

Bromsgrove District Council **Conservation**

Hewell Grange Estate



Setting of Heritage Assets Assessment

2013



Bromsgrove
District Council

www.bromsgrove.gov.uk

Hewell Grange Estate

Setting of Heritage Assets Assessment

2013



Bromsgrove
District Council

www.bromsgrove.gov.uk

Introduction

1.1 A number of sites have been identified around the boundary of Redditch Borough in Bromsgrove District as possible locations for future residential development. This paper looks at a site (identified as Area 5 in the Housing Growth Development Study 2013 prepared jointly by Bromsgrove District Council and Redditch Borough Council) and subsequently referred to below as 'The Area', which is located immediately to the north west of the Brockhill Estate, Redditch, a 1980/90s housing development on the edge of Redditch but also immediately south/south east of the Hewell Estate, a Conservation Area (CA) and a Grade II* Registered Park and Garden (RPG)¹. They can also be referred to as Designated Heritage Assets (HAs). (See Map 1)

1.2 Part of the western boundary of the RPG and the Water Tower are visible from the northern part of Area 4. The A448 dual carriageway forms a very prominent, modern barrier between the HAs at Hewell and has partially severed the connection between the HAs and their wider setting in this area. Although the development of Area 4 will harm this wider setting, due to the A448, the impact is not considered to be as great as the harm that would be caused to the setting of the HAs by the development of Area 5.

1.3 Historically Hewell Grange comprised a typical country estate with a mansion and associated buildings located centrally in a designed landscape, pleasure grounds and parkland. Numerous other estate buildings, integral to the smooth running of an estate of this size, were dispersed throughout the gardens and parkland. The Estate was surrounded by a wider agricultural and forested landscape, and this forms the rural setting to the country estate. The boundary of the RPG has been drawn to incorporate the designed landscape and parkland which surrounds the house. The boundary of the CA is slightly larger, mainly to incorporate a number of these estate buildings, which are outside the RPG boundary.

1.4 Hewell Grange has been owned by the Prison Service since 1946, but still clearly retains its historic and aesthetic significance, despite some modern development constructed when Government Departments still benefitted from Crown Immunity. The rural setting equally has survived despite some prison service development on the edge of the RPG, including two further prisons and a small estate of prison officer housing, and the expansion of Redditch to the south of the Hewell Estate at Brockhill. Even though the housing development on the edge of Redditch is in close proximity, the rural setting of the Hewell Estate provides a very effective buffer, and there is no inter-visibility between the RPG and the nearest housing development. In recent years, in conjunction with the Hereford and Worcester Gardens Trust (H&WGT), some features of the designed landscape have been restored including the Repton Island and ornamental iron bridge to the island. Work is underway to restore the Pineapple Pit in the walled garden, and discussions are ongoing with English Heritage regarding the restoration of the portico at the old mansion.

1.5 The RPG and CA contain a number of listed, curtilage listed, non designated heritage assets, and they are listed in Appendix 1 to this document.

¹ The English Heritage 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of national importance. Grade I sites are of exceptional interest and amount to 9% of the sites registered. Grade II* are sites of particular importance, of more than special interest, and amount to 27% of the sites registered. Grade II sites are of special interest, warranting every effort to preserve them, and amount to 64% of the sites registered.

Legislation

2.1 In assessing whether or not The Area should be considered for development, regard must be had to the following legislation, policy and guidance relating to the consideration of developments affecting the setting of Heritage assets;

2.2 Planning (Listed Buildings and Conservation Areas) Act 1990

In particular Section 72 as The Area is adjacent to and potentially includes a small part of the Hewell Conservation Area, which was designated by Bromsgrove District Council in October 2010.

2.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012, and the most relevant Paragraphs to this case are set out below. The NPPF clearly identifies the protection and enhancement of the historic environment as part of sustainable development (Paragraph 7). It goes on to endorse that the social, economic and environment dimensions are mutually dependent and to achieve sustainable development, gains should be sought jointly and simultaneously (Paragraph 8). Moreover, pursuing sustainable development involves seeking positive improvements in the quality of the natural, built and historic environment (Paragraph 9). In addition Paragraphs 152 and 153 highlight the importance of achieving sustainable development when preparing local plans. It is stressed that significant adverse impacts on the economic, social and environmental dimensions of sustainable development should be avoided.

The central theme of the NPPF, the presumption in favour of sustainable development, is detailed in Paragraph 14.

14. *At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;*
 - or – *specific policies in this Framework indicate development should be restricted.*⁹

*For **decision-taking** this means:*¹⁰

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;*
 - or – *specific policies in this Framework indicate development should be restricted.*⁹

9 For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); **designated heritage assets**; and locations at risk of flooding or coastal erosion.

Harm to heritage assets through development within their setting is assessed against the same policies as for physical harm to the significance of designated heritage assets generally. This is detailed in Paragraph 132, which states ' *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*².

Therefore harm should be judged against the public benefits delivered by the proposal. Paragraph 133 states. *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...*'

Other paragraphs of the NPPF which need to be considered are as follows;
129. *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.*

135. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

2.4 PPS5 Historic Environment Practice Guide, March 2010

² **Definition of significance from the Glossary in the NPPF**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Definition of Setting from the Glossary in the NPPF

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Although PPS 5 has been superseded by the NPPF, the Practice Guide and the principles detailed within it have not. The following paragraphs of this document are therefore relevant when considering possible development within the setting of heritage assets at Hewell;

2.5 Assessing the implications of change affecting setting

118. *Change, including development, can sustain, enhance or better reveal the significance of an asset as well as detract from it or leave it unaltered. For the purposes of spatial planning, any development or change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting. Where the significance and appreciation of an asset have been compromised by inappropriate changes within its setting in the past it may be possible to enhance the setting by reversing those changes.*

119. *Understanding the significance of a heritage asset will enable the contribution made by its setting to be understood. This will be the starting point for any proper evaluation of the implications of development affecting setting. The effect on the significance of an asset can then be considered and weighed-up following the principles set out in policies HE 7, 8 and 9. While this consideration is perhaps most likely to address the addition or removal of a visual intrusion, other factors such as noise or traffic activity and historic relationships may also need to be considered.*

120. *When assessing any application for development within the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change and the fact that developments that materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

122. *A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

123. *English Heritage have prepared detailed guidance on understanding the setting of heritage assets and assessing the impact of any changes affecting them and on how to assess heritage significance within views.*

This guidance was published in October 2011. It provides the basis for advice by English Heritage on the setting of heritage assets when they respond to consultations and when they assess the implications of development proposals on the historic estate that they manage. It is also intended to assist others involved with managing development that may affect the setting of heritage assets.

Since the publication of the National Planning Policy Framework (NPPF) in March 2012, some of the references in this document may now be out-of-date. English Heritage believes, however, that the policy approach is unlikely to change and that this document still contains useful advice and case studies.

English Heritage are in the process of revising this Guidance:

- to reflect changes resulting from the NPPF and other Government initiatives
- to incorporate new information and advice based on recent case law and Inquiry decisions

2.6 Bromsgrove District Council Local Plan Adopted January 2004

The most relevant sections to proposed development at Hewell are as follows;

Development In Conservation Areas

S35A *The District Council will seek to preserve or enhance the character or appearance of Conservation Areas and will:*

- a) undertake measures as appropriate to promote and improve the environmental quality of such areas;*
- b) require new development, in or adjacent to such areas, to be sympathetic to the character of buildings in the detailed treatment of matters of design including the form, scale and materials;*
- d) seek to retain and enhance open spaces, important views, trees or other features of importance to the street scene.*

Historic Parks And Gardens

S48 *Planning permission or listed building consent will not be granted for development which would have an adverse effect on the character and setting of historic parks and gardens. Proposals will be assessed against their effect on:*

- a) views into or out of the park or garden;*
- b) vistas or sequential views within the park or garden;*
- c) 'natural' elements such as tree belts, avenues, specimen trees, water features, ornamental gardens and plant species;*
- d) structures, statues and garden ornaments;*
- e) the topography of the garden;*
- f) open spaces and their relationship to enclosures.*

The District Council will liaise with English Heritage and the Garden History Society in considering applications either within the boundaries of such parks and gardens or in proximity to them where important views from the park and/or garden would be materially affected.

