



HERITAGE ASSESSMENT

**LAND AT BROCKHILL WEST
REDDITCH
WORCESTERSHIRE**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

MAY 2013

Planning Authority:
BROMSGROVE
DISTRICT COUNCIL &
REDDITCH BOROUGH
COUNCIL

Site centred at:
401116,267168

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1.0 INTRODUCTION

- 1.1 This report has been prepared by Simon Roper-Pressdee of CgMs Consulting on behalf of Miller Homes, Persimmon Homes and Southern and Regional Developments, at the request of RPS.
- 1.2 It is prepared to examine the potential for impact on specific designated heritage assets within a 500m radius of the sites, in particular focusing on the Hewell Grange Registered Park & Garden and the Hewell Grange Conservation Area.
- 1.3 The report assesses the impact on the historic built environment of the proposed development of two areas of land at Brockhill West, Redditch (Sites A and B).
- 1.4 Site A comprises approximately 68.1ha of agricultural land which is bound by agricultural fields to the north, east and west, with some scattered farming buildings, the Hewell Lane (B4096) to the south, and the western boundary of Redditch to the south-east. It is centred on NGR 401116,267168 (Figure 1).
- 1.5 Site B comprises approximately 149.5ha of agricultural land which is bound by further agricultural land west and north, with the western boundary of Redditch to the east, and the A448 to the north. It is centred on NGR 399925268002 (Figure 1).
- 1.6 A site visit was undertaken in April 2013. The weather was clear and sunny, allowing for good viewing and analysis of the sites and their surroundings.

2.0 PLANNING POLICY CONTEXT

2.1 In March 2012, the Government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

2.1.1 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.1.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.1.3 *Heritage assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority.

- 2.1.4 A *Designated heritage asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.1.5 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.1.6 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - Protects the settings of such designations.
 - Provides for a proportionate level of recording of buildings and areas not significant enough to merit total preservation.
- 2.1.7 The Localism Act (introduced in November 2011) abolishes the West Midlands Regional Spatial Strategy with effect from April 2012, and will be revoked in May 2013. However, this will require secondary legislation, and thus until such legislation is passed, some weight is still afforded to the Spatial Strategy. The relevant policies state:

POLICY QE1: CONSERVING AND ENHANCING THE ENVIRONMENT

A. ENVIRONMENTAL IMPROVEMENT IS A KEY COMPONENT OF THE SPATIAL STRATEGY IN ORDER TO UNDERPIN THE OVERALL QUALITY OF LIFE OF ALL AREAS AND SUPPORT WIDER ECONOMIC AND SOCIAL OBJECTIVES.

B. LOCAL AUTHORITIES AND OTHER AGENCIES IN THEIR PLANS, POLICIES AND PROPOSALS SHOULD:

- I) SUPPORT REGENERATION, BY RESTORING DEGRADED AREAS, CONSERVING EXISTING ENVIRONMENTAL ASSETS, INCLUDING THE REUSE OF REDUNDANT AND UNDER-USED BUILDINGS OF MERIT, AND CREATING NEW, HIGH QUALITY, BUILT AND NATURAL ENVIRONMENTS, PARTICULARLY WITHIN THE MUAS;**
- II) CONSERVE AND ENHANCE THOSE AREAS OF THE REGION, WHERE EXCEPTIONAL QUALITIES SHOULD BE REINFORCED BY SUSTAINABLE USE AND MANAGEMENT, INCLUDING THE PEAK NATIONAL PARK, THE FIVE AREAS OF**

OUTSTANDING NATURAL BEAUTY, THE EUROPEAN WILDLIFE SITES, AND THE WORLD HERITAGE SITE (SEE ENVIRONMENTAL ASSETS DIAGRAM);

III) PROTECT AND WHERE POSSIBLE ENHANCE OTHER IRREPLACEABLE ASSETS AND THOSE OF A LIMITED OR DECLINING QUANTITY, WHICH ARE OF FUNDAMENTAL IMPORTANCE TO THE REGION'S OVERALL ENVIRONMENTAL QUALITY, SUCH AS SPECIFIC WILDLIFE HABITATS (ANNEX B), HISTORIC LANDSCAPE FEATURES AND BUILT HERITAGE, RIVER ENVIRONMENTS AND GROUNDWATER AQUIFERS;

IV) PROTECT AND ENHANCE THE DISTINCTIVE CHARACTER OF DIFFERENT PARTS OF THE REGION AS RECOGNISED BY THE NATURAL AND CHARACTER AREAS (FIGURE 4) AND ASSOCIATED LOCAL LANDSCAPE CHARACTER ASSESSMENTS, AND THROUGH HISTORIC LANDSCAPE CHARACTERISATION.

C. IN BRINGING FORWARD DEVELOPMENT, ALL AGENCIES AND DEVELOPERS SHOULD ADOPT HIGH STANDARDS FOR SUSTAINABLE NATURAL RESOURCE USE AND MANAGEMENT IN LINE WITH POLICIES SUCH AS QE3, QE9, EN1-2 AND M3.

