wrekin Local Plan paragraph 4.1.3.2

<sup>4</sup> At the time of production of this character assessment, local Planning policy is derived from the Telford & Wrekin council's Core Strategy and the Wrekin Local Plan. However, the policies contained in these documents are increasingly out of date and will soon be replaced by new policies contained in the Telford & Wrekin Local Plan.

<sup>5</sup> As of June 2017 the ENP is at pre regulation 15 stage

## 4.2 The National Planning Policy Framework ( NPPF)

The NPPF contains the following key paragraphs relating to design and local character :

### ***Paragraph 56***

*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

### ***Paragraph 58***

*Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*

*Planning policies and decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;*  
*and*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

**Paragraph 64**

*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

The NPPF also includes several paragraphs in section 12 Conserving and enhancing the historic environment relating to the protection of heritage assets ( including the setting of those assets). Paragraph 129 states the following :

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

### **4.3 Telford & Wrekin Local Plan**

The Telford & Wrekin Local Plan contains the following key aims, objectives and policies relating to design and local character :

**Aim 6:** Value the cultural and heritage assets

**Objectives:**

*Objective 25.* Achieve high quality urban design which responds to local context and provides opportunities for innovation;

*Objective 26.* Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin;

*Objective 27.* Protect and enhance the borough's local distinctiveness

### **Policy BE 1 Design criteria**

The Council will support development which:

- i. Respects and responds positively to its context and enhances the quality of the local built and natural environment;
- ii. Demonstrates an integrated design approach from the outset combining layout, building form and design, landscape, green infrastructure, surface water management, access and parking;
- iii. Respects the landscape setting and topography;
- iv. Preserves and reinforces historic street patterns, layouts, traditional frontages and boundary treatments;
- v. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;
- vi. Promotes good links through the site and to the surrounding area for all users;
- vii. Produces a secure environment which is legible, safe, attractive and convenient through the design and orientation of buildings, the integrated provision of hard external spaces, drainage, landscaping, open space and parking;
- viii. Produces an environment which facilitates and encourages healthy living;
- ix. Facilitates and promotes energy efficiency through layouts and design;
- x. Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues; and
- xi. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses

### **Policy BE 2 Residential alterations**

The Council will support alterations or extensions to residential buildings where:

- i. The alteration or extension is not disproportionate in size in relation to the existing building/plot and does not substantially alter the character of the dwelling;
- ii. The altered or extended building respects the character of the area;
- iii. The design remains in keeping with the existing building;
- iv. The altered or extended building can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;
- v. The design uses features which are energy, waste and water efficient;
- vi. The design promotes the ability for the residents to remain living independently;
- vii. The alteration or extension will not result in adverse environmental impact such as noise, odour, dust or light upon the immediate area

#### **Policy BE 4 Listed buildings**

The Council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building. The Council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

- I. The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;
- II. Its architectural features, both internal and external, are preserved intact;
- III. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials;
- IV. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
- V. Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design;

- VI. The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building;
- VII. The development is of a high quality of design in terms of scale, massing, form, proportions, detailing and materials which is appropriate to the listed building and its context; and
- VIII. The development does not result in the loss of features, such as ancillary buildings, boundary walls, trees and hedgerows or materials that contribute to the character of the setting of the building.

### **Policy BE 5 Conservation areas**

The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

- i. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
- ii. The design of any new buildings, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of an area;
- iii. The development would not do justice to the setting and surroundings of a conservation area or would impair views of the area; or
- iv. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

Applications affecting a conservation area should identify the significance of the any heritage asset within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

- v. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint

from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and

- vi. Use the heritage asset in a way which complements its conservation significance. The Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal. Development involving the demolition or removal of important parts of a heritage asset or its setting, or which cause substantial harm to it, will only be supported in exceptional circumstances.

### **Policy BE 6 Buildings of local interest**

The Council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The Council will not support development which:

- i. Involves the demolition or partial demolition of buildings of local interest fabric unless replaced by development of equal or better quality;
- ii. Would have an adverse impact upon the character, form and fabric of a buildings of local interest or would remove or mask major features of interest;
- iii. Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

## **4.4 Edgmond Neighbourhood Plan**

The Edgmond Neighbourhood Plan contains the following key aims, objectives and policies relating to design and local character :

### **VISION**

*To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place to live, work and visit.*



**Objective : Local Amenity and Green Spaces**

- To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the village and to encourage appropriate management.
- To respect the Conservation Area and support sympathetic design to protect and enhance the Conservation Area for the benefit of the entire community.
- To conserve local open spaces by protecting and enhancing existing open spaces and recreational areas of value to the community whilst ensuring the village retains its rural character.

**POLICY RES1: RESIDENTIAL DEVELOPMENT WITHIN EDGMOND VILLAGE**

In order to protect the rural character and open aspect of Edgmond village over the Plan period, proposals for new housing development of 1-3 dwellings will only be supported on suitable infill sites where they contribute positively to local character and distinctiveness.

**POLICY RES2: NEW DEVELOPMENT OUTSIDE OF EDGMOND VILLAGE**

In order to preserve the current built form of the village, its rural character and identity, protect the surrounding countryside, prevent further ribbon development, and possible merging with other built up areas; new open market housing development will be strongly resisted in the open countryside around Edgmond Village, Edgmond Marsh and Harper Adams University. In accordance with policies RES5 and E3, exceptions may be made for suitable appropriate affordable housing schemes and, within the development boundary of Harper Adams University, appropriately designed and located new development.

**POLICY RES3: DESIGN OF NEW HOUSING**

Where residential development is permitted in line with policies RES1 and RES2 and the Telford & Wrekin Local Plan, the following criteria are to be met

- It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area;
- It complements the existing external materials seen locally;
- It provides variety in house design and elevation treatment;
- It provides high quality boundary treatment;
- It provides good pedestrian and cycle connections to existing routes;
- It provides adequate storage for bins and recycling;
- It does not result in loss of amenity for neighbouring properties
- Appropriate street lighting is provided if required;
- Traffic generation and parking does not adversely affect road and pedestrian safety. Proposals that exceed the minimum parking standards in Appendix F of the Local Plan will be supported.

#### **POLICY RES4: CONSERVATION OF EDMOND'S HISTORIC CHARACTER**

Development proposals will be expected to protect or enhance the Conservation Area, listed buildings, and other buildings considered to contribute to local or historic interest, together with their settings. In addition, they should promote the locally distinctive character of the village and in particular the character, setting, and appearance of the Edgmond Conservation Area should be preserved or enhanced.

Proposals will be supported that:

- make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, plot width and form;
- reinforce local identity by the use of traditional materials;
- retain locally important buildings, structures and open spaces that contribute to Edgmond's rural character;
- use the historic character of the Conservation Area and the buildings within it to inform the design concept for new development;
- where innovative design is proposed, developments should fit sensitively into the village frontage and street scene;

- retain or increase stone walls, tree cover and hedgerows as essential components of the village character;

Developers must provide clear evidence as to how their proposals have taken into account local character and distinctiveness and they must provide detail on the steps taken to produce high quality design that, where appropriate, also conserves and enhances significant heritage assets together with their settings and important associated spaces. Proposals that fail to respond adequately to their context or that reduce the rural characteristics of the Conservation Area will not be supported..

#### **POLICY G2: ECOLOGY AND LANDSCAPE**

All development will be expected to protect and enhance features of high nature conservation or landscape value, including mature trees, established species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

#### **POLICY E3: HARPER ADAMS UNIVERSITY**

Unless exceptional circumstances indicate otherwise all new University development will take place within the existing boundary (as shown on the policies map and figure 5) and will be appropriately designed and located. New development will be expected to demonstrate via a sustainable travel plan appropriate for the University's location how traffic flows and parking will be managed and will be considered alongside the economic benefit to the local area provided by the development of the University.

### **4.5 Summary**

- 4.6 The paragraphs, aims, objectives and policies contained in the NPPF, the Telford & Wrekin Local Plan and the Edgmond Neighbourhood Plan recognise the importance of local character in providing an area with local distinctiveness and sense of place as well as the requirement to protect and enhance that local distinctiveness.

- 4.7 They not only support the value of understanding local character but also how an assessment can help inform and guide how local character can be maintained and enhanced.

## Part B Assessment

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### 5. Introduction

5.1 This assessment has been informed by the principles set out in 'An Approach to Landscape Character Assessment'<sup>6</sup> and by the 5 key principles set out in that document :

- *Landscape is everywhere and all landscape and seascape has character;*
- *Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;*
- *The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;*
- *A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;*
- *A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.*

5.2 For the purposes of this assessment and to be in accordance with best practice guidance, the term 'landscape' is defined as :

*The term landscape applies equally to natural, rural, urban and peri-urban areas. It concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes.<sup>7</sup>*

### 5.3 The relationship of Landscape and Visual Impact Assessments to this assessment

5.4 Landscape and Visual Impact Assessments are the most commonly used method of evaluating the impact of a development proposal. They adhere to the *Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition* (Landscape Institute and Institute for Environmental Management and

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<sup>6</sup> An Approach to Landscape Character Assessment, Natural England October 2014

<sup>7</sup> An Approach to Landscape Character Assessment, Natural England October 2014

*Assessment, 2013*). This character assessment of Edgmond Parish provides assistance for those carrying out Landscape and Visual Impact Assessments (LVIA) for development proposals, and can provide a useful tool for planning authorities to use when assessing planning applications.

**5.5 For the purpose of analysis the assessment identifies separate features which contribute and create the local character of Edgmond Parish, however the critical and overriding principles involved in the assessment are:**

- **character is the product of all of the features. In effect – the overall composition and the totality of all of the features**
- **character is the product of the combination of and the relationship between features, in particular – the relationship between buildings, structures and the external context.**

**6. The scope of the assessment and how it is organised**

- 6.1 The assessment area is the Edgmond Neighbourhood Plan area ( also the area of Edgmond Parish) with particular emphasis on the settlement of Edgmond.
- 6.2 Character is the product of many interrelated factors including the physical appearance, man made and natural features, local heritage ( social as well as physical) and the activities and uses that take place in the area.
- 6.3 This assessment is concerned with the physical features and attributes (including townscape analysis) of the area.
- 6.4 The assessment is organised into two types :
- A desk top analysis of **existing and previous Character Assessments**
  - A field study **assessment** of the area

## 7. Existing and previous character assessments

7.1 The Neighbourhood Plan area is included in the following landscape character studies and assessments :

- Natural England Character Profile: 61 Shropshire, Cheshire and Staffordshire Plain (NE556)<sup>8</sup>
- The Shropshire Landscape Typology produced by Shropshire Council<sup>9</sup>
- The Edgmond Conservation Area Management Plan<sup>10</sup>
- The Edgmond Conservation Area Appraisal<sup>11</sup>
- Village Appraisal Phase 1 : Village Setting produced by Telford &Wrekin Council (unpublished)
- Village Appraisal Part 2 produced by Telford &Wrekin Council (unpublished)

7.2 A Landscape and Urban Design Appraisal<sup>12</sup> has also been undertaken by Protect Heritage Edgmond ( PHE)

7.3 **Natural England Character Profile: 61 Shropshire, Cheshire and Staffordshire Plain (NE556).**

7.4 This is an assessment of a broad area extending from Chester and Macclesfield in the north to south of Shrewsbury in the south. The key characteristics of this area are :

- Extensive, gently undulating plain, dominated by thick glacial till from the late Pleistocene Period, producing productive, clay soils and exemplifying characteristic glacial landforms including eskers, glacial fans, kettle holes, moraines and a landscape of meres and mosses.
- Prominent discontinuous sandstone ridges of Triassic age, characterised by steep sides and freely draining, generally infertile soil that supports broadleaved and mixed woodland.

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<sup>8</sup> Natural England ( previously the Countryside Agency 1999

<sup>9</sup> The Shropshire Landscape Typology Shropshire County Council September 2006

<sup>10</sup> Telford & Wrekin Conservation Area Management Plan August 2009

<sup>11</sup> Telford & Wrekin Council

<sup>12</sup> Edgmond Landscape and Urban Design Appraisal Notes compiled by Duncan Bayliss

- Few woodlands, confined to the area around Northwich and to estates, cloughs and deciduous and mixed woods on the steeper slopes of the wind-swept sandstone ridges. Locally extensive tracts of coniferous woodland and locally distinctive orchards scattered throughout.
- Strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees. Sandstone walls occur on the ridges and estate walls and Cheshire-style (curved topped) metal railing fences occur locally on estates in Cheshire.
- Dairy farming dominates on the plain, with patches of mixed farming and arable in the north and large areas in the south-east.
- Diversity of wetland habitats includes internationally important meres and mosses comprising lowland raised bog, fen, wet woodland, reedbed and standing water, supporting populations of a host of rare wildlife, including some species of national and international importance
- Extensive peat flood plains where flood plain grazing marsh habitats support regionally important populations of breeding waders in areas such as Baggy Moor, Weald Moor and Doxey Marshes.
- Many main rivers and their flood plains lie in this area, including the Dee, Dane, Severn, Penk and Sow. Significant areas of grazing marsh, alluvial flood meadows and hay meadows associated with the rivers Dee, Sow, Gowy and Severn. The area has the highest density of field ponds in western Europe.
- Rich archaeological evidence of iron-age hill forts concentrated on the sandstone ridges and the Weald Moors. Remnant ridge and furrow and moated houses are features of the plain. The Roman road, Watling Street, crosses the plain linking London to Wales via Wroxeter. Chester was an important Roman settlement.
- Regularly spaced, large farmsteads, dispersed hamlets, market towns and many other settlements including Macclesfield and Telford. Timber-frame buildings are a distinctive feature of the plain, often highly decorated in Cheshire, for example, the moated Little Moreton



Hall. The historic towns including Stafford, Shrewsbury and the city of Chester have a wealth of 17th- and 18th-century half-timber, brick and red sandstone buildings.

- Parklands and gardens associated with estates such as Chillington, Trentham, Tatton and Attingham; country houses such as Gawsworth Hall, Arley Hall and Adlington Hall; and fortified manor houses and castles such as at Shrewsbury, Stafford, Beeston, Acton Burnell and Cholmondeley.
- Nationally important reserves of silica sand and salt. Active extraction of salt has developed a locally distinctive landscape of subsidence flashes, particularly around the area of Sandbach. Adjacent to these saline flashes are areas of salt marsh rarely found at inland sites.
- The numerous canals are important for recreation as well as habitat. Several National Cycle Routes and nearly 5,000 km of public rights of way cross the plain. Six National Nature Reserves (NNRs) are scattered throughout, close to large population centres and well used for recreation.

**7.5** The Statements of Environmental Opportunity contained in the profile include the following points;

- Restoring important characteristic ancient field boundary patterns and parish boundaries with substantial hedges (SEO1)
- Encouraging the restoration of hedgerows with typical species, by gapping up and planting their accompanying hedgerow trees, adopting appropriate cutting regimes and tagging to extend the age range and species diversity to benefit biodiversity (SEO2)
- Ensuring that new development is informed by and sympathetic to landscape character and quality and contributes, as appropriate, to the conservation of the landscape, having regard to visual impact and local vernacular (SEO2)
- Creating new small-scale, field-sized coverts, following existing patterns to strengthen landscape character and benefit biodiversity (SEO3)

- Planting trees around settlements, along motorways and major highway corridors to screen the visually intrusive urban areas from the surrounding landscape (SEO3)”

#### 7.6 Key observations from the Natural England Character Profile:

7.7 The character profile covers an extensive area and is quite broad in its description. Notwithstanding this, it describes a number of broad characteristics and issues which can be identified in an area relevant to the local area:

- gently undulating plain.
- hedgerows, with dense, mature hedgerow trees. Sandstone walls.
- wetland habitats.
- Large country houses with associated parklands

7.8 The character profile also highlights that *new development is ( should be) informed by and sympathetic to landscape character and quality and contributes, as appropriate, to the conservation of the landscape, having regard to visual impact and local vernacular (SEO2).*

#### 7.9 The Shropshire Landscape Typology

7.10 The Shropshire Landscape Typology identifies 27 different landscape types, their distribution and the key characteristics of each type.

7.11 The Edgmond Neighbourhood Plan area includes six Shropshire Landscape Typologies ( see fig. A) :

- **Estate Farmlands** ( forming the largest part of the Parish including the settlement of Edgmond)
- **Lowland moors**
- **Sandstone estatelands**
- **Principal settled farmlands**
- **Enclosed Lowland Heaths**
- **Sandstone Hills**

7.12 The key characteristics of the **Estate Farmlands** typology are :

- Mixed farming landuse

- Clustered settlement pattern
- Large country houses with associated parklands
- Planned woodland character
- Medium to large scale landscapes with framed views

7.13 The key characteristics of the **Lowlands moors** typology are :

- Flat, low-lying topography
- Peaty soils
- Wet ditches and drains
- Open, unsettled landscape

7.14 The key characteristics of the **Sandstone estatelands** typology are :

- Arable landuse
- Regular field patterns
- Parkland with associated country houses
- Clustered settlement pattern
- Medium – large scale, open landscapes

7.15 The key characteristics of the **Principal settled Farmlands** typology are :

- Mixed farming land use
- Varied pattern of sub-regular,
- Hedged fields

7.16 The key characteristics of the **Enclosed Lowland Heaths** typology are :

- Undulating lowland
- Impoverished, freely draining soils
- Planned woodland character
- Dispersed settlement pattern

7.17 The key characteristics of the **Sandstone Hills** typology are :

- Upstanding sandstone hills
- Light sandy soils
- Woodland on steeper slopes
- Abandoned stone quarries

7.18 **Key observations from the Shropshire Landscape Typology :**

- The typologies overwhelmingly describe a rural landscape
- Three of the typologies describe the landscape as being ‘open’ and medium-large scale.

- The Estate Farmlands Typology describes ‘clustered’ settlement pattern. Whilst later developments ( particularly in the second half of the 20<sup>th</sup> century) have expanded the village, Edgmond historically differs from this as its morphology was ( and largely remains) predominantly linear in form.
- Large country houses with associated parklands

### **7.19 The Edgmond Conservation Area Management Plan**

7.20 Edgmond Conservation Area was designated in March 1981 and a Conservation Area Management Plan was produced in August 2009. Fig1 identifies the Conservation Area boundary and all the listed buildings within the boundary.

7.21 Conservation Areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest. Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create a sense of place. It is the character rather than simply the buildings that Conservation Areas status seeks to protect.

7.22 There are approximately 75 properties in the current conservation area boundary in the Edgmond Conservation Area. They ( and their related setting<sup>13</sup>) create the dominant character of the conservation area, and range from small yeoman’s type cottages and farmsteads to large country houses and grand Victorian villa style properties, the larger properties mostly being set back from the road frontage behind boundaries of traditional sandstone and/or mature planting. Whilst some of these properties in or around the conservation area are of 20th Century construction, the majority are of period character, having origins in the 18th and 19th Century.

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<sup>13</sup> The words in brackets are additional to the Management Plan text. Whilst the Management Plan does not include the words at this point it is clear from the rest of the document eg. The large plots associated with some of the larger properties within the conservation area should also be preserved as they contribute positively to the conservation area, ( and in the intent of Conservation Area designations) that it is the overall composition of the area that provides its distinction and character.

7.23 The Management Plan highlights the following features in relation to character:

- The interaction of buildings and the spaces around them form the distinctly recognisable area of quality and interest.
- Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create the sense of place and it is the character rather than simply the buildings that the Conservation Areas status seeks to protect
- The significance of mature trees and sandstone boundary walls
- Large plots associated with some of the larger properties (resisting the subdivision of existing residential plots and the importance of retaining gardens and open spaces )
- The variety of styles, the majority dating back from the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- Villa style properties set back from the road behind boundaries

#### **7.24 The Edgmond Conservation Area Appraisal ( CAA )**

7.25 The CAA was produced to provide an assessment and definition of the area's special interest, the actions needed to protect it, to help generate awareness and to encourage local property owners to take the right sort of action for themselves<sup>14</sup>.

7.26 The objectives of the Conservation Area Character Appraisal is to :

- improve the understanding of the history and historical context of Edgmond
- provide residents with a clear idea of what should be cared for and made special and what enhancements could be made
- provide the Borough Council with a valuable tool to inform planning decisions.