12.15 Historic parks and gardens include those listed in the register of parks and gardens of special historic interest maintained by English Heritage. These are Hagley Park (Grade I) and Hewell Park (Grade II). This policy also applies to other parks and gardens of regional importance in the District, which are indicated in Appendix 7A.*

2.7 The Draft Core Strategy 2 (DCS 2) (2011)

The Draft Core Strategy for Bromsgrove is at an advanced stage of production, and should progress quickly to the final stages and formal adoption. The policies in respect of the Historic Environment in DCS2 are currently being updated in response to the consultation in 2011 but were drafted as follows;

7.147 Core Policy 16

Managing the Historic Environment

The Council will conserve and enhance the significance, heritage interest and setting of the historic environment by:

- *Advocating a holistic approach to the proactive management of the historic environment which encompasses designated and undesignated historic*

- buildings, archaeology and historic landscapes including for example historic parks and gardens and those included in the National Register*
- *Producing character appraisals and management plans for designated Conservation Areas based on an assessment of local identity and uniqueness, and encouraging the production of Village Design Statements by the local community to promote local distinctiveness*
 - *Stimulating and supporting the sensitive reuse of redundant historic buildings as a catalyst for regeneration and economic vitality*
 - *Ensuring opportunities are embraced to develop Green infrastructure networks that can enhance the amenity value of the historic environment.*
 - *Ensuring that applications for development respect and reflect the importance of heritage assets and their role in the local community*
 - *Promoting a positive interaction between historic sites and places and modern developments which allows for evolution and positive change whilst preserving the significance of existing assets*
 - *Encouraging high quality contemporary developments in historic areas which stand on their own merits, rather than pastiche replicas of existing buildings*
 - *Undertaking further studies to better understand the local identity and distinctiveness of the District, which will in turn inform local decision making and support the future growth of the Worcestershire Historic Environment Record*
 - *Embracing opportunities to mitigate the effects of climate change through the use of sustainable building technologies and the use of renewable energy providing it does not compromise the quality of the historic building.*

3.0 The Area

See Map 2

The Area comprises an area of approximately 90 hectares south east of the RPG and Hewell CA. It is bounded by the RPG and CA to the north/north east, Hewell Lane to the west, Brockhill Drive and the Brockhill Estate to the south/south east and fields to the northeast, which lie south west of Brockhill Lane.

The topography is undulating across The Area, with high points around Tack Farm and extending eastwards. There are further high points around the south west corner of the site where Hewell Lane meets Brockhill Drive. The Batchley Brooks runs in a south east/northwest direction in the northern part of The Area and the land here is low lying but reasonably level.

Within The Area there are two groups of farm buildings, Tack Farm where the outbuildings have been converted to residential use, and Oxstalls Farm which is still in agricultural use. The Area itself is in agricultural use and subdivided into a number of fields, some under crops and some used for pasture.

4.0 The Development Site and the setting of the RPG and the CA **See Map 2**

The Area immediately adjoins the RPG and CA. The RPG is registered Grade II* and is therefore a site of particular importance of more than special interest, being of considerable age. There is evidence of 17th and 18th century planting and it is associated with the foremost garden designers of the 18th and 19th centuries, Capability Brown and Humphry Repton, together with notable landscaping carried out by the then Earl in the later part of the 19th Century after the construction of the new mansion.

4.1 As explained above the RPG forms the country estate to Hewell Grange the current mansion (listed Grade II* ³) dates from the 1880s, although the remains of its predecessor dating from around 1712 (listed Grade II) are still in existence. In addition to the mansions and landscape there are a number of other listed and unlisted structures, not only garden features, but other buildings such as the dairy, game larder and kennels which were all intrinsic to the running of an estate such as this. (A full list of Heritage Assets located within the RPG and CA are provided in Appendix 1) Not all these buildings, notably the ones mentioned, are located within the boundaries of the RPG, however they do fall within the CA, which was created to protect all the buildings in the vicinity which were part of the Hewell Estate. A country estate by its very nature is located in the countryside, a rural environment. The existence of kennels and a game larder indicate the importance of rural pursuits to the Estate. The Estate also maintained a large farm, now Tardebigge Court, as well as a dairy, which obviously relied on the rural location.

4.2 The Landscape Agency Conservation Management Plan of 2006⁴, was written with the intention of informing future restoration plans for the Park. In arriving at their proposals they looked at the development of the Park and in doing so divided the Park into several character areas (identified on Map 2). The areas located most closely to The Area are the Southern Parkland and The Lake and Lakeside. Although the area known as the Planted Hill, a hilly area with extensive planting of specimen trees as well as native species, north of the Southern Parkland, is also highly visible from The Area. The Paper Mill cottages, gamekeepers cottage and the kennels, all non-designated HAs in the CA are located on the boundary of the CA and The Area.

4.3 The Southern Parkland comprises the area of the RPG south of the Planted Hill as far as the public footpath (PROW) which runs eastwards from Hewell Lane, north of Tack Farm. The character of this area feels slightly set apart from the rest of the park, as it is now in predominately agricultural use and there is no enclosing belt of trees along the southern boundary. There is however an important group of veteran oaks and sweet chestnut which are testament to the origins of this grassland as Parkland in the 17th and 18th centuries. Historically this area was much more connected to the rest of the Estate not just in terms of appearance but by a drive. The drive originally ran from Hewell Lane from approximately where the dairy is now, around the back of Tardebigge Court to the south of the Planted Hill, where it then split and headed north into the Planted Hill and south towards the castellated bridge and Paper Mill Cottages. The drive, and connection with the north of the Park, was lost when the Water Tower and grass terraces were

³ Grade I listed buildings are of exceptional interest, only 2.5% of listed buildings are listed Grade I. Grade II* buildings are particularly important, of more than special interest, 5.5% of listed buildings are listed Grade II* Grade II buildings are nationally important and are of special interest, 92% of listed buildings are listed Grade II.

⁴ Conservation Management Plan, Hewell Grange, Worcestershire July 2006, The Landscape Agency

constructed, cutting across it. The lower part of the drive then connected to the new track which led directly out to Hewell Lane, approximately half way between the Water Tower and the footpath (PROW). It is still in use today running down to the Paper Mill Cottages and via the castellated bridge to the kennels and associated buildings. The Southern Parkland was relatively enclosed until sometime between the 1930s and 1950s. The surveyor's draft of the first Ordnance Survey map of 1813 clearly shows a belt of trees running adjacent, on the north side, to what is now the public right of way (PROW) from Hewell Lane. This screen of trees is again present on the 1884 Ordnance Survey Map, although it is not so dense that it would have formed an impenetrable boundary, compared to the tree planting on the Planted Hill or immediately to the south east of the lake. At this time much of the planting around the perimeter of the RPG was not particularly dense. Repton was critical of some of the perimeter planting in 1812, in his section of the Red Book⁵ on 'The Belt' he advises the thinning of some of these trees and states 'in some places even these (deciduous trees) should be removed entirely to admit views of the country beyond the pale'. The following two Ordnance Survey Maps of 1904 and 1927 show little change to the trees on this southern boundary, the only significant change is the development of the Cladshill Wood between 1884 and 1904, and between 1904 and 1927 the boundary of trees along Hewell Lane from Park Cottages to the public right of way appears. The belt of trees to the south of the Southern Parkland disappears between 1927 and the 1950s.

4.4 The Lake and Lakeside landscape, comprise a large area of the RPG which includes the core of the Repton and Brown landscape around the lake, but also the areas bordering the Area. These areas include the Cladshill Wood and the grassland areas east and south east of the lake which became part of the Park in the 19th century. They contain no individual parkland trees, and it is likely that there was only a scattering originally. The southernmost fields feel separate from the 'core parkland' but form an attractive pastoral landscape. Although the boundary of the RPG is loosely screened with trees, the area is connected to the smaller fields with trees and hedgerows along the Batchley Brook, by the track which connects the kennels, which sit just outside the RPG at this point, with Hewell Lane via the castellated bridge at the foot of the Lake. The RPG therefore merges into the rural setting beyond its boundary, in this area.