POLICY QE5: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

A. DEVELOPMENT PLANS AND OTHER STRATEGIES SHOULD IDENTIFY, PROTECT, CONSERVE AND ENHANCE THE REGION'S DIVERSE HISTORIC ENVIRONMENT AND MANAGE CHANGE IN SUCH A WAY THAT RESPECTS LOCAL CHARACTER AND DISTINCTIVENESS.

B. OF PARTICULAR HISTORIC SIGNIFICANCE TO THE WEST MIDLANDS ARE:

I) THE HISTORIC RURAL LANDSCAPES AND THEIR SETTLEMENT PATTERNS;

II) HISTORIC URBAN SETTLEMENTS, INCLUDING MARKET TOWNS AND CATHEDRAL CITIES;

III) LISTED BUILDINGS, SCHEDULED AND UNSCHEDULED ANCIENT MONUMENTS, CONSERVATION AREAS, HISTORIC PARKS AND GARDENS, ALL IN THEIR SETTINGS, AND BATTLEFIELDS;

IV) AREAS OF INDUSTRIAL HERITAGE SUCH AS THE BIRMINGHAM JEWELLERY QUARTER;

V) THE HISTORIC TRANSPORT NETWORK;

VI) STRATEGIC RIVER CORRIDORS (SEVERN, WYE, TRENT, AND AVON); AND

VII) IRONBRIDGE GORGE WORLD HERITAGE SITE.

C. DEVELOPMENT PLANS AND OTHER STRATEGIES SHOULD RECOGNISE THE VALUE OF

CONSERVATION LED REGENERATION IN CONTRIBUTING TO THE SOCIAL, SPIRITUAL AND ECONOMIC VITALITY OF COMMUNITIES AND THE POSITIVE

**ROLE THAT BUILDINGS OF HISTORIC AND ARCHITECTURAL VALUE CAN PLAY AS
A FOCUS IN AN AREA'S REGENERATION.**

**D. IN PARTICULAR, STRATEGIES SHOULD EXPLORE THE REGENERATION
POTENTIAL OF:**

- I) REDUNDANT OR UNDER-USED INDUSTRIAL AND COMMERCIAL BUILDINGS;**
- II) RURAL SETTLEMENTS AND MARKET TOWNS OUTSIDE THE MUAS;**
- III) VICTORIAN AND EDWARDIAN COMMERCIAL CENTRES PARTICULARLY IN
THE
MUAS;**
- IV) TRADITIONAL BUILDINGS OF THE COUNTRYSIDE;**
- V) EXISTING CHURCH BUILDINGS AND THEIR POTENTIAL COMMUNITY USES;**
- VI) 19TH AND EARLY 20TH CENTURY URBAN HOUSING; AND**
- VII) THE CANAL NETWORK.**

- 2.2 English Heritage has published guidance and methodology for assessing heritage significance within views, "Seeing The History In The View" (May 2011), which provides a consistent base-line for assessing the impact of development on heritage significance within views. They have also published further guidance on assessing the importance of the setting of assets, "The Setting of Heritage Assets" (October 2011). Both sets of guidance have been taken in to account in preparing this report.
- 2.3 In considering any planning application for development, the planning authority will be mindful of the policy framework set by government policy, in this instance NPPF, by current Development Plan Policy and by other material considerations.
- 2.4 As the sites falls across the boundaries of both Bromsgrove District and Redditch Borough, policies form both local plans must be considered.
- 2.5 Local Plan Policy in Bromsgrove District is currently provided by the emerging Bromsgrove Core Strategy and to a lesser degree the 'saved' policies in the Bromsgrove District Local Plan (2004).
- 2.6 The policy within the emerging Core Strategy Development Plan Document (DPD), relating to the historic environment, states:

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.

- 2.7 The District's relevant 'saved' policies within the Local Plan relating to built heritage state:

S35A DEVELOPMENT IN CONSERVATION AREAS

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;**
- C) NORMALLY REQUIRE DETAILED APPLICATIONS OR EXCEPTIONALLY WHERE AN OUTLINE APPLICATION IS SUBMITTED THE INCLUSION OF SKETCH DESIGNS INCLUDING ELEVATIONAL DRAWINGS SHOWING THE RELATIONSHIP WITH ADJACENT PROPERTIES;**
- D) SEEK TO RETAIN AND ENHANCE OPEN SPACES, IMPORTANT VIEWS, TREES OR OTHER FEATURES OF IMPORTANCE TO THE STREET SCENE.**

S36 DESIGN OF DEVELOPMENT IN CONSERVATION AREAS

WHERE DEVELOPMENT IS PROPOSED IN OR ADJACENT TO A CONSERVATION AREA THE DISTRICT COUNCIL WILL NORMALLY REQUIRE SKETCH DESIGNS TO BE SUBMITTED WITH OUTLINE PLANNING APPLICATIONS, INCLUDING ELEVATIONAL DRAWINGS, SHOWING THE RELATIONSHIP WITH ADJACENT PROPERTIES. A HIGH STANDARD OF DESIGN WILL BE EXPECTED WHICH DEMONSTRATES THAT THE RELEVANT ASPECTS OF THE BUILT FORM HAVE BEEN TAKEN FULLY INTO CONSIDERATION AND THAT PROPOSALS ARE COMPATIBLE WITH THE CHARACTER OF THE AREA

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.