7.27 The Conservation Area Character Appraisal highlights a number of key features relating to topography, views, vistas, architecture, materials and trees. They include the following :

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<sup>14</sup> CAA March 2007 page 1

- The ‘twists and turns’ of High Street ( which enhances<sup>15</sup>the experience of travelling through the village )
- The enclosing effect of substantial boundary walls of squared sandstone, hedges and mature parkland trees.
- The open area of pasture which also provides panoramic views to the surrounding countryside
- The elevated position of this part of Edgmond which not only provides views from Edgmond to the Wrekin but views to the village
- The positive contribution to the character of the Conservation Area of fields surrounding Egremont House
- The significant contribution of trees
- The area is predominantly a collection of period buildings from the 17<sup>th</sup> to 19<sup>th</sup> century and includes a Grade I listed building ( the church of St Peter)
- The area includes a number of ‘grand houses’ as well as several ‘modest’ 2 storey cottages from the 19<sup>th</sup> century

**7.28 Key observations of the Conservation Area Appraisal are :**

- The interaction of buildings and the spaces around them form the distinctly recognisable area of quality and interest.
- Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create the sense of place
- Views to and from the surrounding countryside
- The enclosing effect of walls, hedges and trees
- The attractive changing spatial experience as you move through the area<sup>16</sup>

**7.29 Village Appraisal Phase 1 : Village Setting Telford &Wrekin Council**

7.30 This village appraisal examined the setting of villages and settlements (including Edgmond) within the borough ie. the relationship of each settlement to the surrounding landscape. ( see appendix 3 )

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<sup>15</sup> Enhances = makes the experience interesting

<sup>16</sup> Otherwise known as ‘serial vision’ ( ref Townscape – Gordon Cullen)

**7.31 Key observations of this assessment are :**

- Large parts of the settlement of Edgmond can be seen from the south (from across the Strine Brook Valley) and from the elevated land to the north east
- Woodland and tree belts in the wider landscape such as those in the Strine Valley screen the village from certain viewpoints
- There is extensive tree cover within the settlement ( buildings and vegetation are merged together). This feature becomes progressively less in the east – exposing more of the village to view.
- The village is mostly linear in overall layout – which has the effect of making the village appear to be ‘spread over a wide area’.
- The village has a slightly elevated position which means it is relatively prominent ( in effect – it can be seen from several locations)
- The approach to Edgmond from the south /south west approach is particularly attractive due to natural gateway and enclosure formed by walls, vegetation and rural buildings
- Harper Adams University contains a collection of large built forms. It is highly visible from the west, north and east and that mature trees help to make it less visible.

**7.32 Village Appraisal Part 2 Telford &Wrekin Council**

7.33 This appraisal examined the villages from inside ( an appraisal of the villages themselves) the , seeking to define their individual character and distinctiveness. ( see appendix 3)

**7.34 Key observations of this assessment are :**

- Edgmond is one of the larger villages in the borough with a strong linear form which has been eroded by recent developments
- With some exceptions it has ‘soft’ edges<sup>17</sup> which ( beneficially) produce a gentler and less harsh relationship with the surrounding countryside

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<sup>17</sup> ‘soft edges’ = where development is low density and is composed of an integrated mix of buildings and vegetation.

- It has a skyline position above the Strine Valley
- It has a historic core containing and surrounded by mature trees
- It includes a number of dominant trees and tree groups ( including many which are TPO'd)
- It has narrow lanes with boundary walls which help provide a distinctive character
- It has a number of important walls and hedges
- It identifies three areas as 'potential area for improvement'<sup>18</sup>
- The village is characterised by a mix of buildings and materials - half timbered, brick and stone.

### **7.35 The Edgmond Landscape and Urban Design Appraisal**

7.36 The Edgmond Landscape and Urban Design Appraisal is a position statement from a significant local stakeholder group within Edgmond. It includes opinions about those things which are felt to be appropriate and inappropriate. It is particularly valuable in respect of the following :

- key relationships and issues:
  - The relationships between listed buildings and their settings including open spaces in the Conservation Area
  - The relationship between the Conservation Area and the surrounding countryside.
  - The experience of the landscape and views in approaches to the village
  - The experience of open spaces and buildings within the village and how that contributes to its rural character
- A wealth of photographs which illustrate the issues
- An understanding and explanation of the separate sub areas within Edgmond

### **7.37 Key observations of the appraisal are :**

- That the immediate countryside frames the settlement and helps to create its separation and distinction

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<sup>18</sup> These areas are shown in orange in plan 'Edgmond 2' contained in Appendix 3. The report does not explain why these areas are described as 'potential area for improvement'.



- That the countryside penetrates to the heart of the village – and that this feature is critical to the distinctive rural quality of Edgmond
- That the areas of Edgmond which are both most visually attractive and provide Edgmond with much of its distinctive quality are those where there is a relation between building and landscape ie. the two are inseparable parts of the visual composition.
- That the preservation of the distinctive quality of Edgmond not only requires the protection of buildings of local interest but also protection of the context
- An understanding and explanation of the separate sub areas within Edgmond

## 8. Assessment

- 8.1 This part of the Landscape Character Assessment is a field assessment of the of the neighbourhood plan area. I.e. the parish of Edgmond.
- 8.2 As has been previously explained in section 5, character is the combined product of physical, social and cultural factors including the history of an area. The scope of this assessment is to identify and analyse the physical characteristics of the area which help create the character of Edgmond Parish and the settlement of Edgmond in particular.
- 8.3 The assessment has examined individual features as well as the combined effects of those features or ‘townscape analysis’.
- 8.4 The assessment has examined the following issues :
- Natural Landscape Character
  - Character types
  - Street character
  - Views and approaches
- 8.5 Natural Landscape Character( ref to Fig A)**
- 8.6 The overall natural<sup>19</sup> landscape character is described and explained in the assessments undertaken by Natural England and Shropshire Council.( see section 7). The broad nature of the landscape is shown in fig A ( along side the map showing the Shropshire Landscape Typology).
- 8.7 Notwithstanding the Shropshire Landscape Typology, the area can be broadly divided into four different areas :
- The Strine Brook Valley
  - The valley of the River Meese
  - The extensive slightly undulating ( though predominantly flat) land to the north of Edgmond
  - The slightly elevated settlement of Edgmond
- 8.8 The wide Strine Brook valley which leads into the wider ( low lying wetland) Weald Moors characterises the far south of the parish and provides a low wetland landscape. This area provides a distinctive landscape helping to

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<sup>19</sup> The term ‘natural’ in this context refers to general topography and shape of the landscape

separate the village of Edgmond from the town of Newport to the east. It also provides the southern rural setting to the village.

8.9 The River Meese creates a shallow valley in the north and the boundary to the parish providing extensive views across the parish landscape.

8.10 Although the land rises to the very north of the parish, much of the area is characterised by a level open landscape with extensive views punctuated with woodland groups and trees and small groups of scattered buildings.

8.11 The elevated position of Edgmond is particularly evident from :

- views looking towards the village from across the Strine Brook valley
- when entering the village from the south,
- views looking back to the village from the footpaths to the immediate south of the village
- elevated views from the western end of the village looking south, west and north<sup>20</sup>

8.12 Just beyond the parish boundary the landscape rises to the immediate east at Chetwynd Park ( Photograph No.20). This is an important landscape feature as it not only provides elevated views across the parish but distinctly separates the parish from landscape associated with the town of Newport to the east.

### **8.13 Character types ( ref to Fig B)**

8.14 For the purpose of this assessment, the settlement character areas<sup>21</sup> have been organised into :

- The subdivisions of Edgmond
- Harper Adams University

8.15 Each area has been assessed according to the following criteria

- Development age
- Density
- Variety
- Green infrastructure
- Distinctiveness

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<sup>20</sup> The footpath decent into remains of the sandstone quarry at Rock Hole is a reminder of the drop in elevation.

<sup>21</sup> Whilst there are other settlement areas with the parish such as Edgmond Marsh, the priority for this study has been the settlement of Edgmond

- Layout
- Style

<b>Criteria</b>	<b>Measurement</b>	<b>Definition</b>
Development age	Period	Although areas often contain buildings of different periods, this is a description of the age(s) which have greatest impact upon the character.
Density	High, medium or low	Density is concerned with the number and relationship of buildings in an area ie. the number of houses in a hectare. It is a relative term. Densities in Shropshire are generally low compared with inner city areas.
Variety	High, medium or low	The degree to which buildings, features and boundaries create a varied and interesting composition
Green Infrastructure	High, medium or low	The extent to which vegetation and open space are integrated with the development and are part of the character of the area
Distinctiveness	High, medium or low	The degree to which buildings, features and boundaries create a distinctive experience – with particular reference to local distinctiveness
Layout	Formal, regular or informal	Arrangement of buildings, curtilages, boundaries and highways
Style	Character type	Terms used to convey the overall character of the place

8.16 The assessment has identified 5 **types** of character area :

- Urban village
- Historic village
- Rural village
- Residential village
- Suburban
- Harper Adams University

The purpose of the names given to each type is to help distinguish each type and are only intended to give an indication of the character of each area. Eg. The 'urban village' has scale, layout views type and quantity of green infrastructure which is related to a village whilst some of the building types include those which could be found in a small town

8.17 The following table provides a broad assessment of each type.

<b>Character type : Urban village</b>		
Development age	19 <sup>th</sup> /early 20 <sup>th</sup> Century	These areas contain the greatest variety of building types and ages. 19 <sup>th</sup> century red brick buildings ( and older) provide local landmarks and punctuate the street scene
Density	low	All of this type of development is linear and loosely contiguous. Buildings are mostly set back from the highway – and the effect of enclosure is created by garden boundaries and the occasional older building
Variety	High	There is a high degree of variety created by the eclectic mix of building types, boundaries and green infrastructure
Green Infrastructure	High	Extensive use of hedges as boundaries, extensive garden planting and areas of open space/fields
Distinctiveness	High/ medium	Whilst there are many unique buildings,

		many of buildings are of more standardised design
Layout	Regular	There is general regularity to the layout provided by the linear 'ribbon' development
Style	Urban village	Whilst these areas contain aspects of building types which can be found in small towns, the scale and extent of the development, the volume of green infrastructure, the proximity and views of the surrounding countryside and the presence of countryside within the area – provides a village character

<b>Character type : Historic village</b>		
Development age	17 <sup>th</sup> – 19 <sup>th</sup> Century	The historic core and Conservation Area
Density	low	Despite a low building density, this area contains some of the highest level of enclosure produced by a combination of buildings, boundary walls and vegetation.
Variety	High	The area has a high degree of variety derived from buildings, boundaries, highway quality and vegetation which are rich in form, detail and material
Green Infrastructure	High	Green infrastructure is extensive, it is integrated with the built development and is a key part of the character of the area
Distinctiveness	High	A unique combination of elements which justify the Conservation Area designation
Layout	informal	A stimulating varied townscape
Style	Historic village	Conservation Area

<b>Character type : Rural village</b>		
Development age	18 <sup>th</sup> / 19 <sup>th</sup> Century	Dominant ages despite the existence of other periods.
Density	High	Very low density related to the quantity of open space
Variety	medium	Compared to other areas – this is not a complex area – being dominated by key buildings, open space and trees
Green Infrastructure	High	High quantity of green infrastructure, Countryside within the area
Distinctiveness	High	A unique and distinctive combination of buildings and landscape
Layout	Regular	Uncomplicated
Style	Rural village	Terms used to convey the overall character of the place

<b>Character type : Residential village</b>		
Development age	20th Century	Mix of buildings from across the 20 <sup>th</sup> century – particularly mid 20 <sup>th</sup> century.
Density	low	Individual buildings with generous gardens
Variety	High/medium	The range of individual buildings and gardens, changing highway vertical and horizontal alignment eg. Robin Lane ( vertical and horizontal, Newport road ( horizontal) and breaks allowing views to the surrounding countryside creates a high degree of variety
Green Infrastructure	High	The quantity and type of vegetation varies. However there is consistent and extensive use of hedges and garden

		vegetation.
Distinctiveness	medium	Whilst many buildings are not unique, the overall variety continues to provide local distinctiveness
Layout	Regular	Arrangement of buildings, curtilages, boundaries and highways ( particularly linear)
Style	Residential village	Overwhelming residential use but with a relaxed semi informal character

### Character type : Suburban

Development age	20 <sup>th</sup> Century	Four areas of development from the mid to late 20 <sup>th</sup> century
Density	Medium/ low	A variety of detached and linked buildings with medium sized gardens
Variety	low	Highly regular layout, regular building design, limited decoration/detailing, limited external boundary treatment, limited enclosure.
Green Infrastructure	low	Open plan gardens and limited integration with buildings
Distinctiveness	low	Highly standardised building design and layout with no local association or links to the rural area.
Layout	Formal /regular	Suburban estate
Style	Suburban	Standardised suburban estate

### Character type : Harper Adams University

Development age	20/21st Century	A mix of buildings from the early 20 <sup>th</sup> century to modern day
Density	medium	The site is primarily composed of 'pavillion' stand alone structures.
Variety	medium	The site contains a wide variety of buildings and structures.
Green	medium	The site contains areas of ornamental



Infrastructure		and recreational open space as well as areas which serve the agricultural and horticultural needs of the university
Distinctiveness	High/medium	The site contains a number of unique building designs. In addition to the very distinctive main administrative block the estate also includes a number of distinctive contemporary designs <sup>22</sup>
Layout	Regular/ informal	Arrangement of buildings are positioned on a loose grid block plan.
Style	Academic/agricultural	The site is based upon a large scale block plan with individual buildings and site functions

### 8.18 Street character ( ref to Appendix C)

8.19 There are at least 21 different street types<sup>23</sup> within the village of Edgmond.

Each type has been assessed according to the following criteria :

- Architecture
- Green infrastructure
- Enclosure
- Public Realm<sup>24</sup>
- Variety
- Distinctiveness
- Style

<sup>22</sup> Refer to Harper Adams Site design framework

<sup>23</sup> Some streets are divided into different types when circumstance are different

<sup>24</sup> The presence or absence of pavements and street lighting has a significant effect in making a street feel and look rural ( no pavements and minimal or no lights), village ( minimal pavements and minimal lighting ) or urban ( pavements on both sides of the highway and bright illumination)

Criteria	Measurement description	Definition
Architecture	Age	Although many streets contain a variety of buildings from different periods, this is a description of the principal age.
Green infrastructure	High, medium or low	An assessment of the contribution and integration of vegetation and open space
Enclosure	High, medium or low	The degree to which buildings and boundaries create a sense of enclosure
Public Realm	Rural, village or urban	The number and type of street features which affect the use, look and feel of the street
Variety	High, medium or low	The degree to which buildings, features and boundaries create a varied and interesting composition
Distinctiveness	High, medium or low	The degree to which buildings, features and boundaries create a distinctive experience
Style	Suburban, urban village, village, cottage ,rural vernacular or polite <sup>25</sup>	Terms used to convey the overall character of the place.

## 8.20 Views and approaches( ref. Fig D & G)

8.21 The quality of an area is strongly influenced by views and by the way in which a place is approached and entered , in short, how a place is visually experienced and the quality of how, where and when a person arrives in a place.

8.22 Edgmond can be approached from the north, south, east and west (Fig G):

- From the north : Views across a flat landscape (photographs 22 &23)
- From the south : Views across a shallow valley (photograph 42&45)

<sup>25</sup> Polite in this context means architectural design which is derived from fashionable preferences of the time rather than a product of direct response to locally derived building methods.

- From the east : Views from elevated land (photograph 46)
- From the west : Views across a level/ gently undulating landscape (photograph 47)

8.23 Fig D illustrates the number and variety of different views within and very close to the settlement of Edgmond, buildings which stand out as landmarks and an indication of the quality and type of approach and entry to Edgmond from the surrounding countryside.

8.24 Although there are many buildings and spaces of note within Edgmond ( see fig F, H, I & M), the buildings highlighted in fig D are those which memorably stand out either due to their particular prominence and/or the way in which the location, shape and form of the street directs the eye towards those buildings.

8.25 Edgmond is distinguished from the surrounding open countryside by levels of enclosure created by a combination of buildings, boundary walls and vegetation ( especially hedges and trees) which is particularly distinct in the historic core. It is this enclosure ( the tunnelling effect) which helps to focus the view upon particular buildings and trees. This effect is further complimented by a series of open spaces which both draw the eye, provide foreground setting and help enliven and bring variety to the spatial quality.

8.26 There are four different ‘front door’ vehicle entry /arrival points ( ref. Fig D)

- Entry/arrival from the west along the B5062.
- Entry/arrival from the east along the B5062.
- Entry/arrival from the north from the B5062
- Entry/arrival from the south

8.27 The mix of buildings and the well maintained hedgerows and grounds of Harper Adams University provides a distinctive change ; from the more open/natural/informal character of the countryside to the more ‘enclosed and ‘ordered’ appearance of the settlement ( photograph 41). Despite indications of continued settlement eastwards along the B5062 ( a series of separate dwellings, footpath and highway lighting) there is a second main entry point into Edgmond at the junction with Shrewsbury Road, marked by the Lamb public House.

- 8.28 A visually prominent group of buildings at the Junction of the B5062 and Chetwynd Road provides the change point between wider countryside and settlement when arriving from the east and from the north( photograph 18).
- 8.29 The approach and entry/arrival to Edgmond from the south is particularly attractive, composed of a series of distinctive view points.( photographs 31,32 & 42). The combination of highway alignment and buildings (shown in photograph 31) form the beginning of a strong contrast between open countryside and the spatially enclosed quality of the historic core of Edgmond producing a very distinct 'gateway'.
- 8.30 In addition to main ( vehicle ) entry/arrival points there are a number of smaller 'back door' locations<sup>26 27</sup> as well many separate locations where pedestrian routes enter the settlement. ( Fig D). These 'secondary' routes are equally important ( and for pedestrians – more important) in contributing to the experience and character of Edgmond.

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<sup>26</sup> The distinction between 'front door' and back door' is based upon informal observation and surrounding physical characteristics ( such as hedgerows or buildings ) of those locations, and the function ( as main or minor routes through the village ) and scale of the highway.

<sup>27</sup> Whilst School Lane/Hillside and Stackyard Lane appear to have a comparatively high levels of vehicle movements ( the former due to being used as a short cut route between Edgmond and Harper Adams University and the latter due to the Primary School), their small scale and physical characteristics indicate that these are secondary ( 'back door') routes into the village.

## Part 3 : Conclusions and Guidance

- 9.1 The purpose of section 8 was to identify and understand the character of the local area and Edgmond by undertaking an assessment of previous and existing character assessments and by undertaking a field assessment of the physical character of the local area.
- 9.2 The purpose of this section is to distil key issues from section 8 and establish a set of guiding principles which will help respect and enhance local character and safeguard the area from inappropriate development .
- 9.3 This guidance is primarily concerned with Edgmond ( including Harper Adams University) , its relationship with the surrounding landscape and the character and composition of the settlement itself

### 9.4 Vision

- 9.5 The guidance contained in this section is predicated on how the community views the future of the area and how new development and change is managed to achieve that vision. This assessment has been produced to support the Edgmond Neighbourhood Plan and therefore its aim is the primary directing vision for this guidance:

***To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place***

- 9.6 Notwithstanding the primacy of the Neighbourhood Plan with regard to the purpose of this assessment, other aspirations and visions of key stakeholders also contribute to shaping the area.

Source <sup>28</sup>	Vision
Telford & Wrekin Local Plan	<p>By 2031, Telford &amp; Wrekin will be a healthier, more prosperous and better connected place.</p> <p>It will have a population of approximately 198,000 people.</p> <p>Sustainable development will be focused in Telford and Newport.</p> <p>Communities in the rural and urban area will be supported.</p> <p>The environment and community green spaces will be protected and enhanced.</p> <p>New development and inward investment will provide a high quality of life for all those who live and work in and visit the area.</p>
Edgmond Neighbourhood Plan	To shape the future of Edgmond, whilst maintaining its rural character and identity, to improve the quality of life for residents and to create a safe, welcoming, neighbourly place
Protect Heritage Edgmond	to protect the rural character of Edgmond village and its heritage assets.
Harper Adams University	<p><sup>29</sup>that Harper Adams University will be:</p> <ul style="list-style-type: none"> <li>• Closely engaged with the industries, professions and organisations that comprise the global agri-food chain and the UK rural economy to deliver a high quality and inclusive learning environment that enhances personal development and employability;</li> <li>• A recognised centre of research</li> </ul>

<sup>28</sup> Based upon significant stakeholders and an understanding that the vision contained in the Neighbourhood Plan is an accepted (once the Neighbourhood Plan is 'made') vision of the wider community

<sup>29</sup> Harper Adams University Strategic Plan 2015-2020

	<p>excellence, especially in the application of science and technological advances and;</p> <ul style="list-style-type: none"> <li>• A trusted source of independent and authoritative commentary to inform public and policy debate on agri-food, animal welfare, land, environmental and rural business matters.</li> </ul>
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- 9.7 Overall themes contained in all of the visions affecting the Neighbourhood Plan are the pursuit of a high quality environment and the importance of protecting and enhancing local distinctiveness.
- 9.8 Whilst the following guidance has been organised into a series of subjects, as previously explained, character is the product of the combination and the relationship of features and each guidance note cannot be seen or applied in isolation but are part of a suite of linked and combined measures.