4.5 The Planted Hill, is highly visible from The Area and beyond, due to the topography of the Hewell Estate. It extends as far as the track from Hewell Lane to Paper Mill cottages just to the west of where it splits and the eastern track heads towards the Kennels. The Landscape Agency Report describes the area as 'a rare and valuable example of Victorian modifications, enhancing, rather than detracting, from an earlier designed landscape'. These specimen trees are visible from a number of points across The Area and from various points along Hewell Lane as one approaches the RPG.

4.6 The wider rural environment provides the rural setting to the Hewell Estate which, as noted above, falls under the two designations, the RPG and the CA. The land surrounding the estate is still almost all agricultural, and this rural setting contributes to the significance of the HAs and our understanding and appreciation of them. In the wider area there are a number of farms and estate cottages, their existence underlying the sparsely populated rural nature of the area. The Historic Environment Assessment⁶

⁵ HWRO H Repton, Red Book for Hewell Grange, January 1812

⁶ Historic Environment Assessment for Bromsgrove District Council 21st June 2010

describes the broader environment as having 'a settlement pattern of farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal'.

4.7 The setting of the HAs to the south has remained relatively unaltered. The land now comprising The Area provides a buffer between the country Estate and the urban fringe of Redditch. There are only very limited views of the centre of Redditch and the housing at Brockhill, but there are extensive views of the edge of the RPG from the Area and from Hewell Lane across the site. The RPG and associated rural non designated heritage assets are clearly viewed in a rural setting.

4.8 Locating development in The Area will not only alter the character of the land itself but due to the topography of the site and its proximity to the HAs will obscure views across the site towards the HAs, and will completely alter the views out of the HAs towards the south. The rural setting will be lost, replaced by a suburban landscape.

4.9 The Area currently contributes to the significance of the HAs in forming part of the rural setting of the HAs. It is the buffer between them and the outskirts of Redditch. Screening new development with trees and hedgerow will not mitigate the fact that the buffer between the HAs and the outskirts of Redditch will be foreshortened resulting in the loss of the setting of the HAs, and therefore detracting from their significance.

5.0 ENGLISH HERITAGE SETTING ASSESSMENT

As part of this assessment, the impact of any proposed development has been assessed in accordance with the methodology outlined in the EH document, 'Setting of Heritage Assets', (October 2011). Section 2.4 of the guidance states, 'Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the Heritage Asset'. Section 2.4 further states, 'The setting of some heritage assets may have remained relatively unaltered over a long period and closely resemble the setting in which the asset was constructed or first used. The likelihood of this original setting surviving unchanged tends to decline with age and, where this is the case, it is likely to make an important contribution to the heritage asset's significance.'

5.1 Assessing the impact of proposed development using the English Heritage Guidance Document, 'The Setting of Heritage Assets', October 2011

The English Heritage methodology is set out in Section 4, Setting and Development Management, of this document, and more specifically in sub-section 4.2, 'Assessing the implications of development proposals'.

The methodology involves a 5 step approach as follows:

- Step 1 Identifying the assets affected and their settings
- Step 2 assessing the contribution setting makes to significance
- Step 3 assessing the effect of the proposed development
- Step 4 Maximising enhancement and minimising harm
- Step 5 making and documenting the decision and monitoring outcomes

The scope of this study is restricted to the impact of any possible development in The Area, defined above, on the setting and significance of the HAs at Hewell Grange. This setting guidance is primarily for use when detailed development proposals are being considered, but in this case acts as a useful guide for objectively considering possible development in The Area.

Step 1 – Identifying the assets affected and their settings

The document states 'The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal (in this case it is possible development). For this purpose if the development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the assets setting'

The two major assets here are The Hewell Conservation Area and the Registered Park and Garden. Due to the nature of the HAs in questions it is difficult to define their setting definitively or precisely. Section 2.2 of the setting guidance acknowledges that 'setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.' At Hewell it is the rural landscape comprising both agricultural and forested areas surrounding the HAs, sufficient to leave the impression of the country estate forming an integral element of the countryside. In terms of the heritage assets at Hewell it would comprises almost all of The Area. This area is agricultural land with some trees and hedgerows which forms a buffer between the HAs and the outer reaches of Redditch.

Step 2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage assets

The starting point for this stage of the assessment is to consider the significance of the heritage assets and then establish the contribution made by their setting.

Significance of the RPG

'The significance of the historic landscape at Hewell arises out of its degree of survival as a late 18th century landscape associated with the 4th Earl of Plymouth and 'Capability' Brown, and more significantly the 6th Earl of Plymouth and Humphry Repton. The significance is further enhanced by the late 19th century design, planting and extensive new building by the 1st Earl of Plymouth (of the second creation)'.⁷

The RPG at Hewell Grange (Grade II*)⁸ comprises extensive pleasure grounds surrounding the mansion, designed landscape and parkland, which still contains specimen and veteran trees dating from the earliest stages of landscaping in the 17th century. Although the existing mansion was constructed between 1884 and 1891, the estate is far older, dating back to the dissolution. A former grange to Bordesley Abbey, it came to the Windsor Family in 1542. A number of prominent garden designers of the 18th and 19th century were associated with the Park, including William Shenstone, Capability Brown and Humphry Repton. The poet and landscape theorist William Shenstone was involved in a number of discussions regarding alterations to the park. There is, however, no evidence that any of his ideas were taken up. Lancelot 'Capability' Brown and possibly Nathaniel Richmond were engaged in the 1760s primarily to redesign and enlarge the lake. Brown probably planted up the new section of road to create an enclosing belt to close the view beyond the lake. Humphry Repton was consulted early in the 19th century and as previously mentioned produced a Red Book in 1812. It would appear that he was critical of the existing landscape, and suggested ways of improving it. Many of his ideas were pursued including altering the house, adding islands to the lake, making changes to the planting and creating a number of walks. Tim Mowl⁹ describes the landscape at Hewell as 'a major picturesque landscape park'.

⁷ Conservation Management Plan, Hewell Grange, Worcestershire July 2006, The Landscape Agency

⁸ List description available at <http://list.english-heritage.org.uk/resultsingle.aspx?>

⁹ Timothy Mowl, Historic Gardens of Worcestershire (Tempus 2006) p.85

However the park is much more extensive than these areas, and to the south of the lake, in the Southern Park, are the remains of the veteran trees associated with the 17th and 18th parkland landscape.

Further elaborate formal gardens and new access drives were created in 19th and 20th centuries. Other, Sixth Earl of Plymouth, was notable for his widespread use of garden statuary and ornaments made from the artificial stone manufactured by Eleanor Coade, much of which remains in the gardens, and the French Garden was also developed during his time. The new kitchen walled garden was relocated in 1827 to an area on the other side of Hewell Lane, and with the exception of glass houses, has survived almost in its entirety.

The period from the 1860s to the outbreak of the First World War saw an unprecedented level of expenditure on the Hewell Grange Estate with the building of the New Mansion (to designs by Bodley and Garner), listed Grade II* ¹⁰. Alan Brookes¹¹ describes the mansion as 'one of the most important late 19th century country houses in England', Major landscaping works of this period including alterations to the French Garden, the construction of the sandstone water tower and the grass terraces.

In 1946 the Mansion, gardens and park became the property of HM Prison Service. The neglect of the gardens during the war years meant that much of the subtle detail of the pleasure grounds has been lost, although several features have been restored in recent years by the Prison Service in conjunction with the Hereford and Worcester Gardens Trust. Despite this neglect, the mansion, the remains of the designed landscape, the major garden features and the Parkland still exist and are in relatively good condition. The rural setting has also largely survived, adding to the legibility of the Estate as a whole and its significance.

Significance of the CA

The Hewell Grange Conservation Area comprises the immediate country estate surrounding Hewell Grange, the Grade II* mansion. There are a number of designated assets within the CA, including the RPG and a number of garden structures. The CA is however slightly larger than the RPG as it includes a number of associated Estate buildings, which were an integral part of the Estate, however due to a number of them being sold off before the Mansion was listed in 1986, none of them can be considered as curtilage listed, these include; the dairy on Hewell Lane, the kennels, the gamekeepers cottage and the game larder, all located on the edge of the Park. These buildings form an interesting group which are a tangible representation of the former workings of the Hewell Estate, a large country estate. Some, notably the kennels, gamekeepers cottage and the game larder being located on the edge of the Estate, looking out on the rural surroundings. Others, such as the dairy, are located nearer to the farm buildings, and are focussed more on the core of the Estate.