- 2.8 Local Plan policy in Redditch Borough is provided by the emerging Local Plan No.4 (formerly called the Core Strategy), and to some extent the policies within the Local Plan No.3 (adopted 2006).
- 2.9 There are no policies relevant to the historic built environment within Local Plan No.3, but the following policies and sections of policies are within the emerging Local Plan No.4:

POLICY 35

DESIGNATED HERITAGE ASSETS INCLUDING LISTED BUILDINGS, STRUCTURES AND THEIR SETTINGS; CONSERVATION AREAS; ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES, WILL BE GIVEN THE HIGHEST LEVEL OF PROTECTION AND SHOULD BE PRESERVED AND ENHANCED. NON-DESIGNATED NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS AND LOCALLY LISTED HERITAGE ASSETS WILL ALSO NEED TO BE CONSERVED AND ENHANCED IN A MANNER APPROPRIATE TO THEIR SIGNIFICANCE AND CONTRIBUTION TO THE HISTORIC ENVIRONMENT.

HERITAGE ASSETS ARE AN IRREPLACEABLE RESOURCE AND THOSE AT RISK SHOULD BE PROTECTED. THE SENSITIVE ADAPTIVE RE-USE OF BUILDINGS AT RISK WILL BE ENCOURAGED WHERE THEY MAY SECURE THE FUTURE OF A HERITAGE ASSET. PROPOSALS THAT WILL LEAD TO SUBSTANTIAL HARM TO OR LOSS OF A HERITAGE ASSET WILL NOT BE PERMITTED. WHERE THERE IS TO BE A LOSS OF A HERITAGE ASSET, DEVELOPERS ARE REQUIRED TO RECORD, ARCHIVE AND MAKE INFORMATION ABOUT THE ASSET PUBLICLY ACCESSIBLE.

HERITAGE-LED REGENERATION WILL BE ENCOURAGED, PARTICULARLY WHEN RELATED TO THE TOWN CENTRE STRATEGIC SITE, BUT ALSO AT ANY OTHER SITE

OF HISTORIC VALUE. PROPOSALS WHICH AIM TO REALISE THE LEISURE AND TOURISM POTENTIAL OF THE HISTORIC ENVIRONMENT WILL BE ALSO ENCOURAGED WHERE THESE WILL RESULT IN ENHANCEMENTS TO HERITAGE ASSETS AND/ OR ENHANCEMENT OF THE WIDER HISTORIC ENVIRONMENT.

APPLICATIONS FOR DEVELOPMENT AFFECTING ANY HERITAGE ASSET OR ITS SETTING MUST BE ACCOMPANIED BY A HERITAGE STATEMENT. THE LEVEL OF DETAIL SHOULD BE PROPORTIONATE TO THE SIGNIFICANCE OF THE HERITAGE ASSET. WHERE A DEVELOPMENT SITE INCLUDES OR HAS THE POTENTIAL TO INCLUDE HERITAGE ASSETS WITH ARCHAEOLOGICAL INTEREST, DEVELOPERS MUST SUBMIT AN APPROPRIATE DESK-BASED ASSESSMENT AND, WHERE NECESSARY, A FIELD EVALUATION. WHERE APPROPRIATE, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE HISTORIC ENVIRONMENT ASSESSMENT FOR REDDITCH BOROUGH.

POLICY 36

DEVELOPMENT PROPOSALS AFFECTING LISTED BUILDINGS OR STRUCTURES WILL BE REQUIRED TO PRESERVE OR ENHANCE THE BUILDING OR STRUCTURE, ITS SETTING AND ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST. THE BOROUGH COUNCIL WILL IMPLEMENT STRICT CONTROLS OVER THE USE, EXTENSION, ALTERATION AND DEMOLITION OF LISTED BUILDINGS.

- 2.10 Under Annex 1 of the NPPF, local authorities may continue to give **full weight** to relevant local policies adopted since 2004 for a period of 12 months from the publication of the NPPF (March 2012), even if there is a limited degree of conflict with the policies contained in the NPPF. Following this 12-month period (i.e. from March 2013 onwards), **due weight** should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 2.11 Since the publication of the NPPF, local authorities have been empowered to give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies

(the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

- 2.12 Although the No.3 Local Plan policies relating to built heritage are broadly in line with the NPPF, they never-the-less fail to provide a mechanism for assessing the degree of harm on built heritage arising from potential developments and fail to provide any mechanism for off-setting any such harm against the public benefit of a scheme. It is therefore considered here that there is significant discrepancy between Local Plan policy and the NPPF and thus the weight that should be afforded to these policies should be considerably reduced.
- 2.13 As part of the evidence base for planning housing growth for the Core Strategy across both Bromsgrove District and Redditch Borough, Bromsgrove District Council has recently published "Hewell Grange Estate – Setting of Heritage Assets Assessment". This is currently in consultation (between 1st April and 15th May 2013), and as such some weight can be afforded to its content.
- 2.14 A separate rebuttal has been prepared (CgMs, 2013) which finds that the weight of this evidence base document should be minimal, as the document is unsound, through its use of policy and guidance, and through its assessment process.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