## 9.9 Guidance

9.10 As change and new development issues are primarily related to the settlement of Edgmond and Harper Adams University, the guidance is organised into two sections ; **Edgmond and Harper Adams University** and is arranged according to **subject, feature, quality and guidance note**

## 9.11 Edgmond

Subject	Feature	Quality	Guidance note
Natural landscape	Varied landscape types and views	<ul style="list-style-type: none"> <li>• Open views towards Edgmond from level landscapes from the north</li> <li>• Views towards Edgmond from the elevated landscape from the east</li> <li>• Views to Edgmond from the south across the Strine Brook valley</li> <li>• The elevated position of Edgmond</li> <li>• Separate distinct settlement within the landscape</li> </ul>	<ul style="list-style-type: none"> <li>• avoid skylines and prominent spurs</li> <li>• avoid open slopes</li> <li>• be in harmony with the landscape when considered from all views</li> <li>• work with the site and make maximum use of existing trees, hedges and landscape features</li> <li>• help maintain local distinction by maintaining clear separation from nearby development : Newport and Harper Adams University</li> </ul>
Morphology ( the overall form and grain	The overall spatial ( buildings, roads and spaces) layout and	<ul style="list-style-type: none"> <li>• The overall linear form of the settlement.</li> <li>• The erosion of village character by existing</li> </ul>	<ul style="list-style-type: none"> <li>• Respect the overall linear nature of the settlement</li> <li>• Respect the nature and pattern of development in</li> </ul>



Subject	Feature	Quality	Guidance note
of the settlement)	development pattern of the settlement	suburban layouts	<p>the settlement</p> <ul style="list-style-type: none"> <li>• protect features which contribute to the character of the settlement and especially those buildings and settings which have been identified in this assessment and /or are Listed or recorded as being of Local Interest.</li> <li>• resist the location of development in open spaces within the settlement which help create the rural character of the settlement</li> </ul>
Style, architecture, Buildings, curtilage and boundaries	The varied types of existing development within the settlement	<ul style="list-style-type: none"> <li>• The erosion of village character by suburban development types</li> <li>• The variety of different areas of the settlement and the importance and impact of the combined quality of buildings, curtilage and boundaries</li> <li>• Highly distinctive historic core</li> </ul>	<ul style="list-style-type: none"> <li>• respect the existing character of the street (including scale and form, the relationship of buildings to the street and the surrounding landscape</li> </ul>

Subject	Feature	Quality	Guidance note
Green infrastructure	The relationship of the settlement to the surrounding landscape and the existence and application of open spaces, trees and vegetation within the village	<p>The significant contribution to the rural character of the village by :</p> <ul style="list-style-type: none"> <li>the penetration of countryside into the centre of the village</li> <li>significant trees and groups of trees within the settlement</li> <li>significant and substantial use of hedges as garden boundaries</li> </ul>	<ul style="list-style-type: none"> <li>The retention of key natural features especially those which are key to creating the rural character and link the settlement to the surrounding landscape</li> <li>Respect character area patterns in terms of garden size and layout</li> </ul>

### 9.12 Harper Adams University (HAU)

Subject	Feature	Quality	Guidance note
Natural landscape	Varied landscape types and views	<ul style="list-style-type: none"> <li>It has a University campus with a mixture of traditional and modern buildings, farm and industrial buildings and associated structures which are larger than domestic scale.</li> <li>Open views towards HAU from level</li> </ul>	<ul style="list-style-type: none"> <li>work with the site and make maximum use of existing trees, hedges and landscape features</li> </ul>

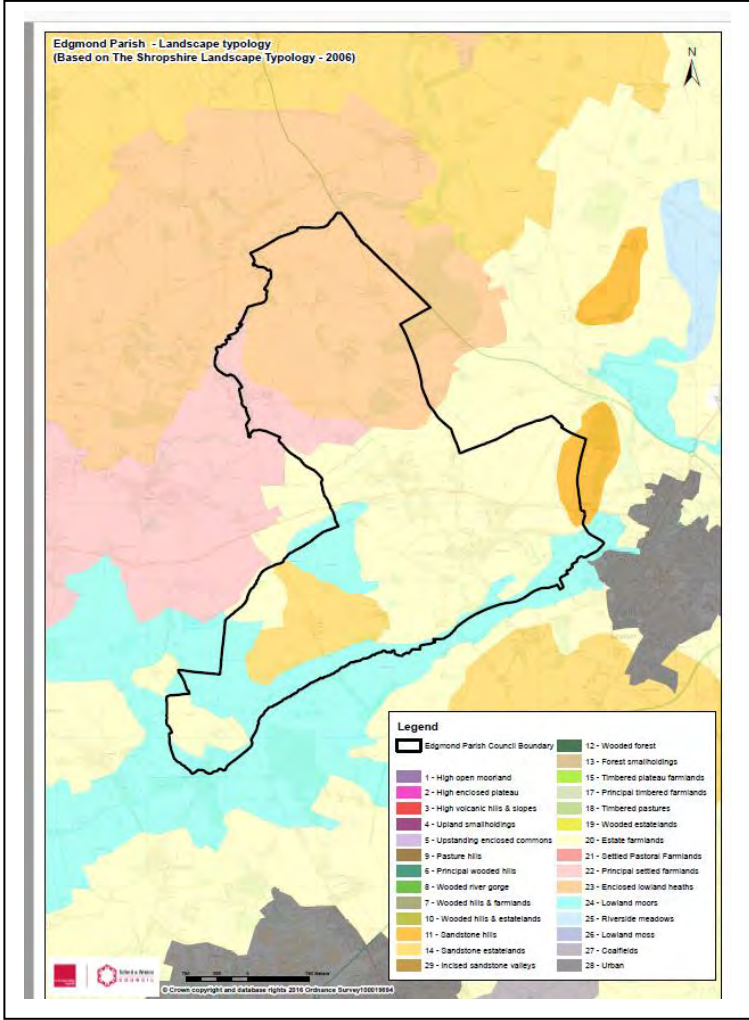
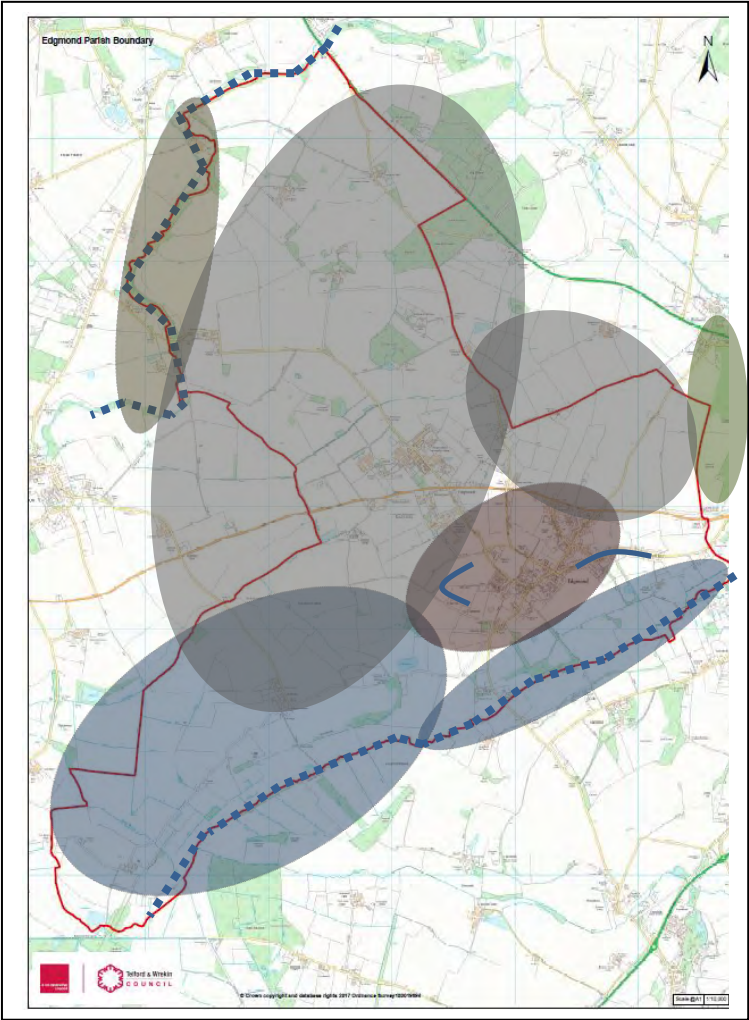
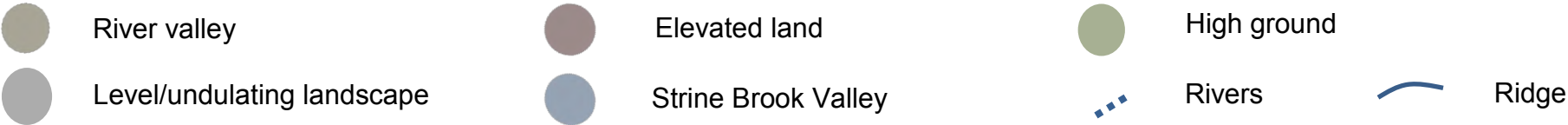
Subject	Feature	Quality	Guidance note
		landscapes from the north, west and east <ul style="list-style-type: none"> <li>Views towards HAU from elevated areas of Edgmond</li> <li>Maintaining a separate and distinctive campus</li> </ul>	
Morphology ( the overall form and grain of the settlement)	The overall spatial ( buildings, roads and spaces) layout and development pattern of the university	<ul style="list-style-type: none"> <li>The predominant 'pavillion' block development pattern</li> <li>The large scale of many of its structures</li> <li>The subtle distinction between four areas of the campus</li> </ul>	<ul style="list-style-type: none"> <li>Maintain and enhance a coherent legible layout</li> </ul>
Style, architecture, Buildings, curtilage and boundaries	Varied building types and uses	<ul style="list-style-type: none"> <li>The need to provide a modern attractive university campus</li> <li>The need to provide a functional campus serving a variety of agricultural and horticultural related functions</li> </ul>	<ul style="list-style-type: none"> <li>respect the impact of the estate and the relationship of buildings to the street and the surrounding landscape</li> </ul>
Green infrastructure	The relationship of the university to the surrounding	<ul style="list-style-type: none"> <li>The relationship of green infrastructure to the agricultural and horticultural purpose and</li> </ul>	<ul style="list-style-type: none"> <li>Take into account the relationship with the natural landscape</li> </ul>

Subject	Feature	Quality	Guidance note
	landscape and the existence and application of open spaces, trees and vegetation within the campus	<p>functions</p> <ul style="list-style-type: none"> <li>• The assimilation of the campus within the wider landscape</li> <li>• The use of trees, open spaces and vegetation to create an attractive environment</li> <li>• Establishing a balance between the use of ornamental and 'natural' planting</li> </ul>	.

## Part 4 : Appendix

- Figures
- Photographs
- Telford & Wrekin Council Village Appraisals
- Edgmond Conservation Area Management Plan and Conservation Area Appraisal

Fig A Natural Landscape Character



Shropshire  
Landscape  
Typology



### Fig B Character Types



Fig C Street Types : Key

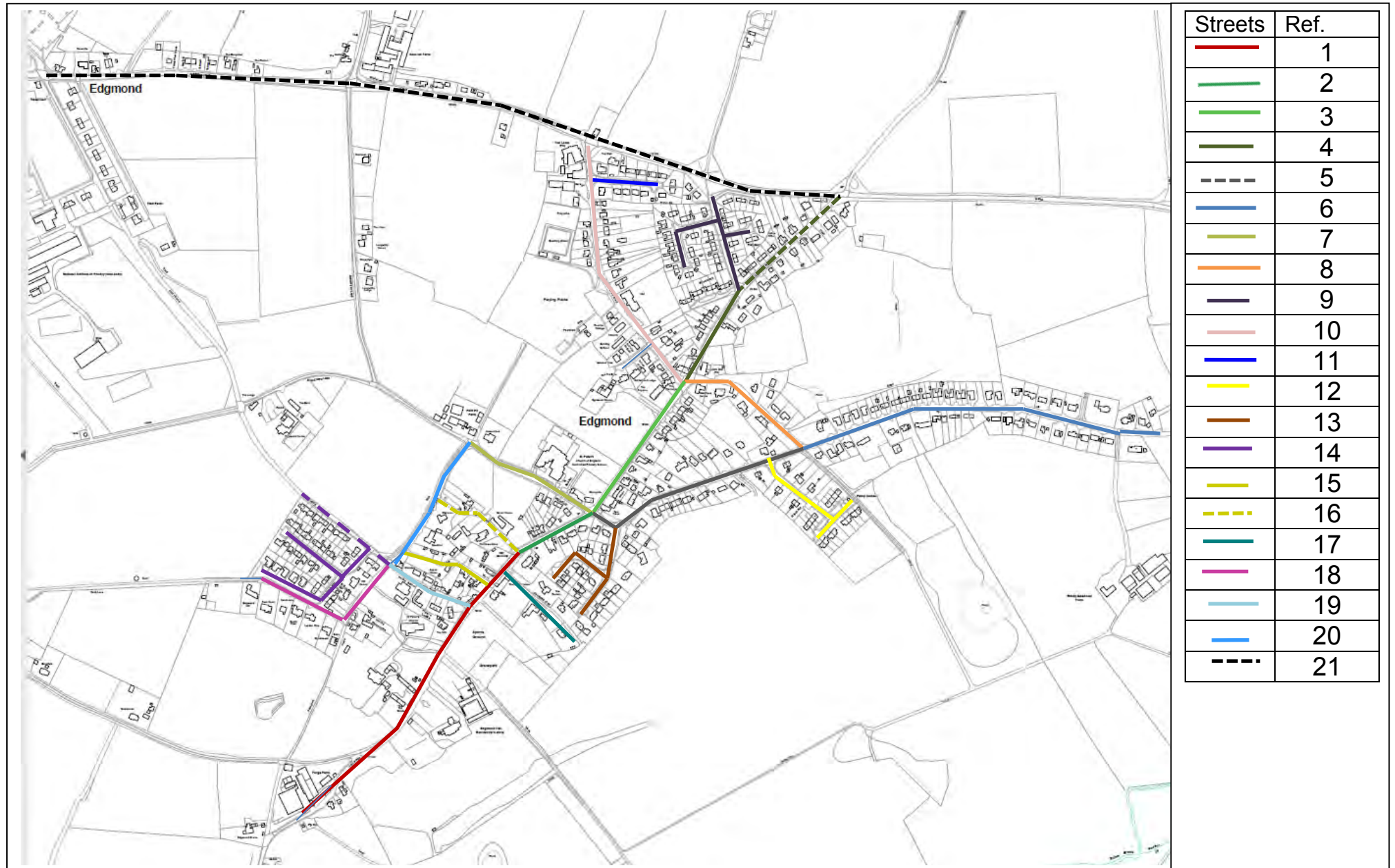




Fig D Gateways and landmarks

...

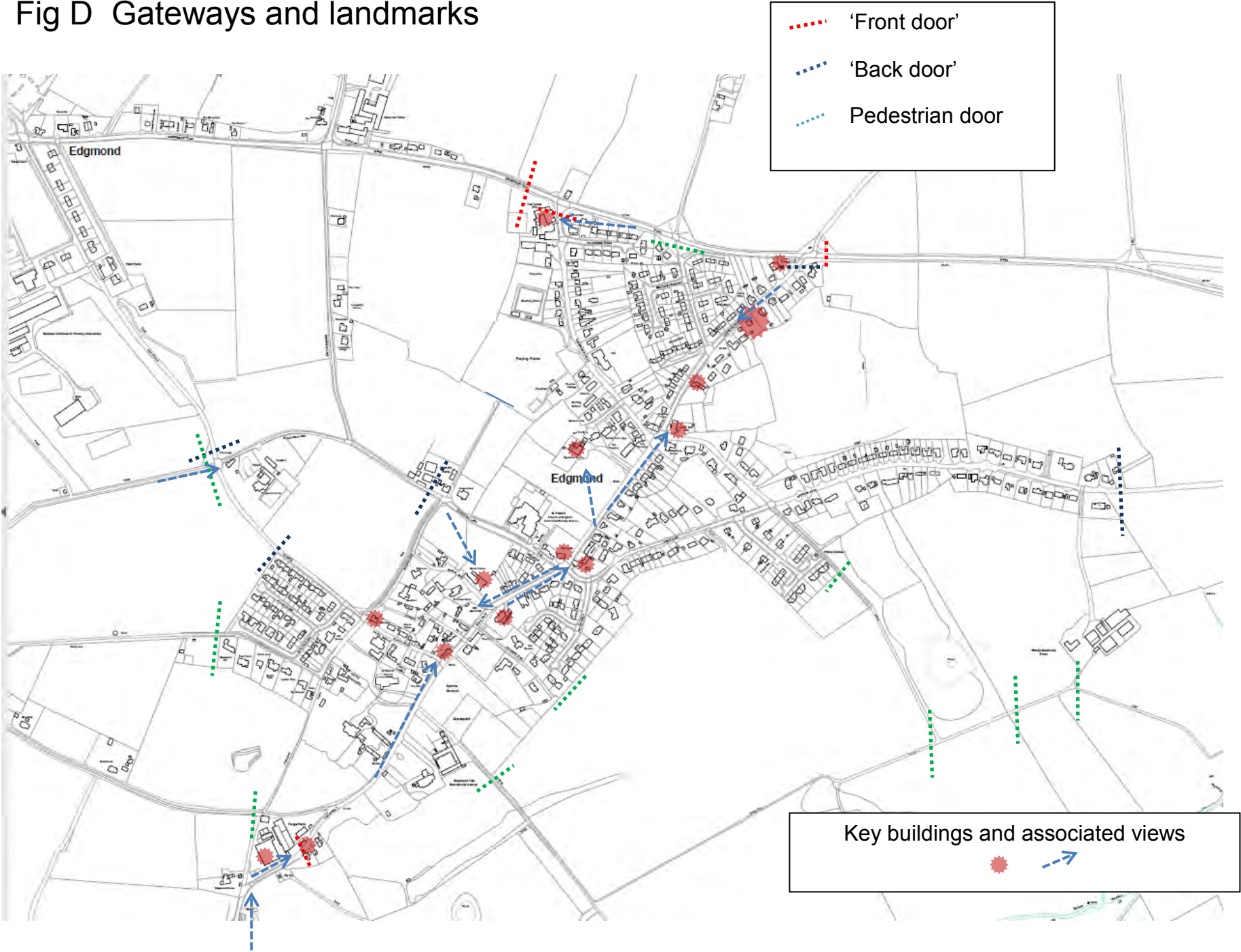


Fig E The relationship of Edgmond to the surrounding Countryside and green infrastructure



This view demonstrates the extent to which the surrounding countryside penetrates the settlement ( blue arrows), the integration of green infrastructure within the built areas and key location of trees and woodland ( highlighted in red)



Fig F Significant green infrastructure



Fig G Views to Edgmond



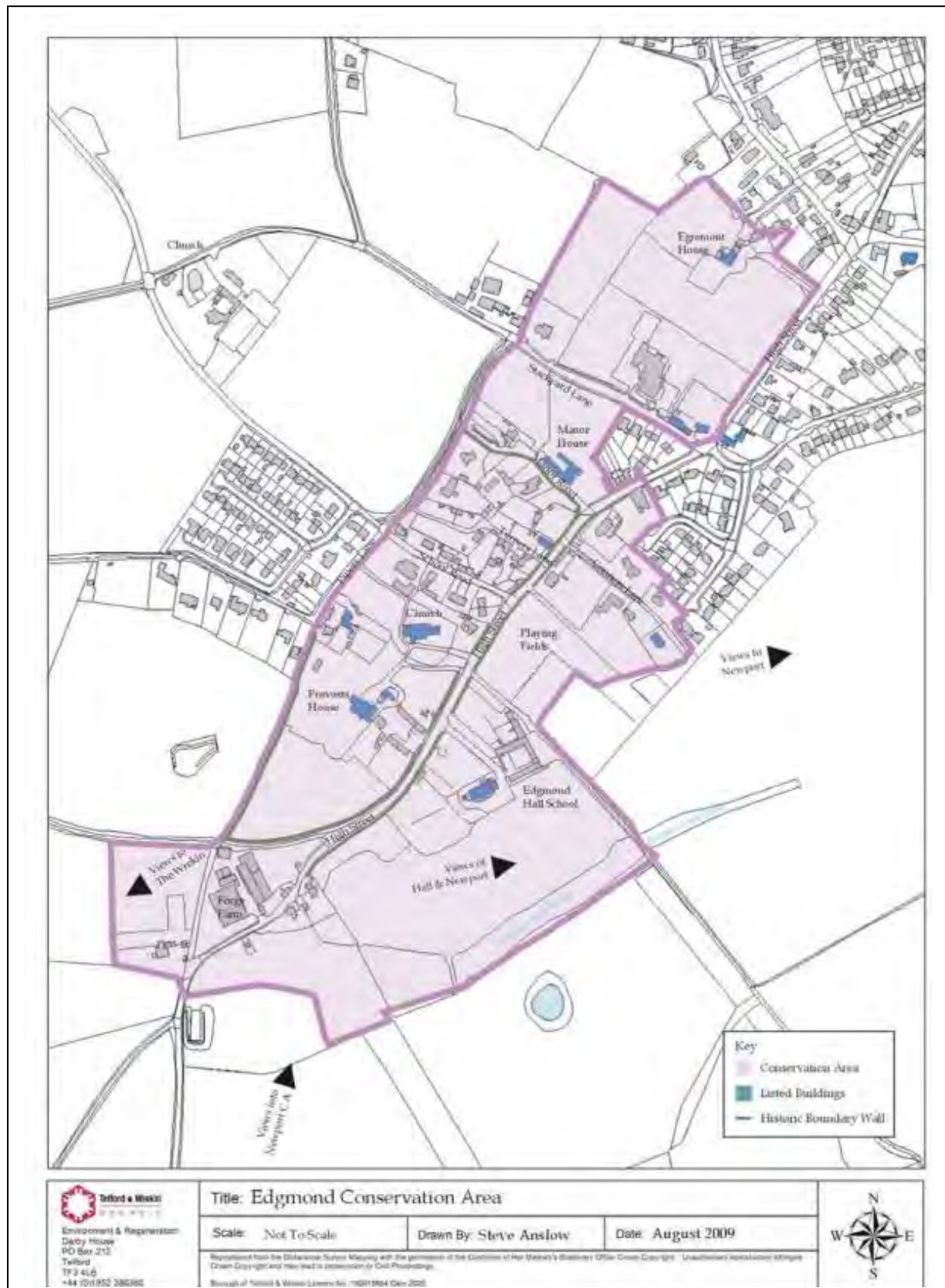
This aerial view demonstrates particularly prominent development edges (highlighted in red). The effect is less intrusive where the development is older and there is a greater quantity of garden vegetation associated with the development such as along Newport Road. The effect is hard and intrusive where the development edge is abrupt and suburban in design such as St Peter's Close.