The CA is significant because of the high number of listed and unlisted historic Estate buildings, and the connection between the wider landscape and this built environment. As a historic entity the inter-relationship between the setting of the listed and unlisted buildings and the Registered Historic Park is a key element of the special interest of this Conservation Area. The wider rural setting therefore clearly contributes to the significance of this HA.

¹⁰ list description available at <http://list.english-heritage.org.uk/resultsingle.aspx?uid=1100160>

¹¹ Alan Brooks and Nikolaus Pevsner, *The Buildings of England Worcestershire* (Yale University Press 2007) p.625

The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution.

The Asset's physical surroundings

Topography

In terms of the southern end of the RPG and the CA the topography is undulating to the south of the HAs with various high points notably to the west, and as one moves eastwards the land levels out around the Batchley Brook.

Land Use

The immediate surrounding land is almost all agricultural and contributes to the rural nature of the RPG and the CA, and the sense that this is a country estate. There are a small number of farms and estate cottages in the vicinity and their existence underpins the sparsely populated rural nature of the area. The Historic Environment Assessment describes the broader environment as having 'a settlement pattern of farmsteads and strings of wayside dwellings associated with a moderate to high level of dispersal'. To the north east of the RPG and the CA are the two prisons which have been constructed on what was probably originally part of the Park, and to the north west is an estate of prison officer housing. The design, size and infrastructure associated with these buildings detracts from the rural feel of the immediate surrounding area to them. It should be noted that these buildings were constructed at a time when Government departments benefitted from Crown Immunity. The land they occupy is comparatively small compared to the extent of The Area

Green Space, trees and vegetation

There is extensive green space, trees including woodland, and vegetation surrounding the RPG and CA notably to the north west, south and east, which emphasises the rural setting of the Heritage Assets. It is not clear where the extent of either Heritage Assets ends in these particular areas. By contrast to the west is the B4096, Hewell Lane, which acts as a physical boundary to the extent of both Heritage Assets. It also acts as a barrier to the more potentially intrusive A448, Bromsgrove to Redditch Highway.

Openness, enclosure and boundaries

The landscaped areas of the Park, designed by Capability Brown and Repton, are enclosed partly by design, partly due to the topography of the area of Park closer to the house which can be described as forming a bowl around the mansion. Originally belts of trees were designed to screen the estate but not be an impenetrable barrier, evidenced by Repton's comments in his Red Book. The Southern Park, the area to the south of the lake and the Planted Hill, is very open and visible. The predominance of the natural boundaries results in the extent of the HAs being ill defined in many areas, leaving the outer reaches of HAs integral parts of the rural landscape, and providing a natural setting to the Brown and Repton landscapes.

History and degree of change over time

The area surrounding the RPG has not changed significantly in nature over the time that the landscaped Park has developed. It has remained a rural area with clusters of farm buildings and Estate properties. These have become more numerous as the centuries have passed but not to the extent that they have changed the nature of the rural landscape. The CA incorporates some of these buildings notably, Tardebigge Court and

Paper Mill Cottages. The only changes which do detract are, as noted above, the two prisons to the north east and the prison officer housing to the north west.

Integrity

Despite some changes since the Second World War, the RPG, has remained remarkably legible, located in a landscape that equally has seen little change. The CA, which includes the RPG as well as other buildings which contribute to the larger Hewell Estate, although only recently designated includes buildings which have equally altered little. Overall there has been little change since Victorian times.

Experience of the Asset

Surrounding landscape

The RPG and CA as a whole largely merge into and are integrated into the surrounding, almost totally rural landscape. This is particularly true at the southern end of the site where the remains of the 17th century parkland are almost indistinguishable at first glance from the surrounding rural or agricultural landscape.

Views from, towards, through, across and including the asset (See Map 3)

Section 117 of the PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide states 'The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting'. There are numerous views from, towards, through, across and including the asset.

In terms of the RPG, from the southern boundary, there are views across to the fields east/southeast of Tack Farm and The Area (Photograph 002). From this boundary there are views across the Southern Parkland towards the Brown/Repton landscaped areas of the RPG, where specimen trees, an indication of a designed landscape are clearly visible on the Planted Hill (Photograph 940), and there are glimpses of the bottom of the lake (Photograph 005). This is particularly visible in winter months. Adjacent to the footpath and falling either side of the track to Paper Mill Cottages is the Southern Parkland 'an important group of veteran oak and sweet chestnut are testament to the origins of this grassland as parkland in the 17th and 18th centuries',¹² which is therefore highly visible (Photograph 939).

From the high point on the footpath which forms the boundary of the RPG and the CA, there is a view to the south east of the centre of Redditch, on a clear day (Photograph 932). It is very much a distant view, and there is a large buffer of countryside between the Brockhill housing estate on the fringe of the town and the HAs, preserving their immediate rural setting and their isolation from the nearby urban area. The Church of St Stephen (1853 -55) is visible and has been for over 150 years, the settlement around it has clearly grown substantially in that time.

The remaining boundary of the RPG, moving around to the south east is partially screened with trees. However, in terms of the CA the boundary to the south east incorporates two groups of buildings excluded from the RPG, but which are historically important, forming a tangible representation of the former workings of the Hewell Estate, the Paper Mill cottages and the kennel, game keepers cottage and the game larder. The

¹² Conservation Management Plan, Hewell Grange, Worcestershire July 2006, The Landscape Agency

former are partially screened, with limited views out towards The Area and inwards from The Area. However around the latter buildings the site is comparatively open and due to the more level topography in this area, around the Batchley Brook, these buildings would be highly visible from The Area and The Area would be highly visible from them. (Photographs 891, 892, 996 & 914) At present, despite the housing at Brockhill, the rural landscape and setting has been preserved as the houses are some distance away and are well screened by trees, which are positioned close to the houses, leaving a rural landscape of fields and pasture in between. There is a distant view of the spire of St Stephen's in Redditch, but little indication that this church is in the middle of Redditch (Photograph 995).

There are general views to the RPG across the site from Hewell Lane and just off Brockhill Drive (photographs 871, 926, 929, 964, 968, 969 & 970)

Noise, vibration and other pollutants and nuisances

Although Hewell Lane forms the western boundary to the RPG, CA and the Area, and the A448 is located beyond it to the west, neither create an intrusive amount of traffic noise.

Tranquility, remoteness, wildness

The HAs feel tranquil and remote due to the quiet rural setting. If development occurs in The Area, this tranquillity and remoteness will be lost as the HAs will be attached to suburban Redditch.

The asset's associative attributes

Cultural Associations and Traditions

The Hewell Estate came into the ownership of the Windsor Family in 1542 and remained one of their homes for the next 400 years, and over that time evolved into the Estate we see today. The current mansion was designed by one of the foremost Victorian architectural partnerships of its day, the London firm of Bodley and Garner. The previous mansion, the remnants of which still exist having been designed by another important architect of his day, Francis Smith of Warwick. As noted above the landscape is the work predominately of Capability Brown and Humphry Repton

Conclusion

The rural setting forms an important element of the significance of these HAs. The significance of both the RPG, in terms of it being a country estate, and the CA, again in terms of it being a country estate, incorporating a number of estate buildings, draws heavily on its relationship with the wider landscape. It is sparsely populated countryside with isolated buildings, particularly to the area south east of the HAs, which forms part of The Area. The setting contributes to the legibility of a historically and aesthetically important country estate, which remains remarkably intact, and therefore our ability to appreciate the significance of the RPG and the CA.

The setting of the principal HAs under consideration here, the RPG and the CA has changed little over the last century, and remains predominately rural. The integrity of the position of the Estate is preserved by a significant buffer of agricultural land between the Estate and the urban area.