- 3.1.1 This report examines the setting and significance of heritage assets within the vicinity of the two sites (Sites A and B, Figure 2), in particular those associated with Hewell Grange.
- 3.1.2 There are no statutorily listed buildings within the two sites and a search of the National Heritage List for England shows 16 statutory listed buildings within the Hewell Grange area; Hewell Grange being Grade II*, whilst the remainder are Grade II. The Grade II* Hewell Grange Registered Park & Garden and the Hewell Grange Conservation Area also lie abutting the site boundary to the north-west (Figure 2).
- 3.1.3 The proposed development of the sites will have no direct impact on any listed building nor on the registered park & garden or the conservation area. However, there is some potential for the proposed development to have an indirect impact on the setting of these designated heritage assets; this potential is examined below.
- 3.1.4 A separate desk-based assessment (CgMs, 2012) contains a map regression of Site A and its surroundings, and this should be referred to in conjunction with this historic built environment appraisal.

3.2 Existing Site

- 3.2.1 Site A comprises an area of agricultural land on the west side of Redditch, occupying the land on the north side of Hewell Lane. It consists of several fields which have been under arable farming. The topography of the site is such that the western edge of the site touches the brow of the hill, whilst the land falls away to the west, with undulating field systems.

- 3.2.1 Site B similarly is formed by agricultural fields sitting to the south and west of Hewell Grange, and occupying land on the southwest of the A448. It consists of several fields under arable farming.

3.3 **Built Heritage Assets – Description, Setting and Significance**

Listed Buildings

- 3.3.1 No listed buildings lie within the sites.
- 3.3.2 There are 16 listed buildings, of which one is Grade II* and the remainder being Grade II, within a 500m radius of the sites' All save for one of which lie within the Hewell Grange Registered Park & Garden (Appendix 1 and Figure 2).
- 3.3.3 As these buildings and the park & garden are inextricably linked through their interest, their history and their relationships with each other, the buildings are not covered in their own right within this report. Instead, it is considered that the analysis of potential impact on the setting and significance of the registered park & garden will automatically cover and include, without specific reference, these listed buildings.

Hewell Grange Registered Park & Garden

History and Design

- 3.3.4 The Hewell Grange Registered Park & Garden is Grade II* and was designated in 1986. Although the park is currently used as a young offenders institute, its history is that of a designed park landscape for Hewell Grange, the seat of the Clive-Windsor family, the Lord Windsors, following the dissolution of the monasteries in the C16th.
- 3.3.5 Historically the land was part of the Bordesley Abbey estate, the abbey lying some 4km to the east of the Grange. However, during the dissolution the King forced the Earl of Plymouth to sell his land at Stanwell, and to purchase the land at Hewell Grange.

- 3.3.6 Now used as an open prison, and previously as a borstal, it is closed off from public access but much of the landscape visible from public areas appears to remain largely unaltered from the designed landscape of the C18th and C19th. It is unclear as to the extent of any additions from the prison which may have impinged on the historic character and appearance of the park.
- 3.3.7 The gardens have been through several notable phases of development. Pevsner suggests that William Shenstone, the poet and protagonist of early landscape gardening, was involved in remodelling part of the gardens during the mid-C18th, including turning a medieval fishpond chain into the precursor for the current lake. Although originally designed to compliment Hewell Grange, the house to which it was matched was the subject of a fire in 1889, after which the present Hewell Grange was constructed. Evident on the 1st Edition Ordnance Survey (Figure 5), the list description for the park & garden notes that this house was possibly designed by Francis Smith, a renowned Warwick architect of the late C17th and early C18th, whose work can be found throughout the Midlands and particularly in a 50 mile vicinity of Warwick, and who was highly regarded for his work.
- 3.3.8 This house lay on a NW/SE axis, with the front elevation facing to the NW, and approached from a drive much of which is still in use today as an access to and from Tardebigge, and between the ruin of the house and HM Prison Hewell.
- 3.3.9 Pevsner also records that Lancelot "Capability" Brown was responsible for reordering and redesigning some of the landscape, creating a tradition of renowned landscape architects working at the house, and on the gardens. This redesign was part of a continuation of the development of the Grange and its grounds, in particular by both the second Earl of Plymouth, who was responsible for the rebuilding of Hewell Grange in 1712 and the fourth Earl of Plymouth (both, incidentally, called Other), who became owner of the house, aged 18 months, following his father's death in 1732. It is likely that it was the latter Earl who employed Brown to remodel the landscape.
- 3.3.10 Although little detail is evident of the involvement of Brown, it is probable that the lake was further developed; its long, narrow shape similar to the serpentine water features Brown so heavily favoured in his designs, along with additional planting of woodland

around the house. There are, however, no distant focal points associated with the garden from this time, most likely as a result of the topography, which will be discussed below.