The elevated position of Edgmond is particularly evident in the area shown in orange and is experienced when approaching the village from the south and from the north. Blue arrows indicate views to Edgmond from the flat landscape to the north.

Distant views are indicated with yellow arrows.



Fig H Edmond Conservation Area ( including Listed Buildings)



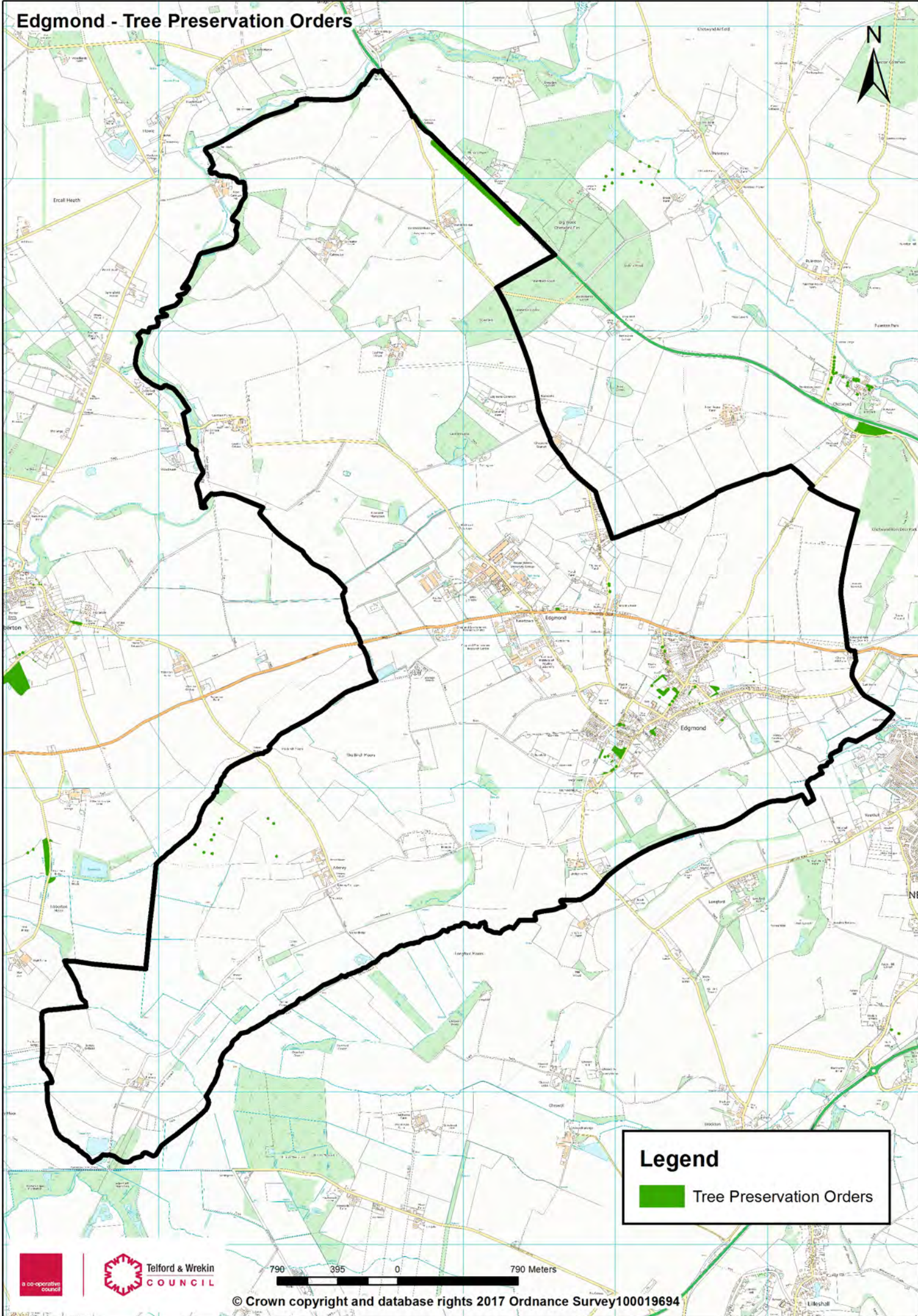
## Fig I Buildings of Local Interest

( Buildings identified by Telford & Wrekin Council and relating to Telford& Wrekin Local Plan Policy BE6)






# Edgmond - Tree Preservation Orders



## Legend

 Tree Preservation Orders



790 395 0 790 Meters

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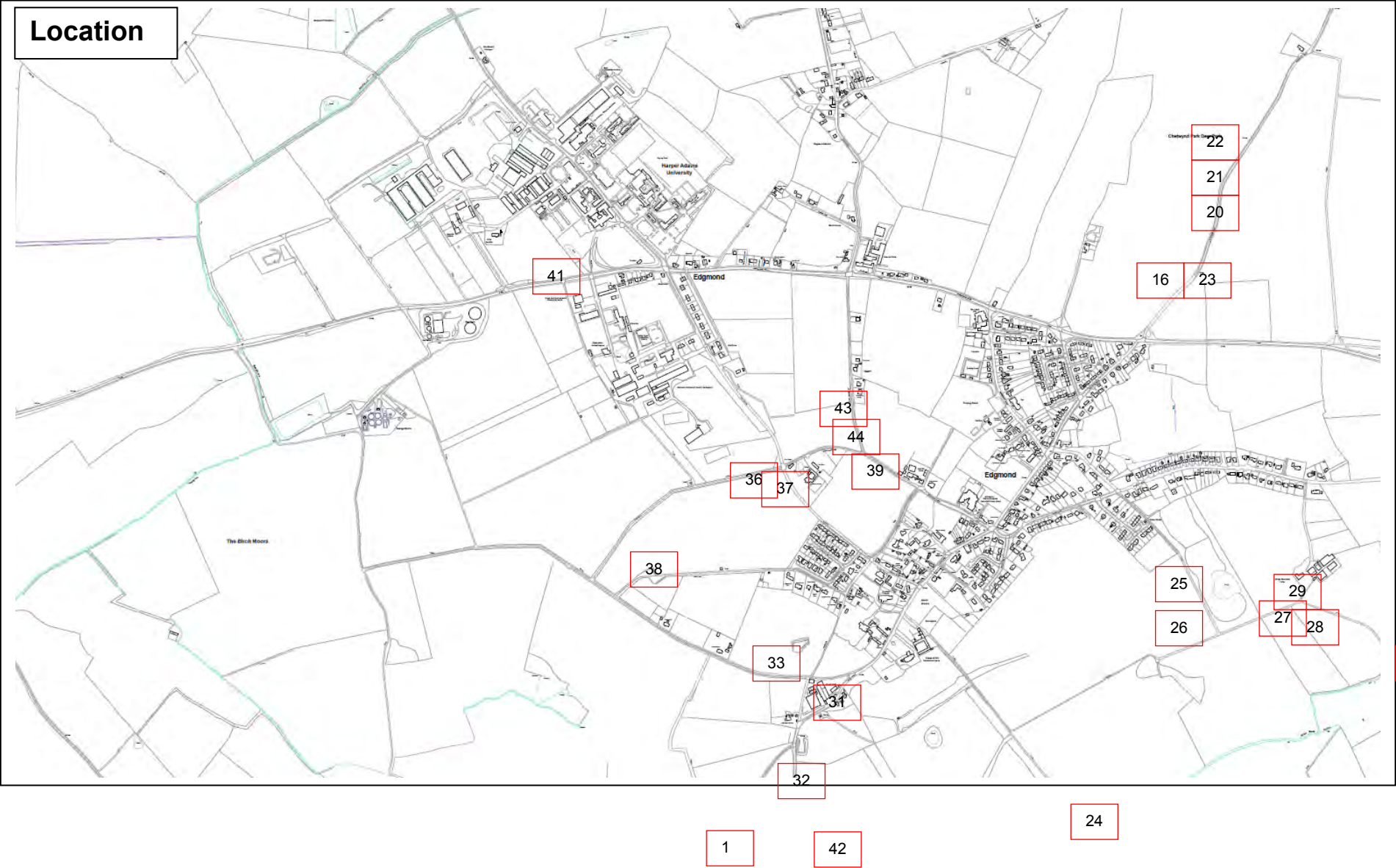


Fig M Proposed Local Green Spaces<sup>1</sup>



<sup>1</sup> Edgmond Neighbourhood Plan



Appendix : Photographs





**Location**

Map of Edmond, Oklahoma, showing numbered locations 1 through 40. The map includes street names, building footprints, and a north arrow. Locations are marked with red boxes containing numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 18, 17, 34, 35, 40, and 40. The word "Edmond" is printed in the center of the map.



Ref.	Photograph	Notes
1		<p>View from the south west. It illustrates :</p> <ul style="list-style-type: none"> <li>• The rural quality of Edgmond</li> <li>• The slightly elevated position of the settlement</li> <li>• The integration of vegetation and buildings</li> </ul>
2		<p>The substantially linear nature of the viilage providing frequent gaps to views out to the surrounding countryside and showing the close proximity of the countryside to the streets within the village</p>

Ref.	Photograph	Notes
3		<p>The dominance and intergradation of vegetation within Edgmond and the substantial use of boundary hedges.</p>
4		<p>The dominance and intergradation of vegetation within Edgmond</p>



Ref.	Photograph	Notes
5		<p>The lack of vegetation, variety and enclosure associated with the suburban character type</p>
6		<p>Many distinctive buildings are located at focal points and junctions</p>







Ref.	Photograph	Notes
7		<p>Many distinctive buildings are located at focal points and junctions</p>
8		<p>Enclosure produced by buildings and boundaries enhances the experience of the village and frames views.</p> <p>Large trees provide additional enclosure and landmark features.</p>

Ref.	Photograph	Notes
9		Rich detailing add to the distinctive quality
10		Large scale and 'polite' architecture provides Edgmond with a unique sense of place and importance







Ref.	Photograph	Notes
11		Open countryside regularly penetrates into the village and provides open views across surrounding countryside
12		Significant clusters of historic buildings



Ref.	Photograph	Notes
13		<p>A key view when entering the village from the south west. A combination of enclosure created by vegetation, boundary walls and the street alignment which directs the view to the buildings in the middle of the picture.( the eye is also drawn to the white colour of the buildings)</p>
14		<p>A quintisential English village</p>

Ref.	Photograph	Notes
15		Intimate village spaces. Enclosure provided by boundary walls and vegetation.
16		The countryside penetrates to the centre of the settlement and maintains the context for key buildings within the village







Ref.	Photograph	Notes
17		<p>Views across to Newport Road. A 'soft' boundary between the landscape and development.</p>
18		<p>The eastern point of entry to the village. The 19<sup>th</sup> century buildings (right in the picture) provides a low key landmark. The sense that this is a 'back door' entry point into the village rather than the main entry.</p>

Ref.	Photograph	Notes
19		<p>Northern boundary of the village. Due to rear gardens, the settlement ( largely) does not actively address this highway.</p>
20		<p>The flat open landscape to the north of Edgmond showing rising land to the north east</p>



Ref.	Photograph	Notes
21		Elevated 'parkland type' landscape to the east
22		Views south to Edgmond from the open landscape. Illustrating how the village is clothed in trees and vegetation .





Ref.	Photograph	Notes
23		<p>The northern approach to Edgmond illustrating the integration of buildings and vegetation ( including the significant and quantity of trees which help distinguish and 'landmark' the village in the wider landscape) and the informal arrangement of buildings.</p>
24		<p>The close proximity of Newport</p>

Ref.	Photograph	Notes
25		<p>The southern extension to Robin Lane has both a hard and an exposed relationship with the adjacent countryside. Its architecture is suburban in detail and layout and there is little integration with green infrastructure.</p>
26		<p>The more established parts of Robin Lane have a soft edge with the adjacent countryside and it is clothed in generous planting.</p>







Ref.	Photograph	Notes
27		<p>The prominent ribbon development along Newport Road. The development is a broken line of eclectic architectural mix of housing</p>
28		<p>The low lying valley of the Stine Brook provides a distinctive gap between Edgmond and the town of Newport . This physical and visual separation helps to maintain the distinctiveness of Edgmond (preventing the village from becoming an extension of Newport)</p>



Ref.	Photograph	Notes
29		The elevated and wooded landscape of Summerhill
30		The penetration of surrounding countryside into the centre of the village from the south.

Ref.	Photograph	Notes
31		<p>A significant landmark /gateway created by the buildings, the orientation of the road ( the buildings terminate the view ) and the point at which the enclosing effect of boundaries and buildings of Edgmond begin.</p>
32		<p>The combination of architecture, trees, rising land and road orientation ( focussing the view to the house and garden before turning east) provides a distinctive 'outer gateway' to Edgmond.</p>







Ref.	Photograph	Notes
33		The elevated land to the immediate west of the village of Edgmond
34		One of several footpaths around the edge of Edgmond. Sandstone walls and village vegetation on the right and countryside on the left.

Ref.	Photograph	Notes
35		Scattered and eclectic mix of buildings help create a 'soft' edge to Edgmond
36		Views from the elevated land immediately west of Edgmond looking north to Harper Adams University



Ref.	Photograph	Notes
37		<p>The landmark of Edgmond House and garden outside the settlement of Edgmond.</p>
38		<p>The footpath decent into the old quarry at Rock Hole highlights the change in level from the higher ground of Edgmond and a reminder of the significance of red sandstone – both as a local tonal colour quality and as a locally distinct building material.</p>






Ref.	Photograph	Notes
39		<p>The intrusive quality of St Peters Close is due to :</p> <ul style="list-style-type: none"> <li>• its elevated and prominent position,</li> <li>• the suburban quality of its architecture,</li> <li>• the regularity of its layout</li> <li>• the abrupt boundary with the surrounding countryside</li> <li>• the lack of ( including the lack of integration with) green infrastructure</li> </ul>
40		<p>Manor House is pivotal in the composition of Edgmond. It forms a significant part of the composition of the village , The house and its associated open space ( which brings the surrounding landscape into the centre of the village) helps define the character of Manor Lane and Edgmond.</p>

Ref.	Photograph	Notes
41		<p>Harper Adams University is a significant feature when entering the village from the west, and is a mixture of modern and traditional educational buildings, including farming infrastructure such as farm buildings, storage tanks and other farming related features.</p>
42		<p>View from the South west approach to Edgmond. This provides one of the most distinctive and memorable approaches to the village. The Highway crests a slight rise before descending to Forge Farm – providing appealing views to Provost's House beyond set amongst mature trees.</p>



Ref.	Photograph	Notes
43		<p>Approaching Edgmond from the north east along Longwithy Lane.</p> <p>St. Peter's church is framed against the skyline over hedges of a saxon lane in an agricultural setting forming a view that has changed little in the last 1000 years.</p>
44		<p>The ridge and furrow system in open countryside between Edgmond and Harper Adams University lying to the north east of the junction of Stackyard Lane and Longwithy Lane.</p>

Ref.	Photograph	Notes
45		View of Edgmond from the south east illustrating the low land of the Strine Brook valley and the elevated position of Edgmond.
46		Approaching Edgmond along Newport road from the east, St. Peter's church dominates the skyline with notable tall pine trees in the Conservation Area

Ref.	Photograph	Notes
47		<p>View from the west. Illustrating how Edgmond is located on slightly elevated land and that the settlement is substantially hidden from view and contained within mature trees with only roof tops visible</p>



## Appendix Street Character ( see Fig C Street Types)

This is concerned with the features and characteristics which affect the overall quality of the street which when combined, contribute towards creating the overall character and quality of the area.



Criteria	Measurement description	Definition
Architecture	Age	Although many streets contain a variety of buildings from different periods, this is a description of the principal age.
Green infrastructure	High, medium or low	An assessment of the contribution and integration of vegetation and open space
Enclosure	High, medium or low	The degree to which buildings and boundaries create a sense of enclosure
Public Realm	Rural, village or urban	The number and type of street features ( esp. pavements) which affect the use, look and feel of the street
Variety	High, medium or low	The degree to which buildings, features and boundaries create a varied and interesting composition
Distinctiveness	High, medium or low	The degree to which buildings, features and boundaries create a distinctive experience
Style	Suburban, urban village, village, cottage ,rural vernacular or polite <sup>1</sup>	Terms used to convey the overall character of the place.

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<sup>1</sup> Polite in this context means architectural design which is derived from fashionable preferences of the time rather than a product of direct response to locally derived building methods.