Step 3: Assessing the effect of the proposed development on the significance of the assets

The boundaries of The Area have been assumed as follows; (See Map 2)

The north side of The Area would probably follow the boundary of the RPG from Hewell Lane in a north easterly direction as far as Paper Mill Cottages, it would then follow the CA boundary south around the cottages, then following the joint boundary of both assets as far the Kennels, where it follows the CA boundary to the east of the kennels. The boundary then continues following the boundary of the RPG/CA until it heads north along a track towards Brockhill Lane. The Area then follows the field boundary to the north east, until it meets another track heading north, where it follows the field boundary to the south. When it meets another field boundary it heads east around the field, until it meets a track, running east west. The boundary of The Area then heads east towards the houses at Brockhill. The boundary then heads south westerly following the back of the housing estate and then to the north west of the community woodland, until it meets Brockhill Drive. From Brockhill Drive the boundary runs west towards the roundabout at junction with Hewell lane, then proceeds along Hewell Lane up to the footpath adjacent to the southern boundary of the RPG.

Location and siting of development

Proximity to the asset

The north side of The Area lies immediately adjacent to the southern boundary of the RPG and the CA. In terms of the RPG the area to the north of The Area comprises the Southern Park. In addition, to the north east corner of The Area is the 'The Lake and Lakeside' area. The Area also abuts Paper Mill Cottages, which fall into the CA where it extends south easterly away from the joint boundary with the RPG, to include the cottages. The Kennels and associated buildings located in the other CA extension are slightly to the north east.

Extent

The Area comprises approximately 90 hectares.

Position in relation to landform (topography)

The topography within The Area can be described as undulating. The land rises from the southern boundary of the RPG/CA to a ridge which runs easterly from Tack Farm which is at a height of 140m, and 150m at the Hewell Lane end. The land then falls away towards the Batchley Brook, where it is 110m. There is a further ridge towards the south/south western end of The Area where the land again rises to 140m. This high point allows for clear views across the site and towards the HAs.

Degree to which location will physically or visually isolate asset

Developing The Area and therefore encroaching into the setting of the HAs, will result in the HAs being divorced from their existing rural setting.

Position in relation to key views

Key Views

'Key views' are the views of the HAs from a number of vantage points within The Area and on the edge of The Area (indicated on Map 3) and views away from the HAs across The Area.

Towards RPG/CA RPG/CA(In general)
Specimen Trees (north/north east side of southern park)
The Lake
Paper Mill Cottages
The Kennels

Away from RPG/CA Housing at Brockhill
Centre of Redditch
Tack farm

See Map 3 and photographs

Towards RPG

RPG/CA(In general)

As The Area abuts the RPG/CA there are clear views of both, including views of the various groups of specimen trees at the southern end of the RPG. From the public right of way (PROW), towards the Paper Mill Cottage end, on the boundary between the RPG/CA and The Area there are views in the winter months of the bottom of the lake (approximately 250m away) where it narrows into the channel which runs under the castellated bridge. (Photographs 940, 001 & 005)

From the top of the ridge, east of Tack Farm, the RPG (Southern Park and Planted Hill) and CA are highly visible. To the south of this ridge, there are no views to the north/northeast of the RPG and CA, the height of the ridge blocking all views of the land beyond. (Photograph 880)

From the centre of The Area, close to the 'pond', there are distant views of the specimen trees, and the boundary of the RPG and the CA. (Photograph 899) There are also views to the RPG and CA from the south west of this point near the quarry. (Photographs 885, 886, 891 & 892) From the northern part of The Area there are clear views into the RPG/CA, where specimen trees can be seen, particularly from Hewell Lane, north west of Tack Farm. (photograph 871).

Specimen Trees

The specimen trees to the north of the Southern Park on the Planted Hill and to the north east in the Lake and Lakeside area of the Park are visible from a number of vantage points including; from along the boundary of the RPG and the CA with The Area (photographs 940, 001 & 005); north of the ridge running eastwards from Tack Farm (Photograph 871); in the centre of The Area, in the proximity of the 'pond' and from the top of the ridge just to the south of the 'pond'(photographs 899, 891, 892, 885, 886, 889, & 890); from the northern part of The Area, from south of the Batchley Brook northwards there are distant views of specimen trees in the Lake and Lakeside areas of the RPG when looking westerly/north westerly(Photograph 914); and from various vantage points

along Hewell Lane and Brockhill Drive close to the roundabout, looking north and northeast.

The Lake

The lake is only visible from the north of The Area along the boundary between The Area and the RPG and CA, adjacent to the public footpath (Photograph 005).

Paper Mill Cottages

Glimpses of the Paper Mill Cottages can be seen from the northern western side of the area immediately south of the cottages within The Area (Photograph 009); there are also glimpses of the cottages from around the Batchley Brook close to the boundary of the Area and the HAs (Photograph 919); and there are distant views across the area from the entrance to Oxstalls Farm at Brockhill Drive (photographs 968 & 969)

The Kennels

There are views of the kennels from a number of vantage points within the Area, notably; north of the eastwards ridge from Tack Farm, just south east of Paper Mill Cottages (Photograph 899); they are just visible south of the ridge, but only from the area around the entrance to Oxstalls Farm (photographs 926, 968 & 970); they are clearly visible from a number of points in the centre of The Area, particularly north of the ridge near the 'pond' and the ridge north of Oxstalls Farm (Photographs 891 & 892); from just south of the Batchley Brook there are clear views northwards of the kennels due to the low lying topography in this area (Photograph 914); from Brockhill Drive and the entrance to Oxstalls Farm.

Views away from the RPG

Housing at Brockhill

There are views of the housing at Brockhill from a few vantage points; about half way along the public right of way (PROW) which forms the boundary between the RPG/CA and The Area there are partial views in a south easterly direction of the housing at Brockhill (Photograph 932); there are views through trees towards the housing at Brockhill from the area to the south east of Tack Farm, looking north east; looking easterly from the environs of the Batchley Brook within the Area there are views of the housing at Brockhill (Photograph 915). Compared to the number of views of the RPG/CA from Hewell Lane/Brockhill Drive there are very few of the housing at Brockhill.

Views of the centre of Redditch

The centre of Redditch is only visible from a couple of vantage points. About half way along the PROW there are views in a south easterly direction towards the centre of Redditch. On a clear day there are views of St Stephen's Church (1853-55). (Photograph 932) It is very much a distant view, and there is a large buffer of countryside between the Brockhill housing estate on the fringe of the town and the HAs, thus preserving their immediate rural setting and the separation from the nearby urban area. In addition there are limited views of the centre of Redditch from the ridgeline directly east of Tack Farm and from the most westerly point of the public footpath south of Tack Farm.

Tack Farm

Tack Farm, at 140m can be seen from various points; looking south/southwest from the footpath which forms the boundary between The Area and the RPG/CA in the north west, there are views of the Tack Farm complex of buildings (Photograph 002); there are views of Tack Farm from the high point in the centre of The Area, just south west of the pond (Photograph 884). There are views of Tack Farm from the layby east of the roundabout at Hewell Lane and Brockhill Drive and from the entrance to Oxtalls Farm. In addition there are also views from just east of the Kennels.

As can be seen from the photographs there are various views across The Area towards the HAs and various views back again, therefore any potential development in The Area will be highly visible.

The form and appearance of the development

Prominence, Dominance or conspicuousness

Due to the topography, development on large parts of The Area would be very prominent. Some development, particularly on the north side of the ridge which runs eastwards from Tack Farm, would be very dominant.

Competition with and distraction from the asset

Due to the natural topography of The Area development would be very distracting. Housing or other buildings are more likely to be seen rather than the HAs, whereas at present the agricultural land provides a background or setting to the HAs.

Dimension, Scale and Massing

Development of any scale on this site would differ greatly to the sparse development typical of Hewell as a whole, as identified in the Historic Environment Assessment, as noted above.

Proportions

N/A

Visual permeability (extent to which it can be seen through)

N/A

Materials (texture, colour, reflectiveness, etc)

N/A

Architectural style or design

N/A

Introduction of movement or activity

N/A

Diurnal changes or seasonal changes

At present seasonal changes are clearly discernible as The Area is comprised almost entirely of natural features. If The Area is developed, the evidence of these seasonal changes will be removed. In addition more areas of the HAs are visible during the winter months, as the lack of leaf covers results in longer views into the HAs.

Other effects of any potential development

Change to built surroundings and spaces

N/A

Changes to skyline

At present there are long views across agricultural land, and depending on the direction, these views are terminated by the trees in the HAs, or the horizon, with views of other buildings as noted above in between. If The Area is developed there will be views of buildings and a suburbanisation of this environment.