- 3.3.11 In 1812, under the request of the Sixth Earl of Plymouth, Humphry Repton was asked to provide an improved design for the garden, as part of a wider project involving the redesign of the house and its buildings. He worked with Thomas Cundy Snr, a Cornish architect who had set up a strong business in Pimlico, London and who was later involved in the redevelopment of Bloomsbury and Belgravia.
- 3.3.12 Included in this phase of redevelopment were the lodges, one of which has now been demolished and the portico on the front of the principal house, transported from Cofton Hall, Cofton Hacket, a country house which underwent extensive alterations in the C18th and C19th, sited about 5 miles to the north-west of Hewell Grange.
- 3.3.13 In terms of the landscape design, Repton notes that there are several issues with the site and with the building, notably that the building sat facing north, with the principal habitable rooms also facing north, not allowing for natural sunlight to fill the rooms and the views, whilst the house also sat low in the valley, preventing wide views of the landscape. He also notes that the design of the garden, from both Brown and himself, was to create a garden which centred around views from the house, whilst also providing interesting and pleasant walkways through the garden.
- 3.3.14 It was during the sitting of Robert-George Windsor-Clive as the 14th Baron Windsor (the Earldom having been in abeyance since 1833), that the site was heavily redeveloped again, starting with the construction of the existing Hewell Grange. Although it was the garden on which Lord Windsor wanted to concentrate on, due to the fire which struck the house, he focused on the creation of the Victorian country house present today.
- 3.3.15 A variety of additional elements were incorporated into the garden, including the water tower, sitting adjacent to Hewell Lane and used to power the lifts within the house hydraulically and the real tennis court. Although terracing was a major part of Repton's style of landscaping, there is no evidence within his Red Book that he had proposed any

such features (and the sketch of the garden seems to confirm this), whilst the short history of the house and garden by the 14th Baron notes:

"the idea of making the terraces up to the water tower was, to a certain degree, taken from the terraced walk at Roua Lench, but the great circle surrounded by yews at the beginning, which give sit great dignity and sense of space, was entirely Windsor's idea, as also carrying on the terraces the other side of the French garden down to the lake."

3.3.16 Many of the noticeable features visible today are as a result of this latter remodelling, including the laying out of the French Gardens and the terracing in 1900, by Andrew Pettigrew, the hedging of which some reportedly remains intact to some extent; the positioning of the statues within the space; the creation of the forecourt to the front of the house; and the creation of lime avenues, front and back for the approaches to the house.

Setting and Significance

3.3.17 The setting of the garden is considered both in its physical terms, examining views to and from within the garden, whilst also considering the degree to which the surrounding landscape (particularly that to the south forming Site A), its spatial relationship with the park & garden and the historic relationship between the two plays an important part in understanding and experiencing the park & garden.

3.3.18 The principal setting of the garden is that of the historic curtilage of the park & garden, denoted by the boundary of the designation. The park & garden was designed to be inward looking, in particular due to the nature of the surrounding topography. Therefore, it is argued that, whilst the topography plays an important part in this element of setting, creating limitations to distance views, the landscape, in particular that to the north-east of Hewell Lane and forming the southern boundary of the park and garden, does not play an important part in creating this element of setting and presents a neutral impact on it.

- 3.3.19 As part of the rural surroundings, both Sites form part of the wider setting, through their agricultural nature which has largely remained unaltered since the construction of the present Hewell Grange. However, they are also only part of the wider rural and agricultural landscape which surrounds the park & garden and the conservation area and whilst they present the existing start of the rural landscape from Redditch, the landscape to the north, east and west is arguably more important in appreciating the rural aspect of the Hewell Grange Estate.
- 3.3.20 The historic relationship between the two Sites and the house and park & garden also plays a neutral role, through the lack of involvement of the two Sites in any part of the design of the landscape within the grounds of the house, or with the house itself. Whilst the two Sites were undoubtedly part of the estate of the Earls of Plymouth, this has a negligible level of significance in the understanding or appreciating the setting or the significance of the park & garden.
- 3.3.21 The significance of the Registered Park & Garden, indicated by its Grade II* designation, arises through its relationship with a series of important landscape gardeners and architects, from Shenstone through to Repton, although the degree to which the work of each of these remains intact is arguable. It is also clear that the gardens designed by these notable figures was intrinsically linked to the previous house, now little more than a ruin: that the garden was then redesigned to take into account the moving site for the new house further weakens the significance of the garden today as an example of work from these eminent men. Indeed, much of the work of Pettigrew was in stark contrast to the essence and spirit of both Browns and Repton's designs.
- 3.3.22 It is evident that the house was to play centre-stage to the garden through each design, and that the principal areas of interest would be to the sides and to the front of the house, with the rear views, most of which was obliterated by the topography, having little importance in creating interest.
- 3.3.23 Furthermore, as a result of the topography, both the garden and the house were inward-looking and, where other gardens by these designers sought to envelop the wide panorama of the countryside, this was not possible at Hewell Grange, with the

result that the landscape outside the garden boundaries was of little consequence to the design. The creation of a naturalistic landscape had to be achieved within the confines of the garden.

3.3.24 The garden also has significance in its history as part of the Abbey grounds, although the extent of these is unclear at this time.

3.3.25 The association with the family of the Earls of Plymouth also gives the garden some significance in terms of historical context. The house itself, rather than the ruins, is noted as one of the finest and last Victorian houses, with much of the work finished in the final years before the First World War. The association of the existing gardens with this final major phase of the garden and house design also plays a part in understanding the significance of the landscape, and its designation as a Grade II* Registered Park & Garden.