Ref.	Photograph	Description
1		<p><b>Architecture :</b> Vernacular 18<sup>th</sup>/19<sup>th</sup> century</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> High</p> <p><b>Public realm :</b> Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> Village</p>
2		<p><b>Architecture :</b> Late 20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> Low</p> <p><b>Enclosure :</b> Low</p> <p><b>Public realm :</b> Urban</p> <p><b>Variety :</b> Low</p> <p><b>Distinctiveness :</b> Low</p> <p><b>Style :</b> Suburban</p>





Ref.	Photograph	Description
3		<p><b>Architecture :</b> Mixed / 19<sup>th</sup> century</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> Average</p> <p><b>Public realm :</b> Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> Urban village/mixed</p>
4		<p><b>Architecture :</b> Mixed 20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> Average</p> <p><b>Enclosure :</b> Average</p> <p><b>Public realm :</b> Urban</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> Average</p> <p><b>Style :</b> Urban village</p>




Ref.	Photograph	Description
5		<p><b>Architecture :</b> Mixed / 19<sup>th</sup> century</p> <p><b>Green infrastructure :</b> Average /high</p> <p><b>Enclosure :</b> Average/high</p> <p><b>Public realm :</b> Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> Urban village</p>
6		<p><b>Architecture :</b> 20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> average</p> <p><b>Enclosure :</b> low</p> <p><b>Public realm :</b> Urban/Village</p> <p><b>Variety :</b> average</p> <p><b>Distinctiveness :</b> low</p> <p><b>Style :</b> suburban</p>



Ref.	Photograph	Description
7		<p><b>Architecture :</b> late 20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> Average</p> <p><b>Enclosure :</b> low</p> <p><b>Public realm :</b> Urban</p> <p><b>Variety :</b> low</p> <p><b>Distinctiveness :</b> low</p> <p><b>Style :</b> urban village</p>
8		<p><b>Architecture :</b> Mixed</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> High</p> <p><b>Public realm :</b> Rural/Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> Cottage</p>

Ref.	Photograph	Description
9		<p><b>Architecture :</b> Late 20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> low</p> <p><b>Enclosure :</b> low</p> <p><b>Public realm :</b> Urban</p> <p><b>Variety :</b> low</p> <p><b>Distinctiveness :</b> low</p> <p><b>Style :</b> suburban</p>
10		<p><b>Architecture :</b> mixed/20<sup>th</sup> century</p> <p><b>Green infrastructure :</b> Average</p> <p><b>Enclosure :</b> average</p> <p><b>Public realm :</b> Urban/village</p> <p><b>Variety :</b> average</p> <p><b>Distinctiveness :</b> average</p> <p><b>Style :</b> Urban village</p>



Ref.	Photograph	Description
11		<p>Architecture : Late 20<sup>th</sup> century</p> <p>Green infrastructure : low</p> <p>Enclosure : low</p> <p>Public realm : Urban</p> <p>Variety : low</p> <p>Distinctiveness : low</p> <p>Style : suburban</p>
12		<p>Architecture : Late 20<sup>th</sup> century</p> <p>Green infrastructure : low</p> <p>Enclosure : low</p> <p>Public realm : Urban</p> <p>Variety : low</p> <p>Distinctiveness : low</p> <p>Style : suburban</p>






Ref.	Photograph	Description
13		<p>Architecture : Late 20<sup>th</sup> century</p> <p>Green infrastructure : low/average</p> <p>Enclosure : low</p> <p>Public realm : Urban</p> <p>Variety : low</p> <p>Distinctiveness : low</p> <p>Style : suburban</p>
14		<p>Architecture : Late 20<sup>th</sup> century</p> <p>Green infrastructure : low</p> <p>Enclosure : low</p> <p>Public realm : Urban</p> <p>Variety : low</p> <p>Distinctiveness : low</p> <p>Style : suburban</p>

Ref.	Photograph	Description
15		<p><b>Architecture :</b> Pre 19<sup>th</sup> century</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> High</p> <p><b>Public realm :</b> Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> cottage</p>
16		<p><b>Architecture :</b> pre 19<sup>th</sup> century</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> High</p> <p><b>Public realm :</b> Village</p> <p><b>Variety :</b> High</p> <p><b>Distinctiveness :</b> High</p> <p><b>Style :</b> Polite</p>



Ref.	Photograph	Description
17		<p><b>Architecture : Mixed</b></p> <p><b>Green infrastructure : High</b></p> <p><b>Enclosure : High</b></p> <p><b>Public realm : Rural/Village</b></p> <p><b>Variety : High</b></p> <p><b>Distinctiveness : High</b></p> <p><b>Style : cottage</b></p>
18		<p><b>Architecture : Mixed</b></p> <p><b>Green infrastructure : Average/high</b></p> <p><b>Enclosure : average /high</b></p> <p><b>Public realm : Village</b></p> <p><b>Variety : High</b></p> <p><b>Distinctiveness : average/high</b></p> <p><b>Style : urban village</b></p>

Ref.	Photograph	Description
19		<p><b>Architecture : Mixed</b></p> <p><b>Green infrastructure : average/high</b></p> <p><b>Enclosure : High</b></p> <p><b>Public realm : Village</b></p> <p><b>Variety : High</b></p> <p><b>Distinctiveness : Average/high</b></p> <p><b>Style : Village</b></p>
20		<p><b>Architecture : Mixed</b></p> <p><b>Green infrastructure : High</b></p> <p><b>Enclosure : High</b></p> <p><b>Public realm : Rural</b></p> <p><b>Variety : High</b></p> <p><b>Distinctiveness : Average</b></p> <p><b>Style : Rural</b></p>

Ref.	Photograph	Description
21		<p><b>Architecture :</b> Mixed</p> <p><b>Green infrastructure :</b> High</p> <p><b>Enclosure :</b> low</p> <p><b>Public realm :</b> Sui generis<sup>2</sup></p> <p><b>Variety :</b> low</p> <p><b>Distinctiveness :</b> low</p> <p><b>Style :</b> undefined</p>

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<sup>2</sup> It does not fall within any of the measurement criteria. It has both urban and rural features.



# Appendix : Telford & Wrekin Council Village Appraisals

## Village Appraisal Phase 1 : Village Setting Telford &Wrekin Council

### VILLAGE APPRAISAL

VILLAGE EDGMOND

#### GRID REFERENCE

#### A. VILLAGE FACTS

1. **GEOGRAPHICAL AREA DESCRIPTION** : *NOT APPLICABLE*.
2. **GEOLOGY**: Principly pebble beds:- Pebby red-brown sandstone and conglomerate. Also areas of soft red sandstone and boulder clay and unbedded gravelly clay.
3. **AGRICULTURAL CLASSIFICATION**: Developed land and grade 2.
4. **SOILS**: Acid brown soils and podzolized soils.
5. **ARCHAEOLOGICAL SITES - SCHEDULED AND UNSCHEDULED MONUMENTS**: 14 No. unscheduled monuments including : Edgmond Bridge Union Canal; 3 No. cooking sites; Provost's house; A site of historical remains include roman and medieval.
6. **WILDLIFE AREAS**  
SSSI : Close to Shropshire Union Canal S.S.S.I.  
PS : No  
SEV : No
7. **DESIGNATIONS**  
AONB : No  
ASLC : Nearby  
COUNTRYSIDE FRINGE : No  
GREEN NETWORK : No  
COMMUNITY FOREST : No

## **B. VILLAGE SETTING**

### **1. VISUAL PROFILE/ENVELOPE**

Views to skyline occupied by Edgmond. Almost full linear extent of village seen including character areas G, F, J and D. Village view softened in part by shelterbelts, but generally a fairly abrupt junction with the landscape apart from Area G which "flows into the landscape as a result of the density of trees in this area.

### **2. TOPOGRAPHICAL SETTING**

Extensive views from the north east from which almost entire village can be seen, i.e. 1950s suburban development spread across flat land gently rising to the south, terminating in large historical built farms submerged in a mixed mature woodland, including the church.

### **3. LANDSCAPE TYPE/CHARACTER**

Distant views are obtained from the west, where elevated land provides views across flat land, finally rising to "Edgmond" Hill. Character area 'C', together with the Harper Adams, complexes are quite visible, the latter being less intrusive by the greater density of trees in that area. Character area 'E' can just be seen rising above the crest of the hill. Weak settlement form.

### **4. VISUAL PROFILE/ENVELOPE**

Extensive visual envelope partly due to linear characteristics which means that whilst the whole village is never seen from one position, at least one or some of its parts are visible from all angles.

Edgmond occupies a small hill top position and therefore occupies the skyline from many view points.

Middle distant views occupied by the substantial woodland shelterbelts and termination of the view by the rising land of Edgmond and Character Area F. Distinct village form.

Extensive visual envelope, particularly to the west due to:

- i. Its large linear form (running approximately south west - north east) means that it appears to be spread over a wide area.
- ii. Large parts of the village occupy an elevated hill side/hill top or ridge line position and therefore is more prominent in the landscape.



**VIEW 1:** Views to Character Areas D, F and J from across the south side of the Strine Brook Valley.

Village occupies upper slope and ridge line and is therefore seen as almost unbroken line of settlement.

The comparatively "solid" mass of built forms and thick tree cover in the west deteriorates progressively eastward - A combination of contemporary building styles and a reduction in the extent of screening/"softening" tree and shrub cover.

**VIEW 2:** Very clear views south and south west to the village across a very open landscape with few especially large hedgerows and trees.

Extensive areas of the village seen, Character Areas C, D, J and F.

Area C is particularly exposed to view - a mass of suburban development with little tree cover to relate it or screen it with the surrounding landscape.

**VIEW 3:** Good view across large fields to the distinctive and prominent form of Character Area F - partially framed (focused) by a block of poplar dominated woodland.

A good rural composition of interesting vernacular forms highlighted by distinct tall (conifer) tree cover.

View only partially marred by the contemporary development of Character Area E which can be seen appearing above the skyline.

**VIEW 4:** Excellent view to Character Area F, framed by adjacent woodland (which conveniently screens the less aesthetic parts of the village).

Distinctive large built forms submerged in dense tree cover on the skyline, rising up from the valley floor.

**VIEW 5:** First views of the village from the south across substantial woodland blocks to the far side of the Strine Brook Valley.

Similar to View 4 but more distant.

**VIEW 6:** A distinct and contained view.



Strong topographical and woodland containment create a natural gateway which focuses on Edgmond Grove and the adjacent large barns.

**VIEW 7:** Good open views across medium sized fields with good hedgerows and a prominent woodland (poplar) block to the north

View to the steepest south facing slopes of the hill upon which the majority of the village is built. A misleading view of the village as only the attractive massing of Character Area F can really be seen and the tops of intrusive 1950s dwellings appearing over the brow of the hill. (Character Area E).

Quite prominent is the open grassy south facing slope of Character Area H in contrast to the interesting mass of dark trees and buildings at its south eastern end.

The simple impact of this area is detrimentally affected by the properties at the base of the slope - Barnfield and West Wind (not vernacular).

**VIEW 8:** Almost entire village can be seen - made more obvious by the fact that the road from Newport has just emerged out of a cutting and the land beyond is comparatively flat and laid out to view. (In contrast). Similar to view (2) only the extent of the village is more obvious (the separate character areas).

##### 5. VISUAL CHARACTER AREAS

Strine Brook Valley:

Shallow valley running roughly east west, rising to land on the north - the upper slopes of which are occupied by Edgmond

Open fields interspersed by woodland, becoming increasingly more wooded as you move west.

Flat low lying land:

Extensive area of comparatively level land, broken up by substantial tree and hedgerow groups.

Chetwynd Park:

Higher ridge of wooded land to the north east of Edgmond. Accentuates the views to Edgmond when travelling west from Newport, but surprisingly does not dominate Edgmond.

- (A) + Harper Adams:  
(B) Extensive collection of large built forms lying for the most part on level, low land. Highly visible from the west north and east. Area A made somewhat less intrusive by the mitigating (hiding) effects of mature trees.
- (C) 1950s/1960s Suburban Development: Highly visible from the west, north and east. Hard edge to the village. Few trees to reduce the affect.
- (D) Linear 1930s-1950s Development: A pure linear extension of Edgmond. Very visible on a ridge line from the south (as an intrusive element) and from the north and east as a hard edge of development backing onto open fields.
- (E) 1960s Development and some 1950s Development: Housing estate. Built on the highest point in the village and as such, visible on skyline from almost every angle. (Glimpses even obtained from the south).
- (F) Historical/Woodland Core: A consolidated cluster of large and interesting buildings, including the church and provost's house, all enveloped in mature trees, including many conifers.
- Occupying some of the steepest sloping south facing topography. No abrupt edge, but clearly definable as a village settlement.
- (G) Village Entrance: Clearly defined "gateway" to the village by merit of strong definable topography (a pinch point gap between slightly higher ground. Accentuated by a single dominating building at its focus backed by steeply rising ground, covered in dark woodland.
- \*Also including some intrusive (and large) farm out buildings at the edge of the area.
- (H) Ridge: Two large detached properties with associated tree planing form the bottom edge of rising open fields to a ridge line.
- (I) North Facing Fields: Rather open area criss-crossed with hedgerows.



The openness allows substantial views of one of Edgmond's most prominent buildings - Edgmond House.

(J) 1970s Development: Modern housing estate of reasonably large homes. Generally only seen from the south.

## 6. PERIMETER VIEWS/EDGE CHARACTER OF VILLAGE

South West Facing: A village of character, charm and interest. Good form including a strong cluster of good interesting buildings amongst an equally strong collection of trees set on relatively steep south facing slopes.

This forms the southern end of south west facing slopes which are substantially composed of open green fields rising to an open skyline ridge.

South East Facing: A mixture of good and bad intrusive elements.

West end - good; composed of area F (see above). Remainder composed of mixed suburban type development sitting abruptly in the landscape along a ridge line. Mixed modern forms, particularly pale pink/red brick, white frames and fascias.

North East: Expansive area of suburban housing. Hard. Little vegetation to soften - gradually becoming softer (more vegetation) southward.

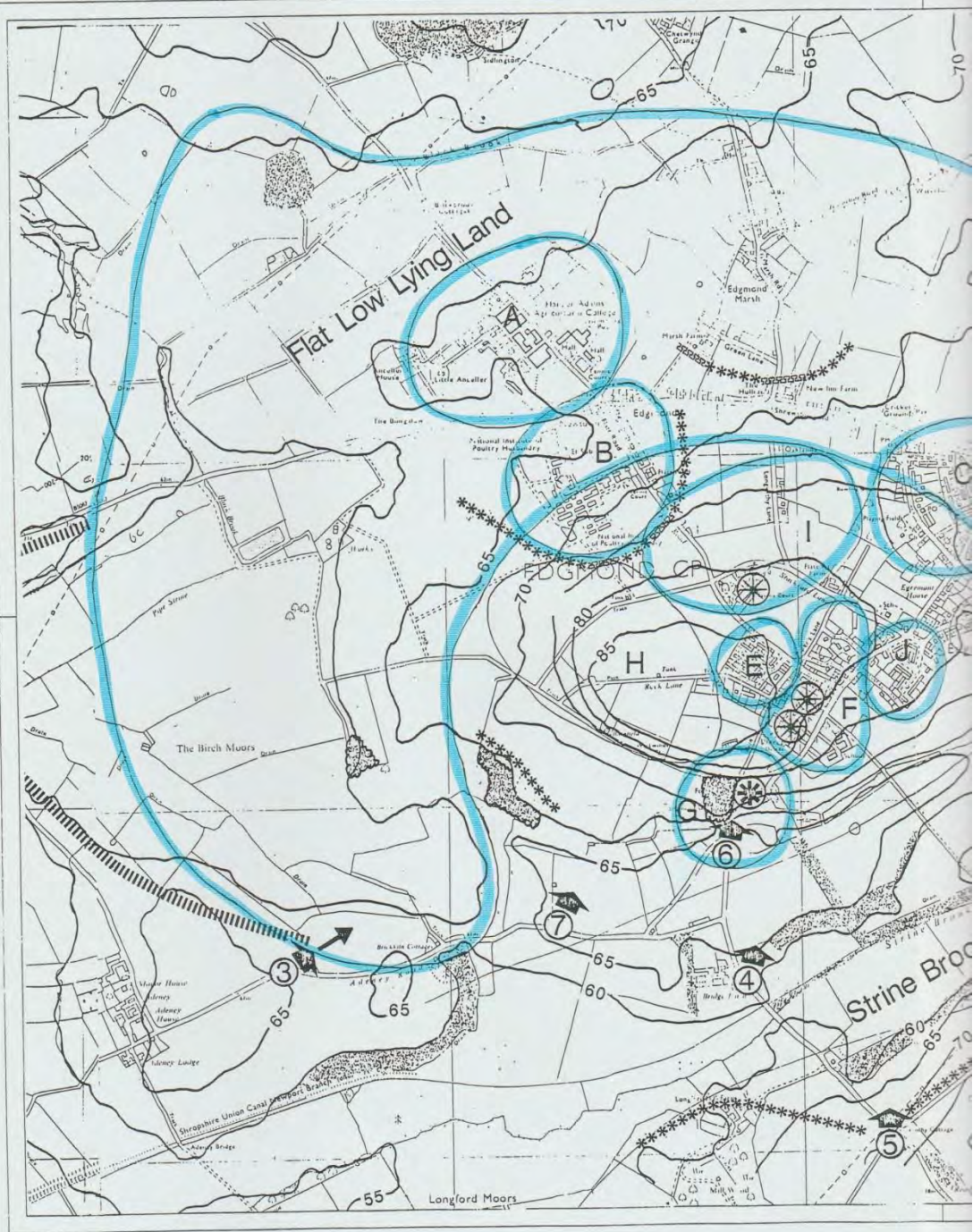
North West: Large open fields dominate with Edgmond House. Most prominent.

Most of village out of view (mostly located on south east facing slopes).

Low lying hard suburban sprawl (character area C) at north end.

## 7. FOCAL POINTS

Edgmond House (Character Area i)  
Row of poplars (Character Area i)  
Collection of pines (Character Area i)







# LEGEND

- Contours
- ⑥ View Points
- Long Distant Views
- ▲ Village Views
- Extent Of View (Buildings)
- ..... Extent Of View (Vegetation)
- ||||| Extent Of View (Topography)
- ⊗ Visually Prominent Element (Good)
- ⊗ Visually Prominent Element (Bad)
- - - Visually Prominent
- Linear Element (Good)
- - - Visually Prominent
- Linear Element (Bad)
- Woodland
- Prominent Woodland
- ▲ Conifer } Significant
- Deciduous } Isolated Trees
- ◆ Poplar }
- Geographical Areas
- Character Areas :
- Strine Brook Valley
- Flat Low Lying Land
- A. Harper Adams College
- B. Harper Adams College
- C. Suburban Development
- D. Linear 1950's Development
- E. 1960's Development
- F. Historical & Woodland Core
- G. Village Entrance
- H. Ridge Top & Open Slopes
- I. North Facing Open Fields
- J. 1970's Development

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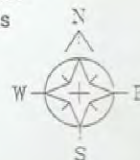
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**WREKIN COUNCIL**

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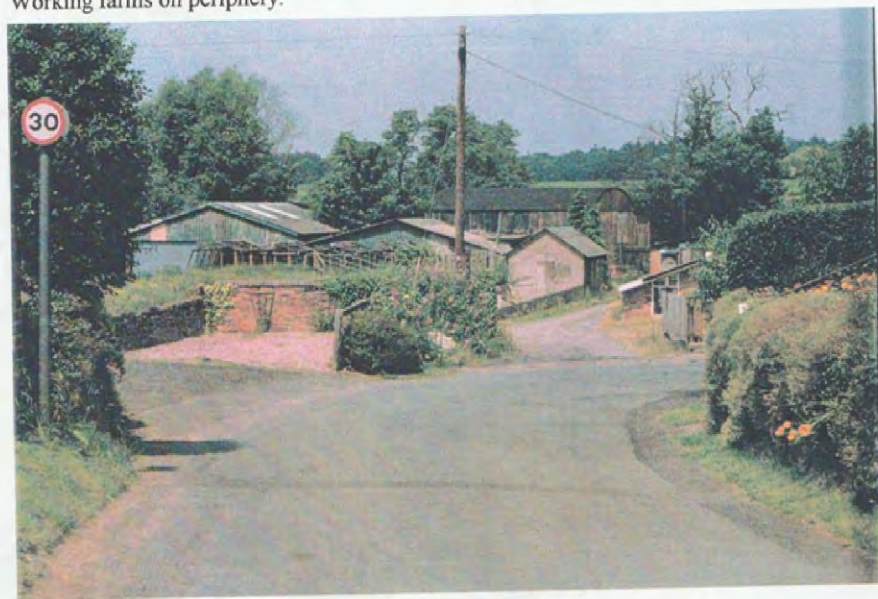
## EDGMOND

Scale 1:10000 | Drawn by J.G.J. | Date 23.05.94



## Village Appraisal Part 2 Telford & Wrekin Council

- Mixture of building styles including half timbered, Duke of Sutherland cottages and modern suburban forms.
- Smallholdings to south and south-west of village.
- Pub, school, shop, post office and play group.
- Working farms on periphery.



- Former nursery business occupies sensitive site adjacent to the river-in need of improvements
- Very attractive water meadow/pasture in bend of the river, below the church, should be preserved as such.

### **Edgmond:**

- Large village with strong linear form, somewhat eroded by recent developments.
- Generally good 'soft' edges.
- Skyline position above Strine Valley.
- Historic centre round Church and Provost's House and Edgmond Hall, ringed with mature trees.
- Narrow walled lanes of distinctive character.



