

Heritage Visual Evidence Pack
Edington playfield including external boundaries and
North of playing field

This visual evidence pack has been prepared to demonstrate the openness of the landscape at Edington playfield including external boundaries and North of playing field. The site is directly overlooked by three Grade II listed buildings and is shaped by the proximity of four additional listed buildings nearby. The open character of the landscape contributes significantly to the historic setting and rural context of these heritage assets.

In addition, the Grade I listed Edington Priory Church forms part of the wider historic landscape. As a building of exceptional national significance, its setting includes the surrounding open countryside and historic village form. The open land north of the playfield contributes to the legibility of this medieval context and reinforces the spatial hierarchy between the Priory, the village, and the surrounding fields.

This document supports the case for refusal of planning permission on heritage grounds, referencing the National Planning Policy Framework (NPPF paragraphs 199-208), Historic England's Good Practice Advice Note 3 (GPA3), and the statutory duty under s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



View demonstrating the open, undeveloped landscape contributing to the setting of nearby listed buildings and the wider context of Edington Priory Church (Grade I).



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The photographic and spatial evidence presented in this document demonstrates that the site at Edington playfield, including its external boundaries and the area to the north, forms part of an open, undeveloped landscape. This openness contributes directly to the setting and significance of three Grade II listed buildings that overlook the site, four additional listed buildings in close proximity, and the Grade I listed Edington Priory Church.

Development on this site would introduce built form into a historically open context, resulting in harm to the significance of these heritage assets through adverse impact on their setting.

This harm is contrary to the principles set out in:

- National Planning Policy Framework (NPPF) paragraphs 199-208
- Historic England's Good Practice Advice Note 3 (GPA3) on the Setting of Heritage Assets
- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

The evidence supports the refusal of planning permission on heritage grounds.