Noise, Odour, vibration, dust, etc

N/A

Lighting effects and 'light spill'

A housing development in The Area is likely to generate a degree of light pollution which currently does not exist as this site is undeveloped agricultural land.

Change to general character (eg suburbanising or industrialising)

Clearly the development of this site will result in a change from a rural landscape to a suburban one.

Changes to public access, use or amenity

A PROW passes through The Area (define on a map), a further PROW gives access to The Area and the community woodland (land to the south west of The Area and southeast of the houses at Brockhill), to which there is public access. There is therefore much public access to The Area and it is visible from a number of public vantage points. Although public access may be maintained to these footpaths, the experience gained, from walking along them, of passing through a rural environment, the obvious setting of a country Estate, will be lost and replaced with the experience of walking through a suburban one. This will clearly undermine the experience of the country estate and the HAs from these vantage points.

Change to land use and land cover: tree cover

As already outlined, a change in land use to potential residential development would have a fundamental adverse impact on the setting of the HAs, even if the number of trees on the site remained the same.

Changes to archaeological context, soil chemistry, or hydrology

N/A

Changes to communication/accessibility/permeability

N/A

Permanence of the development

Anticipated lifetime/temporariness

It is anticipated that development would be permanent.

Recurrence

N/A

Reversibility

The development is likely to be irreversible

Longer term or consequential effects of the development

The attributes outlined in the EH document are changes to ownership arrangements, economic and social viability and communal use and social viability. These attributes are not perceived as impacting greatly on the setting of the HAs.

Step 4: Maximising enhancement and minimising harm

The EH document notes that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the projects inception'. In addition it is further stated that 'Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process'. As application stage has not been reached yet in respect of any development within The Area, there is still time to consider, in light of the above analysis, whether another site maybe more appropriate

Maximising enhancement

The EH document notes that 'Enhancement maybe achieved by actions including: removing or remodelling an intrusive building or feature; replacement of a detrimental feature by a new and more harmonious one; restoring or revealing a lost historic feature; introducing new views (including glimpses or better framed views) that add to the public experience of the asset: or improving public access to, or interpretation of, the asset including its setting'. Extensive development of The Area would not enhance the setting of the HAs.

Minimising harm

The EH document notes that 'options for reducing the harm arising from developments may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements'. In addition it states ' For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development'.

Although the topography of The Area is undulating, having assessed the topography and sightlines in detail, to and from the southern boundary of the RPG and the CA, it is considered that any development in The Area would intrude into the setting of both Heritage Assets.

Step 5 – making and documenting the decision and monitoring outcomes.

The EH document notes that 'Broad guidance on weighing the degree of harm to the significance of a heritage asset against the benefits of changes, including development affecting setting is provided in policies *HE8, HE9 and HE10 of PPS5* (now superseded by Paragraphs 129 to 135 of the NPPF) and in paragraphs 83 to 95 of its (PPS5)

Practice Guide. These policies provide the basis for decision making by local planning authorities'. In addition Policy HE 9.2 is quoted, 'where development affecting the setting of a designated asset results in substantial harm to significance, it can be justified only if it delivers substantial public benefits that outweigh that harm. This section has been superseded by Paragraphs 132 and 133 of the NPPF. Paragraph 132 states 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'. Further, 'Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.' Paragraph 133 states, 'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.'

Having considered the above statements it is concluded that any major development in The Area, which has remained the relatively unaltered southern setting of the RPG and CA, would cause substantial harm to these heritage assets. In deciding whether the land should be allocated for future development, it has to be considered if the harm is necessary to achieve public benefit, and whether that public benefit outweighs the harm to the significance of the HAs. The public benefit has to be measured against the importance of the assets, in this case there are two, the CA and the RPG (listed Grade II*), and one of the overriding objectives of the NPPF is to conserve irreplaceable heritage assets.

Conclusion

Carrying out the English Heritage Five step assessment methodology detailed in the Guidance document, 'The Setting of Heritage Assets, has provided specific evidence and analysis of that evidence, which demonstrates both the significance of the setting in contributing to the significance of the RPG and the CA, and the substantial harm that development of The Area will have on the setting of the designated HAs.

5.0 CONCLUSIONS

The Area is located immediately adjacent to two designated heritage assets, the Hewell Conservation Area and the Hewell Grange RPG (Grade II*) and would be within the setting of both. The significance of both assets and their setting has been outlined above.

National planning policy requires that any harm or loss to the significance of designated heritage assets requires clear and convincing justification. Substantial harm to or loss of designated assets of the highest significance, including a Grade II* RPG, should be wholly exceptional (Paragraph 132).

The analysis carried out in this document has demonstrated that development in The Area would cause substantial harm to the significance and setting of major assets. The Area should therefore not be allocated.

PHOTOGRAPHS OF VIEWS



940 View looking north from public footpath across the Southern parkland



939 View looking north from public footpath across the Southern parkland towards the specimen trees on the planted Hill, veteran trees to the right.



002 View of Tack Farm from the boundary of the RPG and The Area.



932 View from the highpoint on the public footpath, off Hewell Lane, looking east towards Redditch and the housing at Brockhill.



001 View from the boundary of the RPG and The Area looking north over the Southern Parkland, with the Planted Hill in the background.



005 View from the footpath on the boundary of The Area and the RPG of the southern end of the lake



864 View looking south east from the castellated bridge



009 View of Paper Mill Cottages from the boundary of the CA and The Area.



871 View from the same location looking north towards the RPG, specimen trees on the Planted Hill beyond the Southern Parkland and in the Lakeside area, clearly visible



870 View of the centre of Redditch and the Brockhill housing from the layby between the south eastern boundary of the RPG and Tack Farm.



880 View north east from the electricity sub station on Hewell Lane, Tack Farm to the left and on the horizon specimen trees in the Lake side area.



964 View north east across The Area from close to the roundabout at Brockhill Drive, specimen trees on the Planted Hill and on the Lakeside just visible.



926 North westerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive, Tack Farm and specimen trees on Planted Hill and Lakeside just visible.



929 Zoomed shot of the above, showing the specimen trees on the Planted Hill



968 Northerly view across the site from the entrance to Oxtalls Farm at Brockhill Drive, specimen trees on Planted Hill and Lakeside just visible



969 Zoomed shot of the above showing Paper Mill Cottages



970 From the same location as 968 but towards the Gamekeepers Cottage and kennels



922 View from the community wood, Oxtalls Farm visible to north east. Illustrates how high the land is in this area



885 View south east of Tack Farm looking northerly towards RPG, specimen trees visible



886 View south east of Tack Farm looking northerly towards RPG, specimen trees visible (zoomed shot)



884 View south east of Tack Farm, looking north west, below the ridge



890 View looking north west from west of the quarry. Specimen trees on the Planted Hill visible



889 View looking north west from west of the quarry. Specimen trees on the Planted Hill visible (zoomed shot)



892 View from west of the quarry looking north towards the game keepers cottage, game larder and kennels, specimen trees in lake side visible behind.



891 View from west of the quarry looking north towards the game keepers cottage, game larder and kennels, specimen trees in lake side visible behind (zoomed shot)



899 view from north of the quarry, looking north towards the gamekeepers cottage, game larder and kennels, with specimen trees in the background.



919 Distant view of Paper Mill Cottages from south of Batchley Brook



914 View from the centre of the site, south of Batchley brook (see Map) looking north west. Game keepers Cottage etc visible, specimen trees to left and Cladshill Wood to right.