Hewell Grange Conservation Area

3.3.26 The Hewell Grange Conservation Area was designated in 2010. A conservation area character appraisal has been prepared, but has no formal status.

3.3.27 This character appraisal notes that the significance of the conservation area arises from:

"the high number of listed and unlisted historic buildings, and the connection between the wider landscape and the built environment. As a historic entity, the interrelationship between the setting of the listed buildings and the registered historic park is a key element of the special interest of this conservation area."

3.3.28 The Hewell Grange Conservation Area is centred round the same boundary as the Registered Park & Garden.

- 3.3.29 The conservation area appraisal notes several key views, in particular that running along Hewell Lane looking west from the water tower back to Tardebigge, and east from the village through to the water tower at the crest of the hill.
- 3.3.30 Other notable views are those within the garden itself and centred round the existing house. The conservation area appraisal does not identify any key views either toward or across the sites.
- 3.3.31 The appraisal notes that the connection between the wider landscape and the built environment is important, but does not clarify the extent to which this is considered so. It is argued here that this statement reflects the relationship of the park & garden and the built environment (both the house and the settlement of Tardebigge), whilst the surrounding rural landscape plays a wider role through its largely undeveloped nature, creating the wider setting of the conservation area.
- 3.3.32 Whilst the significance of the Registered Park & Garden lies in its historic relationship with both Lord Plymouth and with a variety of important landscape architects, as is covered by the previous section, the conservation area retains much of the same significance, but this is added to in terms of local and regional interest in covering a rural settlement between Bromsgrove, together with the relative amount of unlisted buildings considered as non-designated heritage assets within its boundary.
- 3.3.33 The two Sites and their immediate surroundings therefore form part of the wider setting of the conservation area, and provide some degree of input to the rural approach, in particular from the east. However, and the presence of significant woodland, in combination with the undulating landform, ensures that considerable visual and physical separation between the Sites and the designated heritage assets will be retained. As noted in the conservation area appraisal, it is the views between the water tower, at the crest of the hill, and the settlement core which are the most important and essential views, which will remain unaltered.

3.3.34 It therefore is argued that any detriment afforded to the setting and significance of the conservation area, as a result of development of Sites A and B, would be less-than-substantial, as per paragraph 134 of the NPPF.

3.4 **Proposed Development**

3.4.1 A Masterplan (Figure 5) for the Site A has been prepared, but not for Site B. The Masterplan indicates residential development across Site A, with a substantial green buffer retained to the northern boundary, ensuring that the brow of the ridge running across the southern extent of the registered park and garden, and the conservation area, remain legible as a clear topographic and visual separator from the proposed development. A primary school is located to the south-east of the Papermill, but with the majority of the area closest to the boundary of Site A being retained as open space, rather than buildings which are sited to the south. Green spines also wind through the Site, both crossing east-west and north-south.

3.5 **Impact Assessment**

3.5.1 This section of the report will assess the impact of proposed development on the setting and significance of the heritage assets identified above.

Hewell Grange Registered Park & Garden

3.5.2 Although the Registered Park & Garden lies adjacent to Site A, it has been shown that this site itself plays a neutral role in creating the setting of the park & garden, albeit that the topography between the site and the park & garden has been one of the primary considerations and limitations throughout the various designs of the park and garden landscape. Although the site lies within close proximity to the park & garden, the use of the natural topography in the Masterplan, together with the robust landscape buffer, the introduction of new woodland blocks, the retention of higher ground free from development, and the retention of the character and integrity of the Batchley Brook Valley has been designed to prevent any substantial alteration to the setting or the significance of the park & garden arising from the development of the site.

- 3.5.3 The brow of the ridge runs across the southern extent of Site A, with falling ground to the north towards to the park & garden, as well as to the south. This element of the landscape and topography, together with the design principles outlined in the previous paragraph will ensure that the impact on the designated heritage asset and the other designated heritage assets within its boundary, remains negligible. The surrounding landscape will continue to present a neutral role in creating the setting of them. This is further enhanced by the green buffer proposed in the Masterplan for Site A and through the Constraints plan (Figure 6), which indicates the extent and nature of constraints restricting development to areas across the Site.
- 3.5.4 In terms of the significance of the park & garden, again, the development of this site will not impinge on any of the elements considered in paragraphs 3.3.21 to 3.3.25 above will have a negligible level of impact. It will not impact upon the designs of the landscape gardeners and architects and will not impact upon the relationship of the house and the garden.
- 3.5.5 In terms of Site B, again, the topography, with the undulating landscape and presence of the A448 all serve to negate any potential for impact on the significance of the Registered Park and Garden.
- 3.5.6 In terms of the wider setting, as part of the rural landscape, although there will be some impact through the development of part of the rural landscape, the degree to which these fields form an integral and vital element of understanding the rural setting of the Hewell Grange Estate is low, when considering the wider rural landscape to the north, east and west.
- 3.5.7 Although the use of the site has resulted in some developments which would not be considered as appropriate or sensitive today, they have nonetheless had minimal impact on the surrounding landscape, being largely contained within the park and garden. Thus, even where development has occurred during the last century such as the construction of the additional prison buildings, this has retained the wider landscape to these important sides.