**EDGMOND 1**

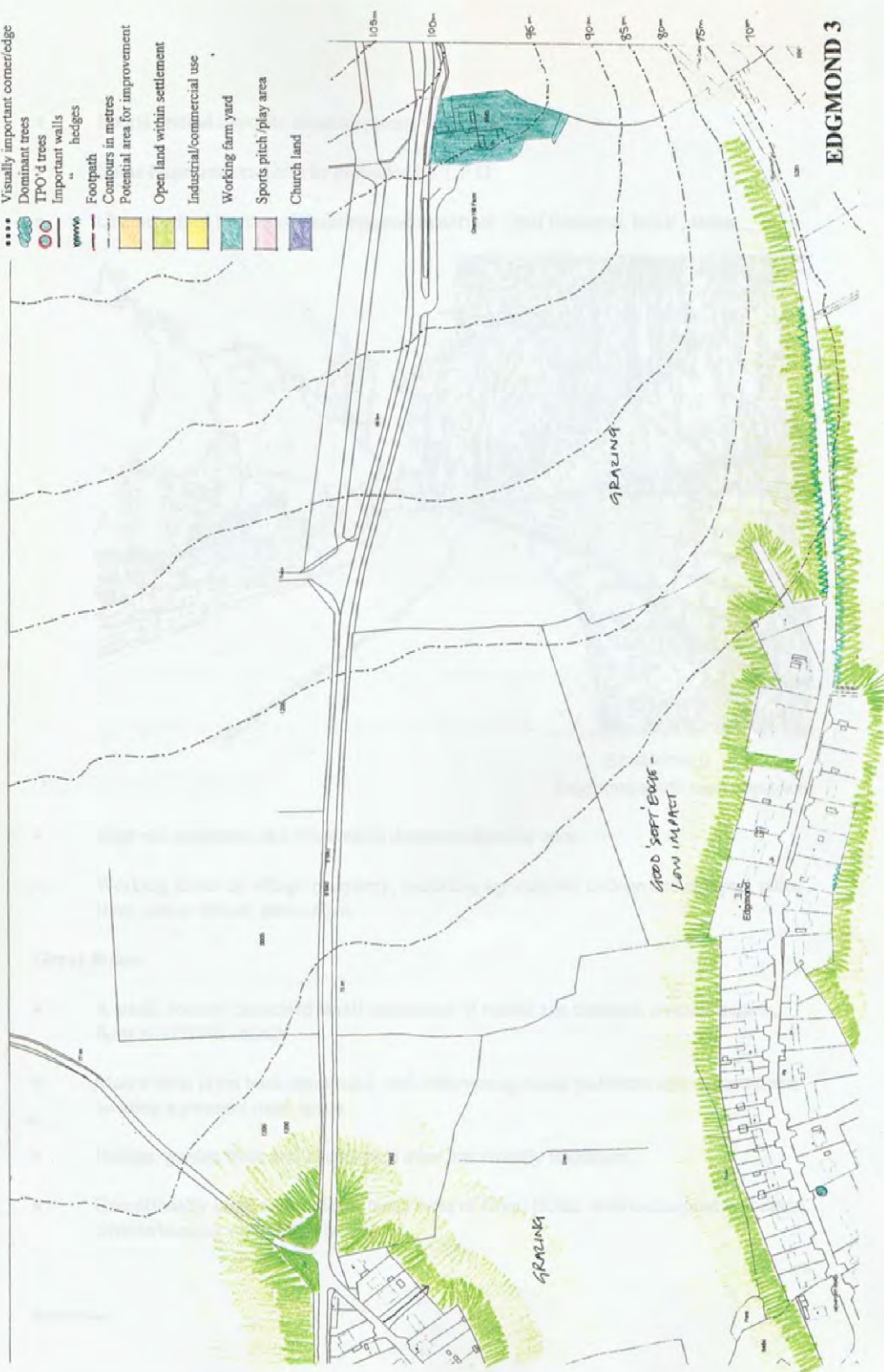


# EDGEMOND 2



# Key

- Historic core of the settlement
- Conservation Area
- Visually important corner/edge
- Dominant trees
- TPO of trees
- Important walls
- hedges
- Footpath
- Contours in metres
- Potential area for improvement
- Open land within settlement
- Industrial/commercial use
- Working farm yard
- Sports pitch/play area
- Church land



EDGMOND 3



# Edgmond

## Conservation Area

### Draft Management Plan August 2009



Telford & Wrekin  
COUNCIL

Provost House

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## **1. INTRODUCTION**

Conservation Areas were first designated in England and Wales under the Civic Amenities Act 1967. Following subsequent revisions, the principle Act concerning the designation of Conservation Areas is currently the Town and Country Planning (Listed Building and Conservation Areas) Act 1990. Additional information regarding the designation of Conservation Areas can be found in PPG15 Planning and the Historic Environment (1994). The Edgmond Conservation Area was designated in March 1981. The map in Appendix 1 identifies the Conservation Area boundary and also identifies all the listed buildings within the boundary.

### **1.1 The purpose of the Management Plan**

The purpose of the Management Plan is to complement and re-enforce local and national government policies regarding the preservation of historic fabric and character. The proposals set down in the Management Plan are intended to preserve and enhance the character and appearance of the Conservation Area and to assist with managing change in and around the boundary. This plan should be considered in conjunction with the conservation Area Appraisal carried out in January 2008.

### **1.2 Boundary changes**

There are no current proposals to extend the Edgmond Conservation Area, though conservation area boundaries are subject to constant review. Any proposed boundary changes will be subject to full public consultation before any subsequent adoption

## **2. POLICY BACKGROUND**



## **2.1 Local Plan policies affecting the Conservation Area**

Policy CS15: Urban Design within the LDF Core Strategy and saved policies in the Wrekin Local Plan contain a number of policies that affect the historic environment, it will seek to proactively use these policies to preserve and enhance the character of all the Conservation Areas within the Authority boundary. The policies affect all aspects of the historic environment including conservation areas, listed buildings, locally listed buildings and archaeology. Additionally there are other policies which are relevant to some conservation areas such as retail policy. These policies are used to determine whether an application for development is appropriate for the Conservation Area. These policies can be supplemented by additional policy guidance that can give more specialised and detailed information of how such policies will be interpreted or applied.

A list of the most relevant Local Plan saved policies are contained in Appendix 2, these saved policies will be incorporated into the new LDF Core Strategy Policy CS15. This is by no means an exhaustive list of relative policies and it is recommended that the Local Development Plan is consulted in full by applicants before any development takes place. Guidance on Conservation Areas can also be found in PPG 15 Planning and the Historic Environment (1994).

## **2.2 Decision making**

All Council departments involved in decisions affecting change within the Conservation Area should understand the significance of conservation area designation and work corporately in a team approach to ensure that development decisions are appropriate for the historic context and will not damage the character of the Conservation Area and that such decisions are consistent.

## **3.1 Dwellings and subdivision of plots**

There are approximately 75 properties in the current conservation area boundary in the Edgmond Conservation Area. They create the dominant character of the conservation area, and range from small yeoman's type cottages and farmsteads to large country houses and grand Victorian villa style properties, the larger properties mostly being set back from the road frontage behind boundaries of traditional sandstone and/or mature planting. Whilst some of these properties in or around the

conservation area are of 20<sup>th</sup> Century construction, the majority are of period character, having origins in the 18<sup>th</sup> and 19<sup>th</sup> Century.

The preservation of the character of these properties is central to the preservation of the character of the conservation area. Where buildings are listed, legal controls exist to prevent inappropriate change in both design and materials. Any works that will result in a material change to the appearance or fabric of the building will require Listed Building Consent; this applies to the building entire, front and back and to fixtures and fittings on the interior. Advice should always be sought from the Council's Conservation Officer before any works are carried out.

Where properties are not listed, certain permitted development rights are allowed, these can include door and window replacements for example. (Full details of permitted development can be obtained from Telford and Wrekin Planning Department on 01952 380380). In such cases we rely on the goodwill of residents to ensure appropriate change in design and materials. The Conservation Department can provide advice on design and materials appropriate for the conservation area. Currently most unlisted dwellings have continued to maintain the quality of their design and contribute positively to the conservation area. The Council will use its available powers to ensure that inappropriate change does not occur. These include the removal of permitted development rights under an Article 4 Direction (see section 3.7).

Development pressure within the conservation area is relatively limited, with most new development taking place outside the boundary. What little development pressure there is, centres around the subdivision of existing residential plots. The large plots associated with some of the larger properties within the conservation area should also be preserved as they contribute positively to the conservation area, applications for subdivision of residential plots for development will be resisted by the Council.

### **3.2 Highways/boundary treatments**

The Conservation Area Appraisal clearly identifies the presence of sandstone boundary walls as being a key feature to the character of the conservation area. The Council will use its available powers to ensure that such boundaries are maintained and preserved. It will resist and applications involving demolition or partial demolition of any sandstone wall within the conservation area. This includes the creation of new vehicular or pedestrian accesses or the widening of existing accesses to

accommodate vehicles. Demolition or partial demolition within a conservation area requires Conservation Area Consent and this applies to boundary treatments also.

### **3.3 Trees and green spaces**

#### **Trees in conservation areas**

Proposals to top, lop, fell or uproot trees in conservation areas require the consent of the council. You can seek advice from our Arboricultural Officer at Telford and Wrekin Services on 01952 384384.

Prior to such work being undertaken you should inform the council of your intentions, confirming where the tree or trees are, what work you wish to undertake and why. In cases of felling you should comment as to whether or not you intend any re-planting.

#### **Tree Preservation Orders**

There are a number of tree Preservation Orders within the boundary of the conservation area and along its boundary. A Tree Preservation Order (TPO) gives statutory protection to individual trees, groups of trees and woodlands. TPO's can be made by the council when they consider the tree(s) are of amenity value and there may be a risk of work being done to them that would harm that value. Hedges, bushes and shrubs cannot be covered, although individual trees and groups of trees within a hedge may be preserved.

Prior to doing work to such a protected tree ie, top, lop, fell or uproot, consent should be gained from the council. Within eight weeks of receipt, the council is required to either grant consent, possibly subject to conditions, or refuse consent. In circumstances where it is found necessary to refuse consent then there is a right of appeal against that decision. The Council will resist any application to remove trees within the Conservation Area unless it can be demonstrated that the tree is unsafe or in poor condition.

The council can, if it chooses, make an order which will come into effect immediately and will continue for six months, or until it is confirmed, whichever comes first. When the council confirms the order it can modify it, for example by excluding some of the trees.

The council will write to the owner and other interested parties, if an order is made. If you or anyone else wants to object to or support an order, write to Democratic

Services within the period they allow (usually one month from the date of letter) saying why and giving details of the relevant trees. The Borough Council will take these comments into account when it decides whether to confirm the order.

The owner remains responsible for the trees, their condition and any damage they may cause. The Planning Authority may be able to offer appropriate help and advice on how the trees should be managed.

There are a number of Tree Preservation Orders within the Edgmond Conservation Area boundary. Information on their location can be obtained from the Councils Offices at Darby House.

### **3.4 Public realm**

Public realm refers to those items within the Conservation Area that do not constitute buildings, such as road signage and street furniture. Due to the compact nature of the conservation area, and its main route fronting a highway, there is little space for street furniture which is ,at present, relatively unobtrusive.

### **3.5 Services**

Where services such as gas or electricity meters, intruder alarms, air conditioning and extraction facilities are introduced to properties they should be confined to the rear where at all possible to avoid unsightly intrusions and clutter on frontages. Where this is not possible services should be located and designed sensitively to cause minimum intrusion. This is particularly so with satellite dishes which should not be placed prominently on the street frontage.

### **3.6 Vacancy and Building Maintenance**

#### **Vacancy**

Vacancy is currently not an issue in Edgmond.



## **Maintenance**

The Council will encourage and offer advice to owners and tenants on appropriate levels of maintenance; this will be available on the conservation page of The Council's web site and in hard copy by request. Lack of appropriate maintenance is the single biggest threat to the character and/or survival of period buildings in the Conservation Area. Maintenance is a necessary fact, and cost, of property ownership or tenancy and cannot and should not be avoided. A regular schedule of maintenance should be drawn up; the Council can advise owners and tenants on drawing up an appropriate maintenance schedule and advice on building repairs.

Properties within Edgmond Conservation Area are generally well maintained, however, it has been noticed that modern materials are creeping in to period properties. Modern materials, principally uPVC windows, doors, fascia boards and rainwater goods, are often perceived as 'maintenance free' and therefore are an appealing alternative to traditional materials for many homeowners. However, plastic architectural elements often fail to replicate traditional styles and generally have a detrimental effect on the character of period properties. There is no substitute for the quality of traditional designs and materials.

Where a property is listed the owner has a legal responsibility to maintain their property to a basic level and the Council may enforce this if it deems it

necessary. For unlisted buildings the Council has the power to serve a Section 215 Notice, for untidy buildings (see section 7: Enforcement Strategy). These powers can be enforced where the degree of disrepair is deemed to be detrimental to the character of the conservation area or the building itself.

### **3.7 Article 4 Direction**

Best practice guidance for the management of conservation areas, produced by English Heritage, requires consideration of the use of Article 4 Directions to remove permitted development rights from dwelling houses fronting a highway. Such directions should only be used as a last resort, where agreement with residents to use appropriate materials and designs cannot be sustained. At present it is not necessary to implement such a measure as inappropriate change is not a serious issue in the area. However, during the life of the plan (5 years) works to windows, doors, porches, boundary walls, chimneys, roofing materials, exterior finishes,

creation of an access onto unclassified roads, and inappropriate extensions and alterations to dwellings will be closely monitored. If any of the above mentioned elements (or any other permitted development element not mentioned here) are deemed to causing detriment to the character of the conservation area, the Council can use its available powers to apply such a Direction. In such a case residents will be notified in writing.

### **3.8 Buildings of Local Interest**

Buildings of local interest are protected under both the saved policies within the Wrekin Local Plan and within Core Strategy 15 in the new Local Development Framework. Demolition or partial demolition of these properties will be resisted, as will any alteration that is deemed to be detrimental to the character of the building.

There are currently no recommendations for additions to the Local List. The Council is always happy to receive any request for properties to be considered for inclusion, this should be done in writing with any supporting evidence. A copy of the Local List entries for Edgmond is available to view at the Councils offices in Darby House.

## **4. OPPORTUNITIES FOR ENHANCEMENT**

### **4.1 Enhancement**

Edgmond represents a well maintained conservation area, there are no vacancy issues and even where modern development has occurred it has not necessarily been wholly to the detriment of the conservation area. Therefore there are no 'problem areas' within the current boundary. Opportunities for enhancement will be actively monitored over the life of the Management Plan.

### **4.2 New Development**

As mentioned in section 3.1 subdivision of existing residential plots for development will, in most cases, be resisted by the Council as this is likely to have a detrimental effect on the character of the residential element of the conservation area. Any new development proposed within the conservation area will be expected to respect the

general form of other residences within the conservation area; this includes design, materials, scale and massing. High density housing or housing that fails to reflect the character of the surrounding area will be resisted.

## **5. Archaeology**

There are no Scheduled Ancient Monuments within the boundary of Edgmond Conservation Area. To the south-east of Edgmond Hall at OS grid reference SJ72151892 is Monks Pool, a fishpond of medieval or post-medieval origin and believed locally to be associated with the Provost's House. There has been little recorded archaeological excavation within the boundary of the Conservation Area. A 1965 excavation in the grounds of Ercall Hall School Garden revealed deposits ranging from Roman pottery and tessera to post medieval pottery. Additionally the remains of a boathouse believed to be C15th in origin.

Within a 500m buffer of the Conservation Area, the Newport to Birmingham and Liverpool Canal c. 1837 runs nearby with associated canal structures and archaeology including a WWII hexagonal pillbox at Edgmond Bridge. The potential for further archaeological deposits within the Conservation Area is an unknown quantity by virtue of the lack of opportunities for excavation. Edgmond Hall, The Provosts House and St. Peter's Church are likely to be areas of greatest potential due to age and undisturbed ground.

It is likely that the existing roads through Edgmond follow earlier medieval roads and trackways. As such these are unlikely to provide many archaeological deposits, though the perseverance of such routes is in itself an important landscape feature.

Under PPG16 Development and Archaeology, the Council has the right to ask for an archaeological assessment of any area in advance of development which may potentially disturb archaeological material. This can be anything from desk top survey and recording to a full excavation, depending on the potential for evidence. Requirements for such assessment will be on a case by case basis and with the agreement of the County Archaeologist.

## **6. Statement of Community Involvement**

The Edgmond Conservation Area Appraisal was subject to public consultation during 2008. This Draft Management Plan will be subject to ongoing periodic

consultation with the local community, community groups and business owners as per the monitoring and review strategy (Section 8 Monitoring and Review).

## **7. ENFORCEMENT STRATEGY**

### **7.1 Principle Powers**

In addition to the planning policies referred to previously, the Local Planning Authority has at its disposal a number of powers available under the Planning Acts to ensure that issues affecting the historic environment are proactively managed. The principle powers available include;

Amenity of Land Notice (Section 215 Town and Country Planning Act 1990)

Urgent Works Notice – Listed Buildings (Section 54 Planning (Listed Buildings and Conservation Areas) Act 1990)

Urgent Works Notice – Unlisted Buildings (Section 76 Planning (Listed Building and Conservation Areas) Act 1990)

Repairs Notice (Section 48 Planning (Listed Building and Conservation Areas) Act 1990)

Compulsory Purchase Order (Section 47 Planning (Listed Building and Conservation Areas) Act 1990)

Planning Enforcement Notice (Section 172 Town and Country Planning Act 1990)

Listed Building Enforcement Notice (Section 9 Planning (Listed Building and Conservation Areas) Act 1990)

Conservation Area Enforcement Notice (Section 38 Planning (Listed Building and Conservation Areas) Act 1990)

Note: Where appropriate the LPA will see to recover costs from the owner in relation to works carried out to the property.



## **8. MONITORING AND REVIEW**

Best practice set out by English Heritage in “Guidance on the Management of Conservation Areas” (2007) requires a regular review of all Conservation Area Appraisals and the creation and regular review of Conservation Area Management Plans. This review is to take place on a 5 year rolling program for all 7 of Telford and Wrekin Conservation Areas.

It is intended that the Edgmond Conservation Area Management Plan will be adopted by The Council following public consultation.

This Management Plan is applicable to the entire conservation area both within its current boundaries and within any future changes to the boundary within the life of this document.

Proposed boundary changes and any Article 4 Directions will be subject to separate public consultation if the changes are deemed appropriate.

## **Appendix 1: Relevant Planning Policies and Legislation**

### **1.1 Core Strategy and Saved policies under the Wrekin Local Plan**

The following policies related to and affecting development, alteration, demolition and advertising in Conservation Areas can be found in the Wrekin Local Plan which is available to view on the Councils website or at the Councils Offices:

- HE2 Demolition in Conservation Areas
- HE3 New Development in Conservation Areas
- HE4 Detailed Applications
- HE7 Facadism and Amalgamation of Plots
- HE8 Change of use and Upper Floor Conversions
- HE10 Advertisements
- HE11 Shop Fronts
- HE15 Demolition of Listed Buildings
- HE16 Alterations and additions to Listed buildings
- HE24 Historic Parks and Gardens
- HE25 Buildings of Local Interest
- HE26 Duke of Sutherland Cottages

The following policy in the Telford and Wrekin Core Strategy relates to and affects development, alteration, demolition and advertising in Conservation Areas. The Core Strategy is available to view on the Councils website or at the Councils Offices:

Policy CS15: Urban Design

### **1.2 Relevant national policy and legislation**

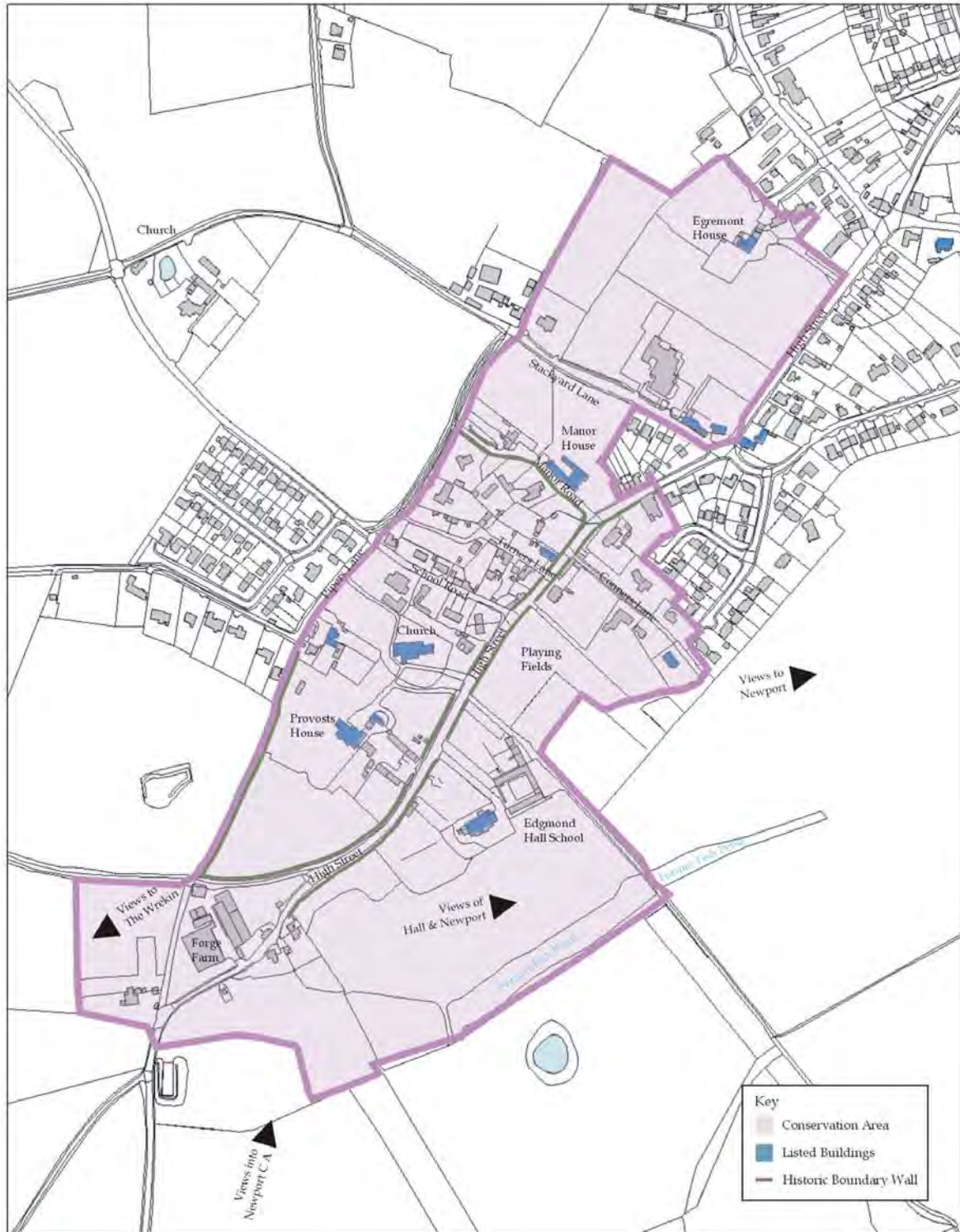
Planning (Listed Building and Conservation Areas) Act 1990

Ancient Monuments and Archaeological Areas Act 1979

PPG 15: Planning and the Historic Environment (DoE 1994)

PPG16: Archaeology and Planning (DoE 1994)

The General Permitted Development Order 1995



# Edgmond

Conservation Area Appraisal



Telford & Wrekin  
COUNCIL



## **Edgmond Conservation Area Appraisal**

### **Introduction**

Conservation Areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. They are special areas where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest.