915 Opposite direction to above and view of the housing at Brockhill



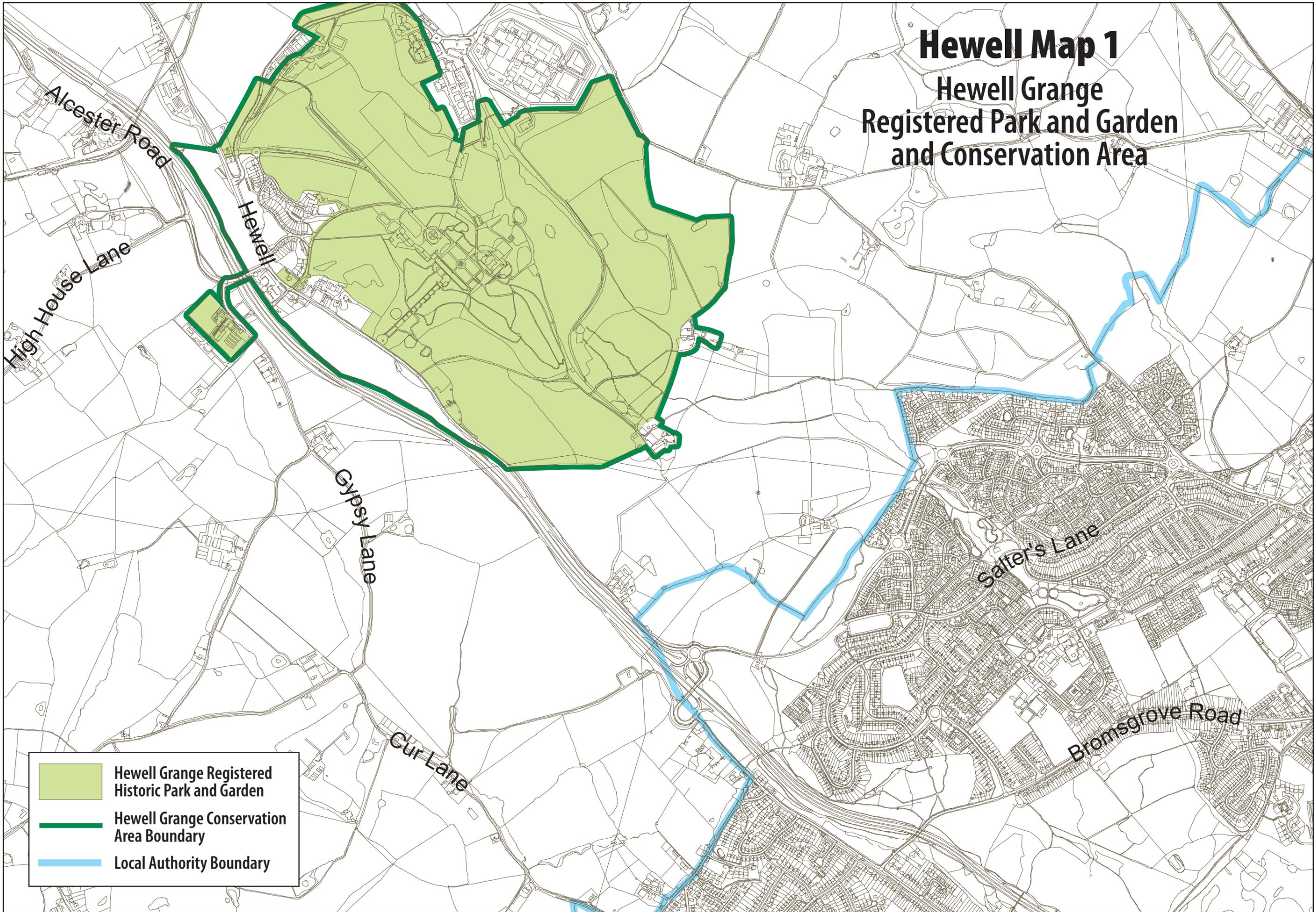
996 view looking south/southeast from the kennels, showing thin screen of trees either side of the Batchley Brook and the land rising beyond towards Oxtalls Farm and Tack Farm



995 View from the kennels towards the centre of Redditch, Spire of St Stephen's just visible in the centre

Hewell Map 1

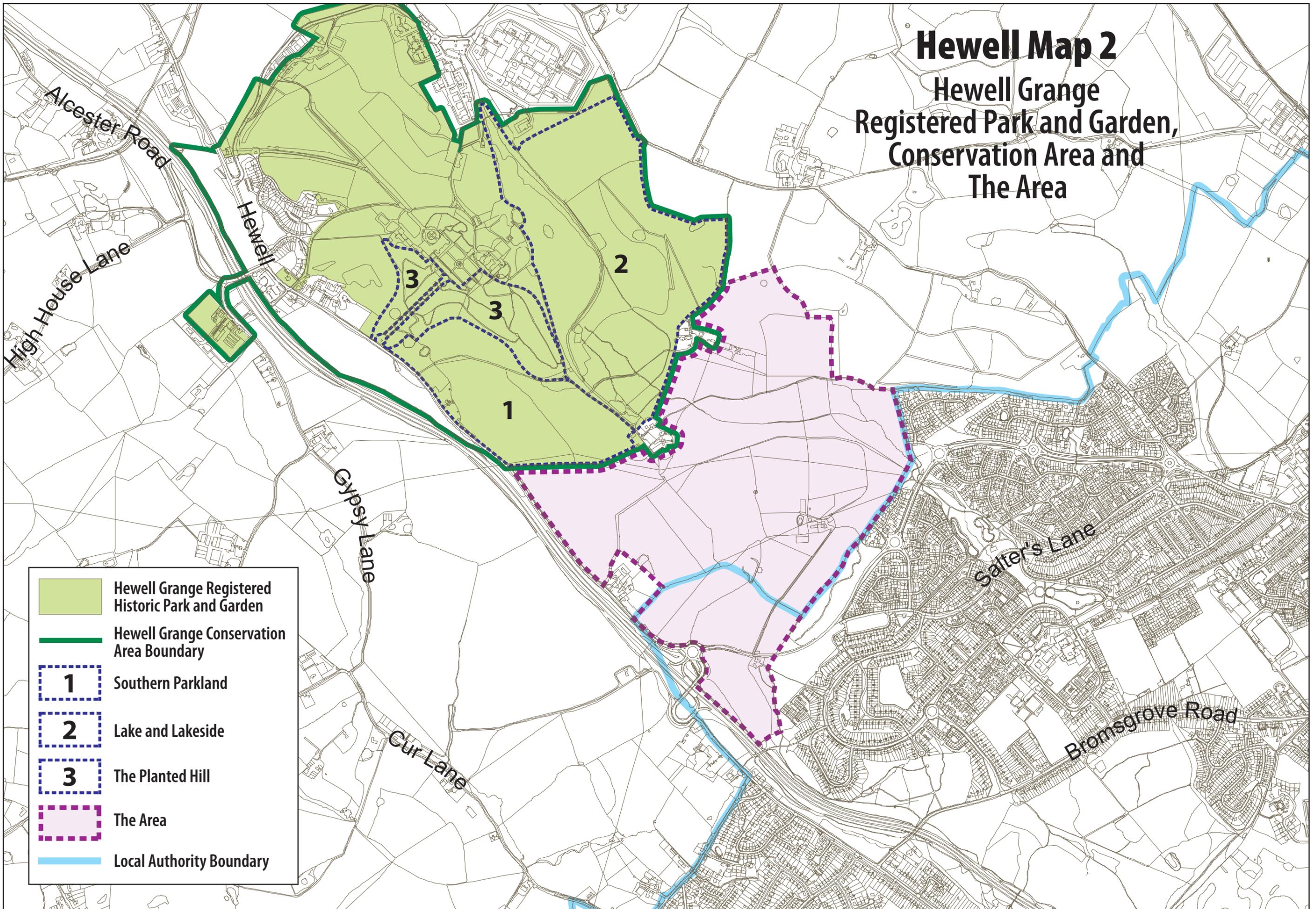
Hewell Grange Registered Park and Garden and Conservation Area



-  Hewell Grange Registered Historic Park and Garden
-  Hewell Grange Conservation Area Boundary
-  Local Authority Boundary

