

RM/25/100615 – Land west of Burnetts Lane, (The Holme & Homestal) Horton Heath, SO30 2HH.

Context.

Unlike the previous application No. RM/25/100614, this parcel of land is immediately adjacent to Fir Tree Farmhouse on its eastern boundary together with the first field to the south of Fir Tree Lane. As with that application any development here will have even less effect on the settings of the other three designated heritage assets and three locally listed assets but more significant harm to the setting of this heritage asset. Again there are no conservation areas in the vicinity.

The Proposal.

This scheme is to erect 357 dwellings on the field immediately east of Fir Tree Farmhouse and to that just south of Fir Tree Lane. The farmhouse faces east and the farm buildings used to be to its south on the other side of Fir Tree Lane in the not unusual feature of the lanes connecting the farmsteads going right through them.

Development of this field will cause harm to the setting of this building by removing the last vestige of agricultural land for which this building was erected to serve. Although it currently stands in a generous plot, this does not entirely make up for the loss of outlook over its former domain, which is partly shielded by trees that are generally only in fair condition.

The proposed development along this border is to be clad in dark boarding at first floor level, some horizontal and some vertical it would appear, which harks back to a lot of farm buildings in horizontal black boarding finished in tar. The roof pitches facing the heritage asset are in clay tiles, another traditional local material.

This eastern aspect of Fir Tree Farmhouse is only protected by trees in generally fair condition and although there is to be planting of garden and street trees one would expect there to be some planting of native trees in the hedgerow to succeed the existing ones that presumably will fail in the shorter rather than longer term.

Conclusion.

The built heritage assessment by Cotswold Archaeology considers the harm to the setting of this building to be less than substantial and in the lower end of this; I would put it at the top of this section of the category, just under the upper end. The hedgerow separating the two would benefit from some 'succession' planting to maintain the separation well into the future.

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Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. [Built Heritage Consultant.](#)