Hewell Grange Conservation area

- 3.5.8 There is no detriment identified to the character, appearance or special interest of the conservation area, as a result of development of Sites A and B. Although the wider setting will be marginally altered, this is identified as having a minor impact on the wider or extended setting or the significance of the conservation area.
- 3.5.9 No key views or vistas will be altered as a result of the development, and the significance of the conservation area as an important and cohesive historic entity will remain unchanged.

4.0 CONCLUSION

- 4.1 This report has appraised the historic built environment in the vicinity of the proposed development of two sites at Brockhill West, Bromsgrove. Specifically, it has assessed the impact of proposed development on the setting and significance of 1 Grade II* Registered Park & Garden, 16 listed buildings, and 1 conservation area.
- 4.2 The majority of the listed buildings are directly associated with the park & garden, and thus have been considered within the section on the latter asset.
- 4.3 No impact on the character, appearance, significance or immediate setting of the conservation area has been identified, although the rural landscape forming the entrance to the conservation area from the east, and containing Site A, will have some minor level of impact on the approach from the east and thus on the wider setting. However, this is considered to have relative low significance when considering the wider unaltered landscape to other compass points.
- 4.4 With the Registered Park & Garden being predominantly inward-looking, and taking account of the natural topography, no impact on the setting or the significance of this designated heritage asset, nor on the listed buildings within or adjacent to it, have been identified.
- 4.5 Public benefit will be produced through the provision of housing, the argument for which is presented elsewhere, whilst the remaining significant elements of the historic built environment will remain physically unaltered.
- 4.6 It is therefore concluded that the development of Sites A and B for residential and associated infrastructure is in accordance with the policy on the historic environment within the NPPF and would only present less-than-substantial harm on the conservation area, with no harm on the Registered Park & Garden, with considerable public benefit, and thus should be considered as acceptable development.