Hewell Map 2

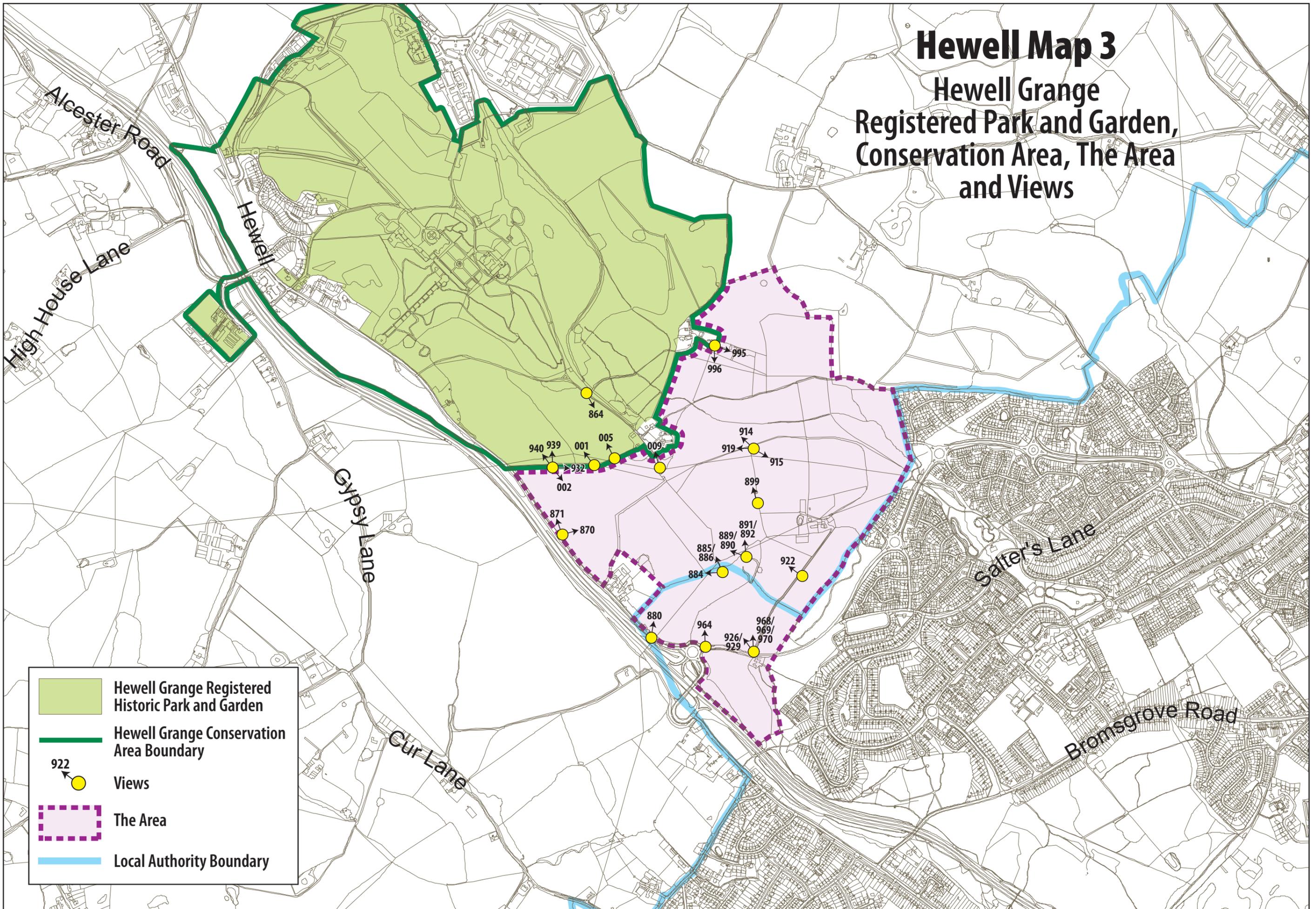
Hewell Grange Registered Park and Garden, Conservation Area and The Area



-  Hewell Grange Registered Historic Park and Garden
-  Hewell Grange Conservation Area Boundary
-  1 Southern Parkland
-  2 Lake and Lakeside
-  3 The Planted Hill
-  The Area
-  Local Authority Boundary

Hewell Map 3

Hewell Grange Registered Park and Garden, Conservation Area, The Area and Views



	Hewell Grange Registered Historic Park and Garden
	Hewell Grange Conservation Area Boundary
	Views
	The Area
	Local Authority Boundary

Appendix 1

Listed Buildings within the Registered Park and Garden and Conservation Area Boundary

HMP Hewell Grange (Grade II*)
Ruins of the Old Hall (Grade II)
Tennis Court (Grade II)
South and North Lodges at NW entrance (Grade II)
Water Tower (Grade II)
Four coade stone statues in French garden (Grade II)
Gate and gate piers at SE entrance to French garden (Grade II)
Statue of Fallen Gladiator in forecourt (Grade II)
Wall around forecourt N of Hewell Grange (Grade II)
Icehouse 25m north of Hewell Grange (Grade II)
Swing door and portal 25m NE of Hewell Grange (Grade II)
Garden temple 50m NE of Hewell Grange (Grade II)
Home Farmhouse (now Hewell House) (Grade II)

Curtilage listed structures within the Registered park and Garden and Conservation Area Boundary

Walled kitchen garden including the Apple Store, Gardeners House and historic stores and glasshouses within the garden, Holyoakes Lane
Stables to Hewell Grange
Dovecote to rear of Hewell Grange
Remains of Boat House, Hewell Lake
Stone seat and fountain in Quarry Gardens, Hewell Park
Stone bridge leading to Tennis Court, Hewell Park
Iron Bridge to Island, Hewell Park
Large urn and plinth to S of Tennis Court, Hewell Park
Stone arch and garden bridge to S of Tennis Court, Hewell Park
Ha-ha with remains of stone wall, Hewell Park
Small cast iron bridge to S of Tennis Court, Hewell Park
Steps to S of Tennis Court leading to Dutch Garden, Hewell Park
Large cast iron bridge to N of lake, Hewell Park
Cast iron gates, stone piers and brick walls to S of French Garden, Hewell Park
Fountain in French Garden, Hewell Park
Stone steps leading up from French Garden
Stone steps to W of formal garden leading to tennis lawn, Hewell Park
Stone steps to E of Hewell Grange leading to rear garden, Hewell Park
Arched sandstone bridge to weir, Hewell Park
Stone garden steps nr lake weir, linking road to upper path, Hewell Park

Unlisted heritage assets within the Conservation Area

Tardebigge PH, Hewell Lane

South West Lodge, Hewell Lane
Dairy Cottage, Hewell Lane
Sawmill House, Hewell Lane
1, 2 and 3 Rose Cottages, Hewell Close
New Cottage, Hewell Close
The Old Forge, Hewell Lane
Tardebigge Court, Hewell Lane (former Home Farm)
Hewell House, Hewell Lane
1-4 Park Cottages, Hewell Lane
Hewell Kennels, Gamekeepers Lodge and Gamekeepers Larder,
Hewell Lane
Old Papermill Cottage, Hewell Lane
1-6 Papermill Cottages, Hewell Lane
Papermill Lodge, Hewell Lane



We will consider reasonable requests to provide this document in accessible formats such as large print, Braille, Moon, audio CD or tape or on computer CD

"Need help with English?" Contact Worcestershire HUB, Bromsgrove 01527 881288

'Potrzebujesz pomocy z angielskim?' Skontaktuj się z Worcestershire HUB, Bromsgrove, tel.: 01527 881288

"İngilizce için yardıma ihtiyacınız var mı?" 01527 881288 numarayı arayıp Worcestershire HUB, Bromsgrove ile irtibata geçin

"ইংরাজির জন্য সাহায্য চাই ?" 01527 881288 নম্বরে উস্টাশায়ার হাব [HUB] ব্রমসগ্রভ [Bromsgrove]-এ টেলিফোন করুন

"ਅੰਗਰੇਜ਼ੀ ਵਿਚ ਮੱਦਦ ਚਾਹੁੰਦੇ ਹੋ?" ਵੁਰਸੈਸਟਰਸ਼ਾਇਰ ਹੱਬ [HUB] ਨੂੰ ਬਰੋਮਸਗਰੋ [Bromsgrove] ਵਿਖੇ 01527 881288 'ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ

"انگریزی میں مدد چاہتے ہیں؟" ورسیسٹر شائر ہب [HUB]، برومزگرو [Bromsgrove] میں 01527 881288 پر رابطہ کریں



**BROMSGROVE DISTRICT
COUNCIL**

HEAD OF
PLANNING AND REGENERATION
THE COUNCIL HOUSE,
BURCOT LANE,
BROMSGROVE B60 1AA