Building groups, walls, trees and hedges, open spaces, views and the historic settlement pattern all combine to create a sense of place. It is the character rather than simply the buildings that Conservation Areas status seeks to protect.

The Edgmond Conservation Area was designated in March 1981. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that all Conservation Areas are periodically reviewed. Best practice is every 5 years. This document is meant to compliment the approved policies for Conservation Areas contained within the Wrekin Local Plan.

The purpose of a Conservation Area Appraisal is to carry out a “clear assessment and definition of an area’s special interest and the action needed to protect it will help generate awareness and encourage local property owners to take the right sort of action for themselves.” (PPG 15 4.9).

The objectives of the Conservation Area Character Appraisal is to :-

- To improve the understanding of the history and historical context of Edgmond
- To provide residents with a clear idea of what should be cared for and made special and what enhancements could be made
- To provide the Borough Council with a valuable tool to inform planning decisions.

## **Location and Context**

Edgmond (meaning Ecgmund's hill) is situated at the summit of a low hill, on the eastern side of the marshy land around the Weald Moors. It is located approximately 10 miles north of Telford Town Centre, and 1.7 miles west of Newport. The Conservation Area runs along the High Street, the main through road encompassing most of the listed properties as well as other properties and boundaries of historic value. The Conservation Area includes 75 properties.



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Borough of Telford & Wrekin licence number 100019694 Dated 2006.

**Aerial Image of Conservation Area**

0 25 50 100 Meters

## **Historical Development**

In early medieval times, the Manor of Edgmond was one of the most important in Shropshire. Little is known of its history in Saxon times, but the Domesday Book records the name of its Saxon owner.

At the end of the 11<sup>th</sup> century, Roger de Montgomery gave the Manor to his abbey of St. Peter in Shrewsbury together with surrounding berewicks (satellite hamlets), thought to be Adney, Caynton, Cherrington, Chetwynd-Aston, Edgmond, and part of Pickstock, with the chapelries of Church-Aston and Tibberton ; Markets for agricultural produce, and for cattle and pigs, were held every fortnight at Newport, which amply supplied this place (see Plan 5).

No medieval buildings are evident other than St. Peters Church, although The Provosts House contains a stone doorway with a lancet arch which suggests the monastic origin of parts of the interior. Late 18<sup>th</sup>C, early 19<sup>C</sup> extensions indicate the value of the prebend. Other large houses in the village, indicate the popularity of the Parish for the monied classes of the early 19<sup>th</sup> Century.

In the area, limestone was quarried extensively and burnt into lime, and there were some quarries of good red sandstone.

## **Character & Appraisal : Key Elements & Appraisal**

### **Topography, Views and vistas**

High Street rises from the southern boundary at Edgmond Grove where the footpath from Piper's Lane terminates. Passing Forge Farm, the High street rises in twists and turns steeply to pass between substantial walls of squared sandstone, boundaries to 'The Provosts House' and Edgmond Hall. An area of pasture south of Edgmond Hall slopes down to the site of former fishponds, divided by a stone bridge. These ponds may be of medieval origin. From the buildings near Forge Farm, views enhanced by the topography opens up towards North Telford and the Wrekin can be seen (see Plan 1).

Beyond St. Peter's Church and Rectory, the High Street levels off. A concentration of cottages and their gardens around Turners Lane appears on the left with a playing field on the right. Further north, the view of the High Street is restricted by a substantial 19<sup>th</sup> century house, the north-west wall forming the edge of the lane. Beyond the corner with Manor Road, the extensive gardens of The Manor House terminate at Stackyard Lane. The view from the High Street into Manor Road is very fine with boundary walls of brick and sandstone with the war memorial on the left and the south east façade of the manor house prominent

Further to the north-west, the fields surrounding Egremont House are bordered with low sandstone rubble walls along the boundary with the High Street. The open views here are enlivened by one or two mature trees within



**View from church tower looking north east**





**View from church tower looking south west**

the grounds. The house itself is typical of Midland farmhouse vernacular of the early 19C and is largely unaltered

Edgmond stands on a slight escarpment above a shallow valley drained by ditches and former fishponds. Views of Newport about 1 mile away to the north-east and over flat pastoral land towards Lilleshall, can be gained from the public footpath at the lower end of Connors Lane (see Plan 1)

There are two key vantage points for panoramic views within and adjacent to the conservation area, these are the playing field accessed from the High Street and the view from Forge Farm. From the playing field, panoramic views of the trees bordering the graveyard, the rolling landscape beyond and the edge of the buildings on the grounds of Edgmond Hall can be seen (see Plan 1).

In addition the view from the road which connects the village to the Red House pub roundabout also offers panoramic views of the outskirts of the conservation area.

**Architecture, Materials & Trees**

Edgmond Conservation Area can broadly be described as the collecting together of the period properties immediately north-west and south-east of

High Street, some dispersed, others concentrated between School Road and Manor Road. (see Plan 1A). Properties included vary from large country houses and farmhouses of the early 19<sup>th</sup> century, to yeoman cottages of the mid 17<sup>th</sup> century, together with numerous cottages and villa designs of the mid to late Victorian era.

The Church of St Peter is the only Grade 1 listed building in the Conservation Area. It consists of a Perpendicular western tower, south porch and nave with north and south aisles and a dedicated chancel. The tower has perpendicular windows and a quatrefoil frieze below the battlements. There are also battlements on the porch and south aisle. Inside is a fine Norman font. There is good Victorian glass by Powell in the south window of the chancel and by Kempe in the east and north windows. The church yard is a key open space (see below)

Immediately to the south west of the church stands the Grade II\* Old Rectory which was renamed the Provost's House when a former occupant, Prebendary Arthur Talbot, was appointed Provost of Denstone School. The house has origins almost as old as the church, although much of what is visible dates from the 18th century. It can be seen from the churchyard without cause to trespass, and makes a fine sight with its entrance and large private chapel.



**View of St Peter's Church**



### **View of Provost's House**

In the 'Shell County Guide for Shropshire' Michael Moulder describes the Provost's House as follows....."The house has a magnificent setting in well wooded grounds which sweep down to the Church and village street in a mass of bulbs and shrubs in the Spring."

Opposite is Edgmond Hall which was originally built in Georgian times as a farm. It is now used as an outdoor education centre by Sandwell Council. It has over 45 acres of grounds. The grounds of Edgmond Hall and The Provost's House both contain fine tall native trees including Scots Pine.

Several properties have such substantial areas of curtilage which reflects the status of these larger houses and the social life and rural economy of the village in the 19<sup>th</sup> century and earlier times.

With the exception of these one or two grand houses (Provost's House, Manor House, Egremont House, Edgmond Hall, etc.) the characteristic building type is a more modest 2-storey cottage of the mid/late 19<sup>th</sup> century, although there are 17<sup>th</sup> century timber framed examples as well as 20<sup>th</sup> century infill. There is widespread evidence of modernisation, including painted brickwork, roughcast and cement rendering. There are one or two modern properties evident within the Conservation Area boundary, mostly of 60's and 70's construction.



From the south end of High Street, the prominent features are the high boundary wall of random rubble to the courtyard of farm buildings (south side converted to housing), and a 1930's extension to The Provost's House. Opposite, the boundary of Edmond Hall consists of large squared blocks of sandstone with sandstone 'saddleback' copings. The walls here are backed with evergreen hedges of holly and yew. Mature parkland trees overhang the road.

A path through the churchyard provides views of timber framed cottages at Nos. 8 and 9 Pipers Lane. A late 19<sup>th</sup> century house 'The Villa' has Victorian cast iron railings set into the familiar sandstone boundary wall. Undistinguished 1960's 3 storey houses on the south of school road obscure views of the church from the north. At the corner of School Road, the High Street is canted slightly to the east by a terrace of cottages. No.36 retains early 19<sup>th</sup> century fenestration albeit damaged by door and window replacements, but its neighbour is much altered.

Cottages on the north side of Church Road, 'Deepwell' and 'Trinity Cottage' retain most of their 19<sup>th</sup> century features, but have been affected by out of character uPVC windows and white painted superstructures. Opposite, any boundary features have been obliterated by the creation of vehicular access/parking. Otherwise, School Road proceeds with the familiar sandstone



**View of Provost's House**



### **View of Egremont House**

boundaries to the junction with Pipers Lane. The former school, now converted to a dwelling, is of the late Victorian 'manorial revival' style with mock ½ timbered gables to front and sandstone parapets at each end. Piper's Cottage has been modestly extended and retains its warm red-brown brickwork. It appears the best preserved example in the immediate locality.

North of School Road the curtilage of 17<sup>th</sup> century 'yeoman' houses appears reduced by mid 19<sup>th</sup> century cottages, although some of these may have earlier origins now obscured by enveloping in brick and tile. Ivy House is much extended from the period original with white painted brickwork and uPVC windows.

The pattern of sandstone walls is continued in Turner's Lane including the garden boundary to No.30 High Street, consisting of more large squared blocks now reduced in height and eroded. The remains of a well with handle set in sandstone casings is situated in the garden of No.2. On the corner with High Street, is a drinking fountain set in smooth red brick. No.7 and Rosemary Cottage are heavily restored and further obscured by painted roughcast. Prominent at the edge of the lane is a freestanding outbuilding constructed of large sandstone blocks with corrugated iron mono-pitch roof. Here, Turners Lane bends to the left still bordered by sandstone walls. No.5 appears to be a mid-19<sup>th</sup> century cottage whose character is again eroded through the use of white painted roughcast and uPVC. The narrow lane continues as a partly surfaced track bounded by random rubble walls to its junction with Pipers Lane, which continues S.W. into School Road.





**View of drinking fountain and 30 High Street on the junction of High Street and Turner's Lane**



**View along Stackyard Lane showing outbuildings to Sunnyside**



**View along School Road**

Piper's Lane terminates in a footpath leading south west alongside the rounds of the Provost's House. Nos 10 and 11 are mid 19<sup>th</sup> C cottages with outbuildings, which form a grassy courtyard with Nos 8 and 9 Piper's Lane, a L shaped range of 17thC timber framed yeoman's houses. No 8 is much altered with brick, but No 9 retains its thatched roof.

On the east side of the High Street, Bayley Hills House is a substantial 3-storey mid-19<sup>th</sup> century house with three prominent gables on the south-west side. The north-west wall onto the High Street is slightly curved with a pronounced over hanging eaves on brackets rather in the Italianate style.

The view from High Street into Manor Road is very fine, with high boundary walls of brick and sandstone, some having triangular "Grinshill" copings. There is a war memorial on the left consisting of a stepped base, holding a shaft and capital illustrating the crucifixion. The south east façade of the Manor House is prominent. The south east entrance forms the boundary of the lane.

The substantial scale of the Manor House and its position flanking the lane provides a contrast in scale with the cottage frontages which terminate the viewpoint as Manor Road narrows and turns to the left. The north side of the lane here was previously occupied by a terrace of single-cell cottages set within a narrow strip at the edge of the lane. On the other side the sandstone wall and hedge continues to its terminus with Piper's Lane.



## **Materials**

Generally, all historic buildings with the exception of St Peter's church and parts of the Provosts House are built from red-brown hand made bricks. There are some smooth reds, much deeper in colour and of more regular shape.

Also the various modern (mid 20<sup>th</sup> century) houses are of modern machine-made brick & tile.

Numerous extensions to mid/late 19<sup>th</sup> C cottages are of modern machine-made brick painted white.

A substantial number of buildings have been painted white or rendered in roughcast. In some cases, only "dogtooth" or "dentil" crowning at eaves level can identify their historic character.



**View of sandstone wall**



**Rear view of Manor House showing differences in brick types.**  
**Opens space**

The only two key open spaces within the village are the churchyard and playing field. The Churchyard provides a significant area of open space within the conservation area. The majority of the Churchyard is taken up by gravestones; however there are a number of memorials, attractive paths and two benches which provide an attractive space and area to view the Church.





**View of churchyard**

The playing field which is located off the High Street is bordered onto the road by a sandstone wall and on all other edges by hedgerows. It is flanked by lanes to the North and South and its Southern boundary is adjacent to the extended graveyard. There is pedestrian access to the ground from the High Street.





**View across playing fields from High Street**

### **Archaeology and SAM's**

There are no Scheduled Ancient Monuments within the boundary of Edgmond Conservation Area. To the south-east of Edgmond Hall at OS grid reference SJ72151892 is Monks Pool, a fishpond of medieval or post-medieval origin and believed locally to be associated with the Provost's House. There has been little recorded archaeological excavation within the boundary of the Conservation Area. A 1965 excavation in the grounds of Ercall Hall School Garden revealed deposits ranging from Roman pottery and tessera to post medieval pottery. Additionally the remains of a boathouse believed to be C15th in origin.

Within a 500m buffer of the Conservation Area, the Newport to Birmingham and Liverpool Canal c. 1837 runs nearby with associated canal structures and archaeology including a WWII hexagonal pillbox at Edgmond Bridge. The potential for further archaeological deposits within the Conservation Area is an unknown quantity by virtue of the lack of opportunities for excavation. Edgmond Hall, The Provosts House and St.Peter's Church are likely to be areas of greatest potential due to age and undisturbed ground.

## **Recommendations, enhancements & Opportunities**

Following the publication of the Edmond Conservation Area Appraisal, Telford & Wrekin Council will begin work on the preparation of a Management Plan for the Conservation Area. The aim is to have a draft Management Plan ready for consultation by Autumn 2008.

As work progresses on the preparation of the Management Plan, it will be necessary to consider the following issues :-

### **Article 4 Direction**

It might be necessary to introduce stricter planning controls to protect features that have been identified in the appraisal as being of special character. Inappropriate extensions to dwellings can gradually erode the special character of the village. This will be subject to full public consultation. If the use of this measure is agreed in principle, it would involve removing permitted development rights on the following elements on road frontages elevations

- Original windows and door details
- Front boundary sandstone/brick walls and gardens
- Chimneys and roofscapes
- Porches
- Painting the exterior of buildings
- Creation of an access off unclassified roads
- Extension and alteration to a dwelling

### **Streetscape**

Street improvement works, including those carried out by statutory undertakers can have a significant effect on the character of the village. These need to be undertaken sensitively in order to protect and enhance those features drawn out as part of the appraisal. This work could include:-

- An audit of public realm details including footpath materials and street furniture
- Use of traditional pavements, curbs and road surface materials. Protection of boundary walls.
- A lighting appraisal to encourage sensitive and appropriate illumination of key buildings/features.
- Careful siting and choice of highway signage and public utilities such as British Teleco boxes, in order to protect and preserve key focal points and important views and vistas.

### **Consideration of buildings for local listing**

It is recommended that a full survey be undertaken, including those which have been considered within this appraisal to decide if a revised local list is needed.

### **Tree Preservation Orders and Trees in the Conservation Area**

There are a number of Tree Preservation Orders within the Conservation Area boundary. There have been several planning applications relating to works to trees, including felling, and a thorough re-survey of all Tree Preservation Orders within and surrounding the Conservation Area is required to properly assess their significance and contribution to the character of the area. This will be fully addressed in the Conservation Area Management Plan.

### **Conservation Area boundary Rationalisation**

Although not identified in the appraisal, there would be the opportunity to review the boundaries of the conservation area to decide if they need to be amended.

### **Advisory leaflet**

This could be prepared to give residents advice on how the designation affects them and guidance on appropriate maintenance, repairs and alteration to buildings.

### **Local Planning Policy**

The Council's policy on Conservation Areas are set out in the Wrekin Local Plan. Local Plan Policies HE1 to HE13 in the Wrekin Local Plan are specifically related to Conservation Areas and will affect the determination of any planning application within the Conservation Area or in the surrounding area. The Local Plan is available to view at Darby House/Civic Offices or on the Council website. There are additional policies relating specifically to Listed buildings.

These policies are currently being reviewed and there would be an opportunity to make changes to these policies if required to strengthen our approach on conservation areas.

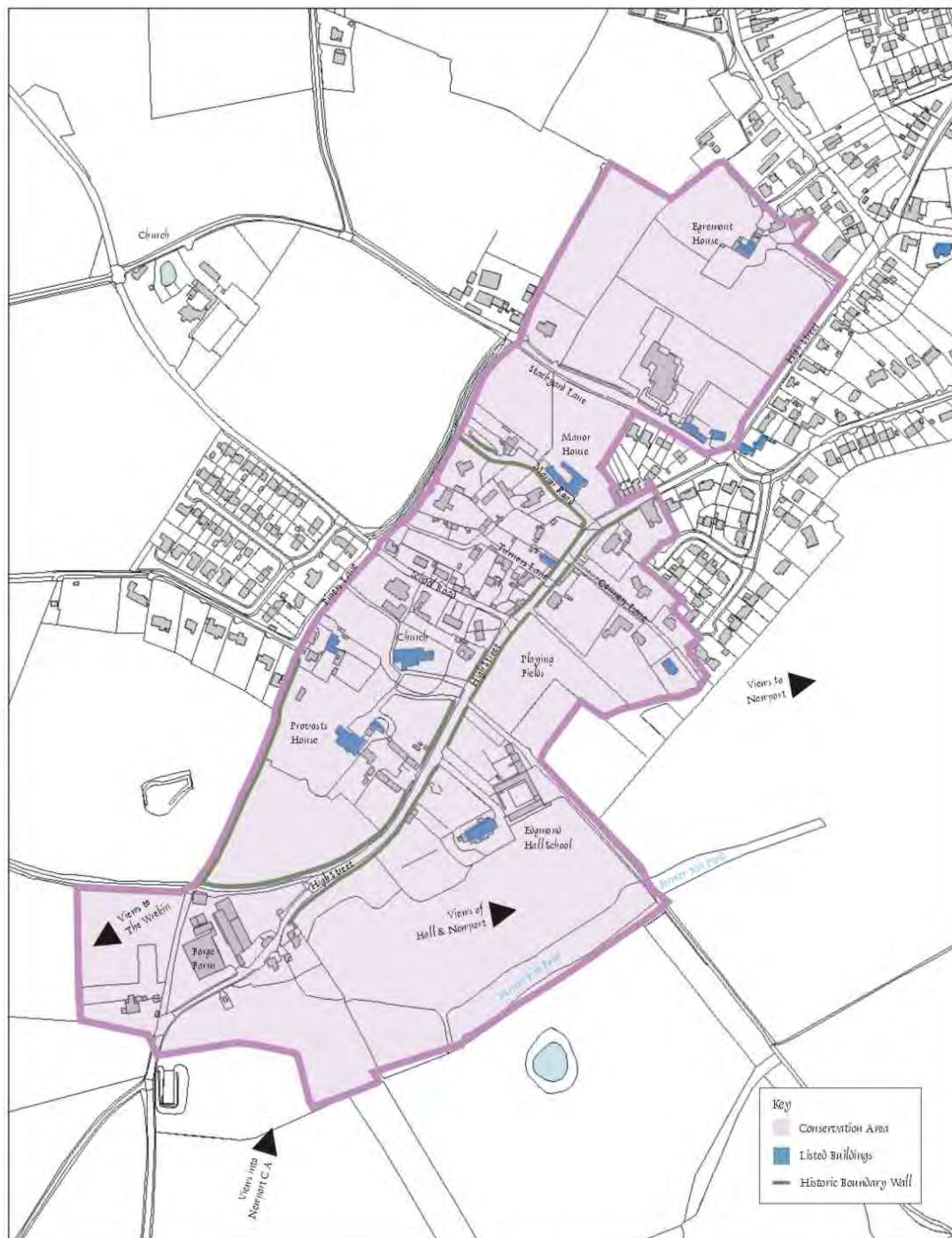
### **Further Information**

Advice and guidance on planning, historic conservation or Tree Preservation Orders within the Edgmond Conservation Area is available from Telford and Wrekin Council's Planning Control Section (planning advice and TPO's) or



Urban Form and Conservation (historic conservation) on 01952 380380.  
Information can also be found on the Council's web site [www.telford.gov.uk](http://www.telford.gov.uk)

**March 2007 (draft)**  
**Telford & Wrekin Council**

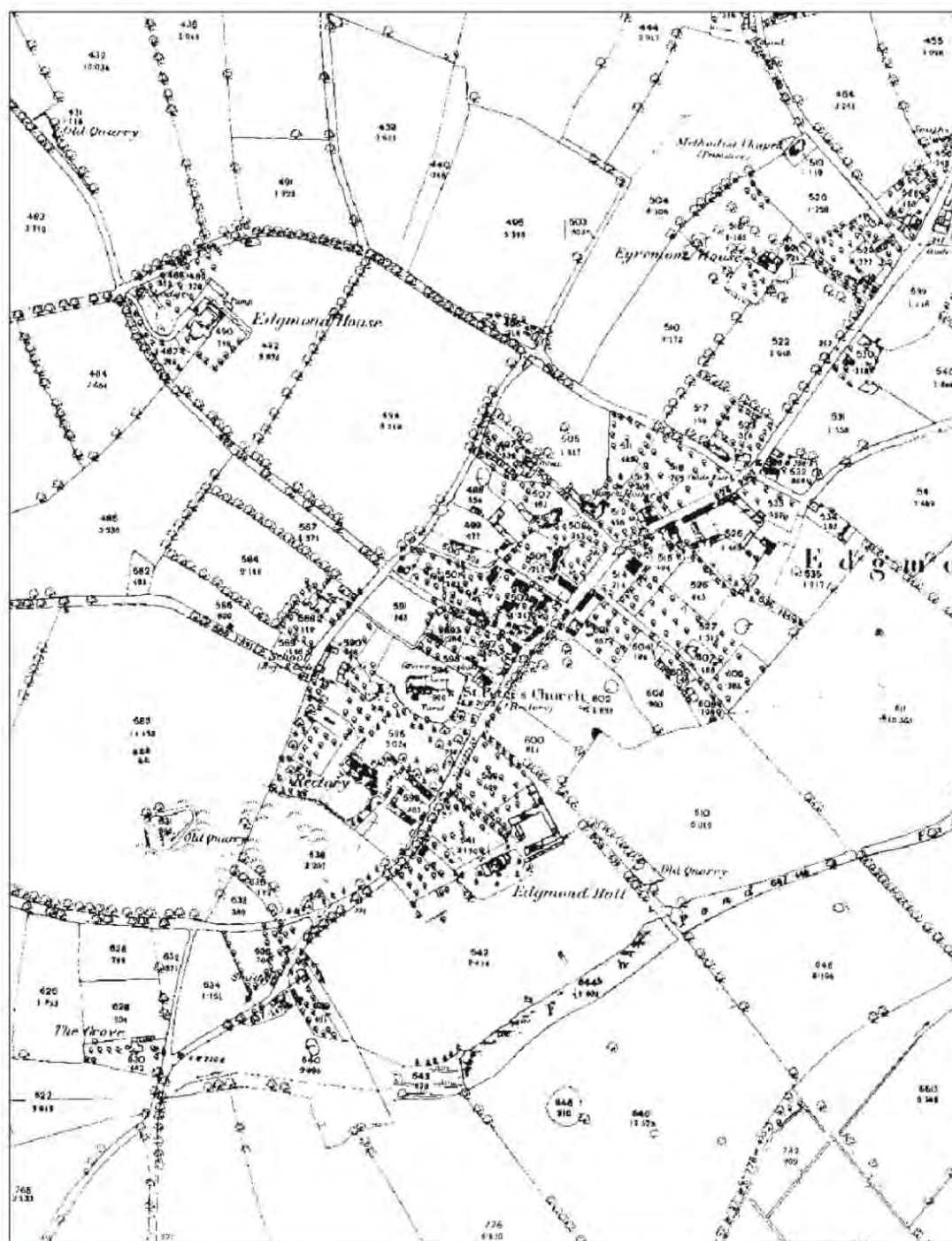






 <p><b>Telford &amp; Wrekin</b> Council Environment &amp; Regeneration Carby House PO Box 232 Telford TF3 4LB +44 (0)1852 380380</p>	<p>Title: <i>School Road, Edgmond : Plan 1a</i></p>			
	<p>Scale: <i>Not To Scale</i></p>	<p>Drawn By: <i>Steve Arislow</i></p>		<p>Date: <i>April 2007</i></p>
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Title: Edgmond Historical Map 1880: Plan 2

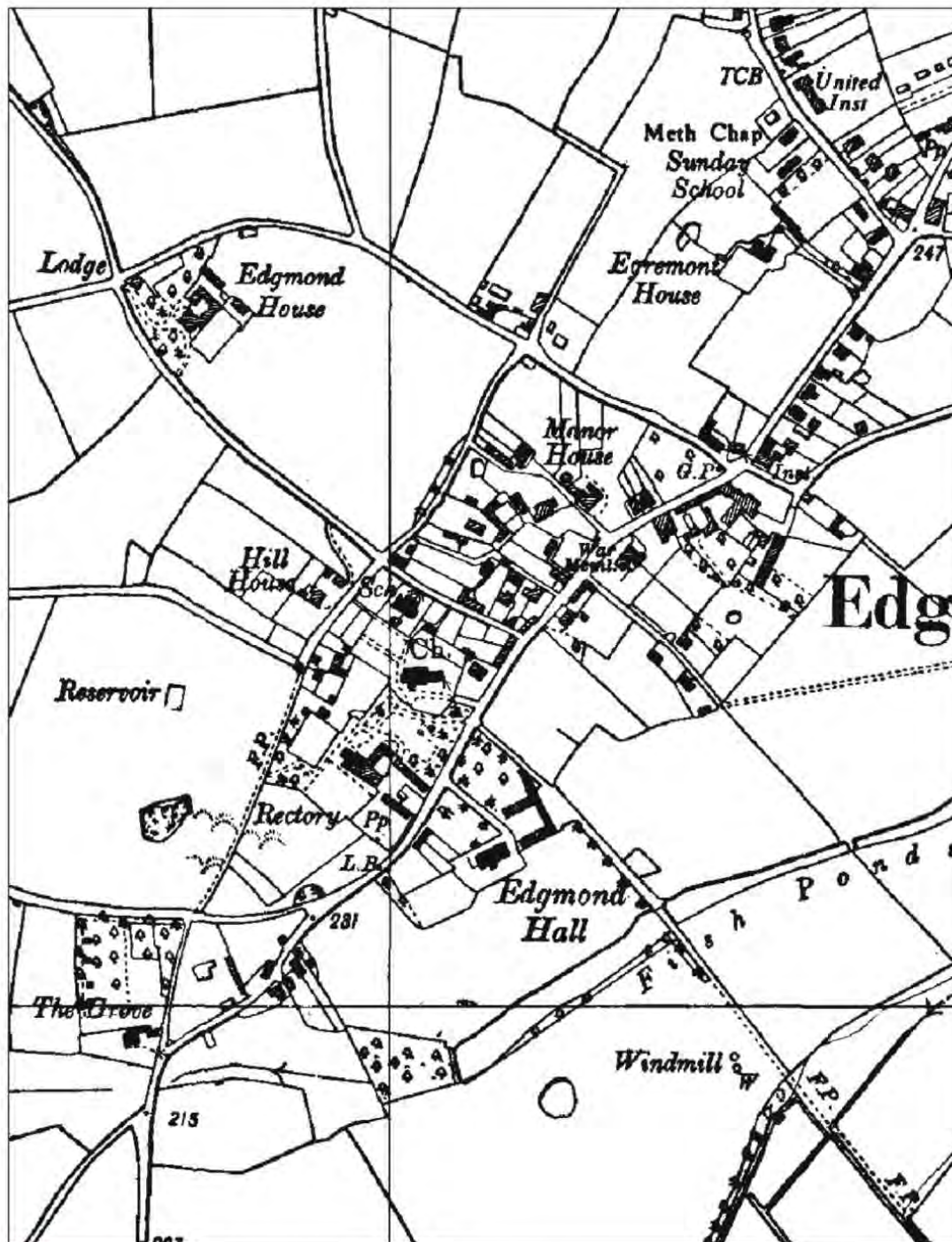
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Title: Edgmond Historical Map 1934: Plan 3

Scale: Not To Scale

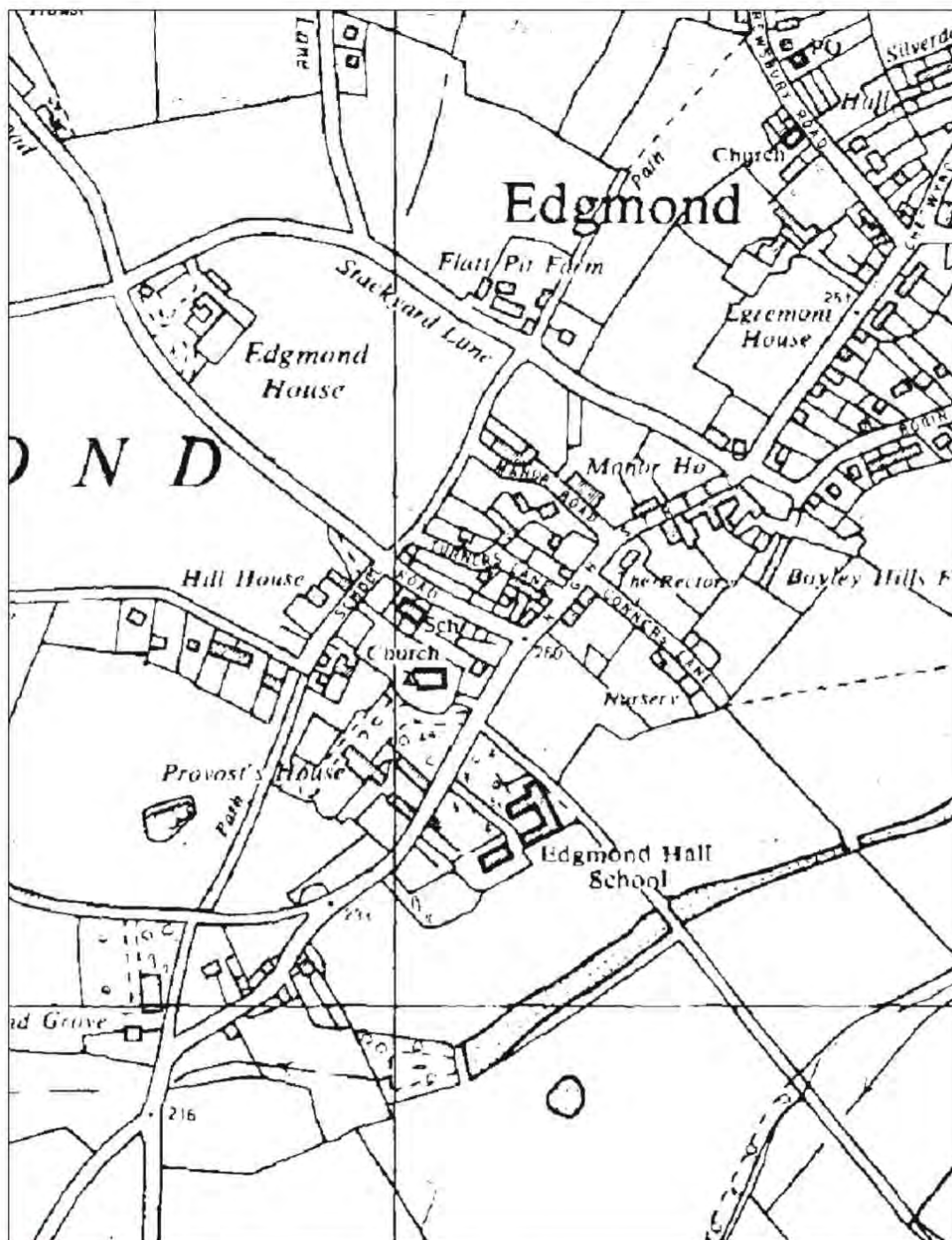
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Title: Edgmond Historical Map 1964: Plan 4

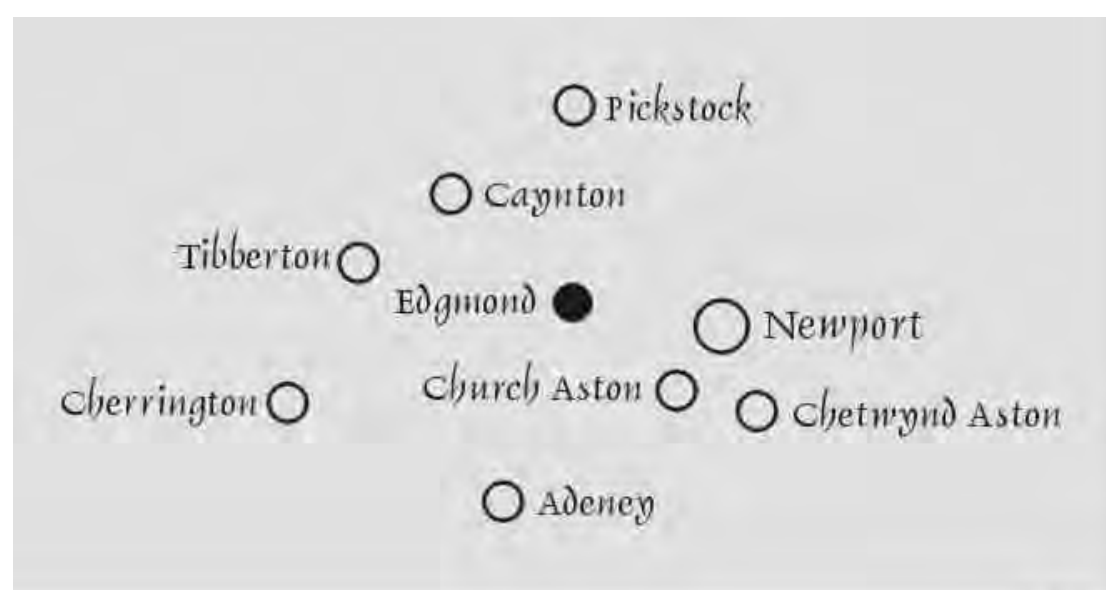
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Plan 5

**Appendix 1: List of Buildings of Architectural or Historic Interest (Listed Buildings) in Edgmond Conservation Area as defined in the 19<sup>th</sup> List of Buildings of Special Architectural or Historic Interest 1983.**

Reference Number	Number or name of listed building	Street	Parish in 1983	Current Parish	Grade	Date of latest Listing	Group Value	Description
LB186	The Haven	Conners Lane	Edgmond	Edgmond	II	08/04/1983		C17 timber framed cottage with painted brick infill panels. Steeply pitched plain tile roof with gabled ends. One storey and attic. Three window range. Modern casements. Two gabled dormers and modern flat roof dormer at centre. Modern glazed porch at centre. Brick end stacks. Extended in C20 one bay at south-east end, in brick.
LB187	Egremond House	High Street (north-west side)	Edgmond	Edgmond	II	08/04/1983		Early C19 red brick house. Plain tile roof with gabled ends. Three storeys. Three windows. Sashes without glazing bars, in segmental brick arched openings. Central panelled door with rectangular fanlight and ornate openwork cast-iron porch with tent-shaped roof. Brick end stacks.
LB188	Sunnyside	High Street (north-west side)	Edgmond	Edgmond	II	08/04/1983	GV	Circa C17, probably timber framed, cottage range faced in red brick in early C19. Plain tile roof with gabled ends and brick dentil eaves course. One storey and attic. Three window range. Ground floor C19/20 casements, right-hand shop window and central early C20 bay window and porch. Small gabled dormer. Brick ridge stack off centre and end stack. Interior: stopped chamfer ceiling beams.

LB189	Outbuilding to north-west of Sunnyside	High Street (north-west side)	Edgmond	Edgmond	II	08/04/1983	GV	Circa C17 timber framed outbuilding, once used as a slaughterhouse. Red brick nogging and partly boarded at front, on sandstone plinth. Steeply pitched plain tile roof with gabled ends. Only 2 bays and possibly once part of a larger building, one of the bays is of C19 brick. Interior: central cruck truss of base cruck type.
LB190	No 30, including 1 Turners Lane	High Street	Edgmond	Edgmond	II	08/04/1983	GV	C17 timber framed cottages with painted brick infill panels on sandstone plinth. At right angles to High Street facing Turners Lane. Steeply pitched plain tile roof with gabled ends. Two storeys. Long 3-window range. Casements, some modern. Two modern glazed doors and one plank door. Brick end and ridge stacks.
LB191	Church of St Peter	High Street	Edgmond	Edgmond	I	18.06.59	GV	C14 and C15 church with some re-used C13 material ashlar. Nave and perpendicular north and south aisles have parapets and south aisle embattled with crocketed pinnacles, grotesque gargoyles and 3-light perpendicular windows. Slight ogee arched south doorway and perpendicular south porch with battlements. C14 decorated chancel with steeply pitched roof and 3-light east window with reticulated tracery. Broad perpendicular west tower in 3 stages with diagonal buttresses, 2-light perpendicular bell openings, quatrefoil frieze beneath the embattled parapet and crocketed pinnacles at the corners; 4-light west window with reticulated tracery. C18 painted sundial on the porch. Four-bay north and south arcades, perpendicular with tall octagonal piers and double chamfered arches. The bases and abaci of the north piers are re-used C13 work.



								Low pitched nave roof with arched braces on corbels. Late C19 arch braced chancel roof. Stone reredos of 1889 by Bodley and Garner, with carved figures. Early Norman font with interlacing. Stained glass in chancel by Powell 1873, and by Kempe 1891 and 1896. Brass to Francis Yonge 1533.
LB192	Provost's House (formerly 'The Rectory')	High Street (north-west side)	Edgmond	Edgmond	II*	18.06.59	GV	Large early C14 stone house with later alterations and C18 brick garden front. Slate and tile roofs. The original house contains 3 doors from the former screens passage to the kitchen buttery and pantry with arches with double sunk adjoining C14 porch off centre with a rebuilt bridge gable and double chamfered arch. Stone mullion windows on this elevation. Two storeys and attic. C18 south garden front possibly by R Mylne, brick with embattled parapet; 2 storeys, 4 bays, sashes with glazing bars in segmental arched openings with keyblocks. Early C20 timber framed and brick addition to west and late C19 brick wings to east.
LB193	Cottage and garage range immediately north-east of Provost's House	High Street (north-west side)	Edgmond	Edgmond	II	08.04.83	GV	Circa early C19 outbuilding. Sandstone rubble with tiled roof with gabled ends. Rebuilt in brick at rear (south-east side). Moulded embattled parapet. Gabled to right. Two storeys. One storey range to left. Pointed arch windows and doorway. Large pointed arch window on north end with traceried square window above in gable.
LB194	Edgmond Hall	High Street (south-east side)	Edgmond	Edgmond	II	18.06.59	GV	Late C18 red brick house. Hipped plain tile roof with brick dentil eaves. Three storeys. Three bays. Sashes with glazing bars and voussoired lintels with fluted keyblocks, first floor centre modern window in original

								opening. Ground floor 2 C20 canted bays and C19/20 brick porch. Flanking 2 storey, one-bay wings with hipped roofs and similar fenestration.
LB199	Crossbeam (Nos 8 & 9)	Pipers Lane	Edgmond	Edgmond	II	08.04.83	GV	C16/17 timber framed house with painted brick infill panels. L-shaped on plan. The north wing has been rebuilt in C20 above ground storey, and has tiled roof. The south wing has exposed timber framing with close-set studding on north side and thatched roof. One storey and attic. Mostly modern casements with glazing bars. Gabled and hipped dormers. Rebuilt brick stacks.
LB196	The Manor House	Manor Road	Edgmond	Edgmond	II	08.04.83		C18 red brick house. Plain tile roof with brick stepped gable ends and moulded eaves cornice. Two storeys and attic. Three bays. First floor sashes without glazing bars to segmental arched openings. Three later gabled dormers at eaves with panelled aprons below. Ground floor left and right large late C19 canted bays with canopy continued over central doorway with moulded architrave and pediment. C18 wing to rear (north) red brick, 2 storeys and attic, 4-window range, sashes with glazing bars, in segmental arched openings. Later additions at rear.

## **Appendix 2: Bibliography**

Some references in this document have been taken from “The buildings of England” edited by Sir Nikolas Pevsner, published by Penguin and “The Shell Guide to Shropshire” by Michael Moulder, published by Faber & Faber. In these books, more complete descriptions of the prominent buildings of the Conservation Area and others in the immediate locality may be found.

Further information about St Peter’s church can also be found in “Churches of Shropshire & their Treasures” by John Leonard published by Logaston Press.

Information on the history of Edgmond was also taken from the Victoria History of Shropshire published by Oxford University Press