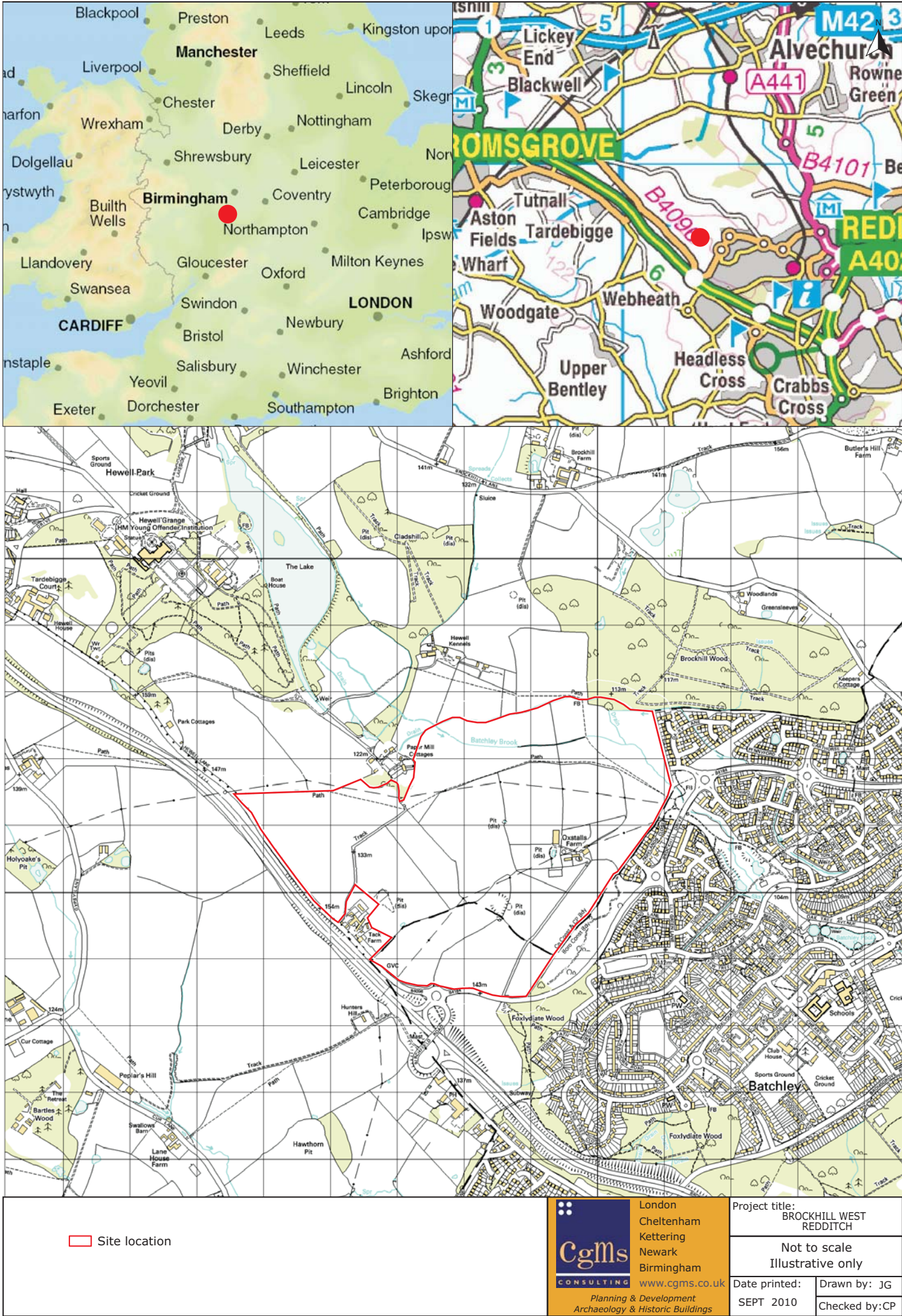
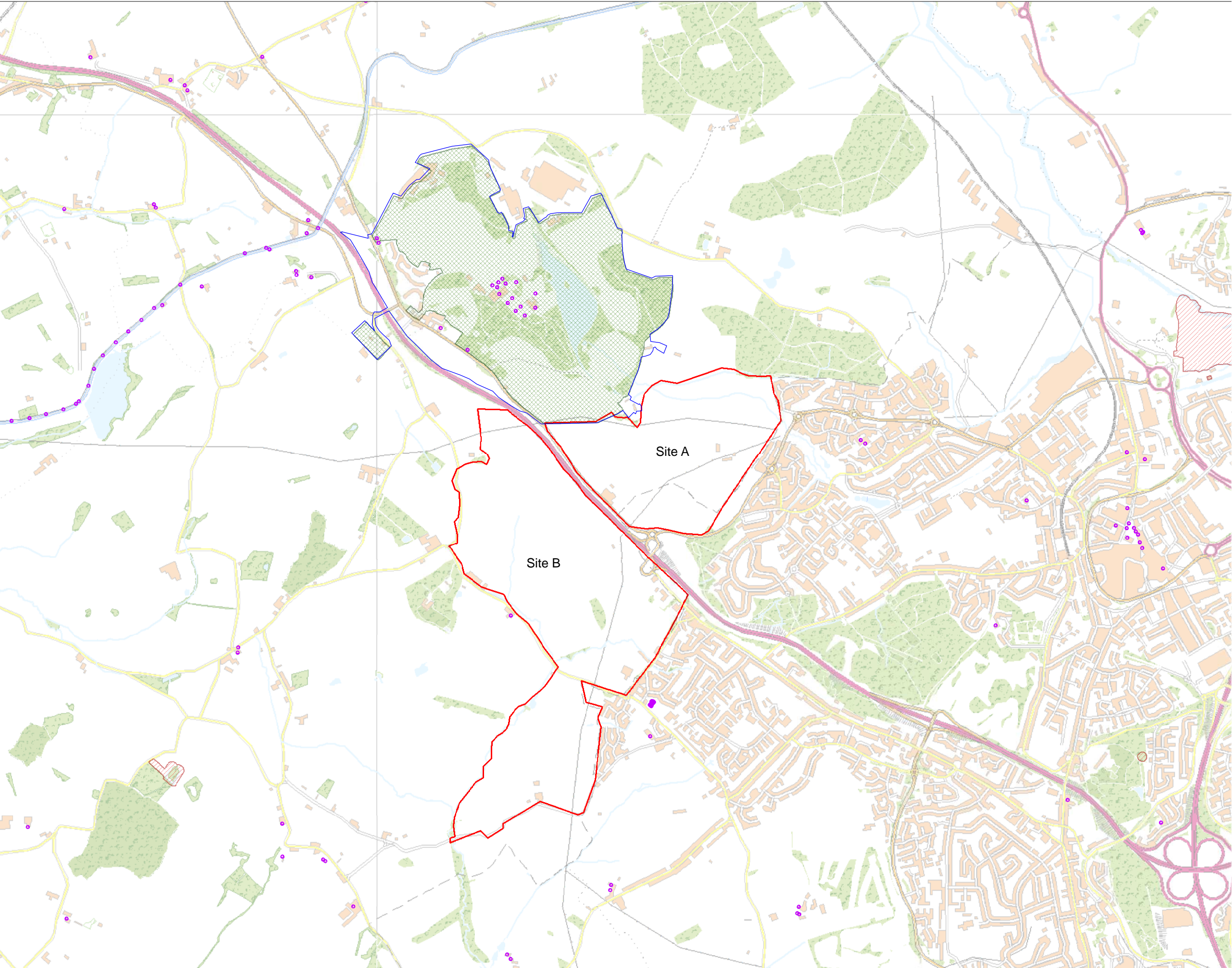





Figure 1: Site location



Additional information:

Key

-  Hewell Grange CA
-  Listed Buildings
-  20110811_ParkAndGarden
-  Site Location



Project title:
Land at Brockhill West, Redditch
Worcestershire



London
Cheltenham
Kettering
Newark
Birmingham
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Planning & Development
Archaeology & Historic Buildings

Scale at A3: 1:20,000

0 875 m

Date printed: 11/09/2009	Drawn by: xxxx Checked by: xxxx
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Figure 2: Site locations and heritage assets



Figure 3: Sketch of Hewell Grange showing proposed routes and design (Red Book, Repton)

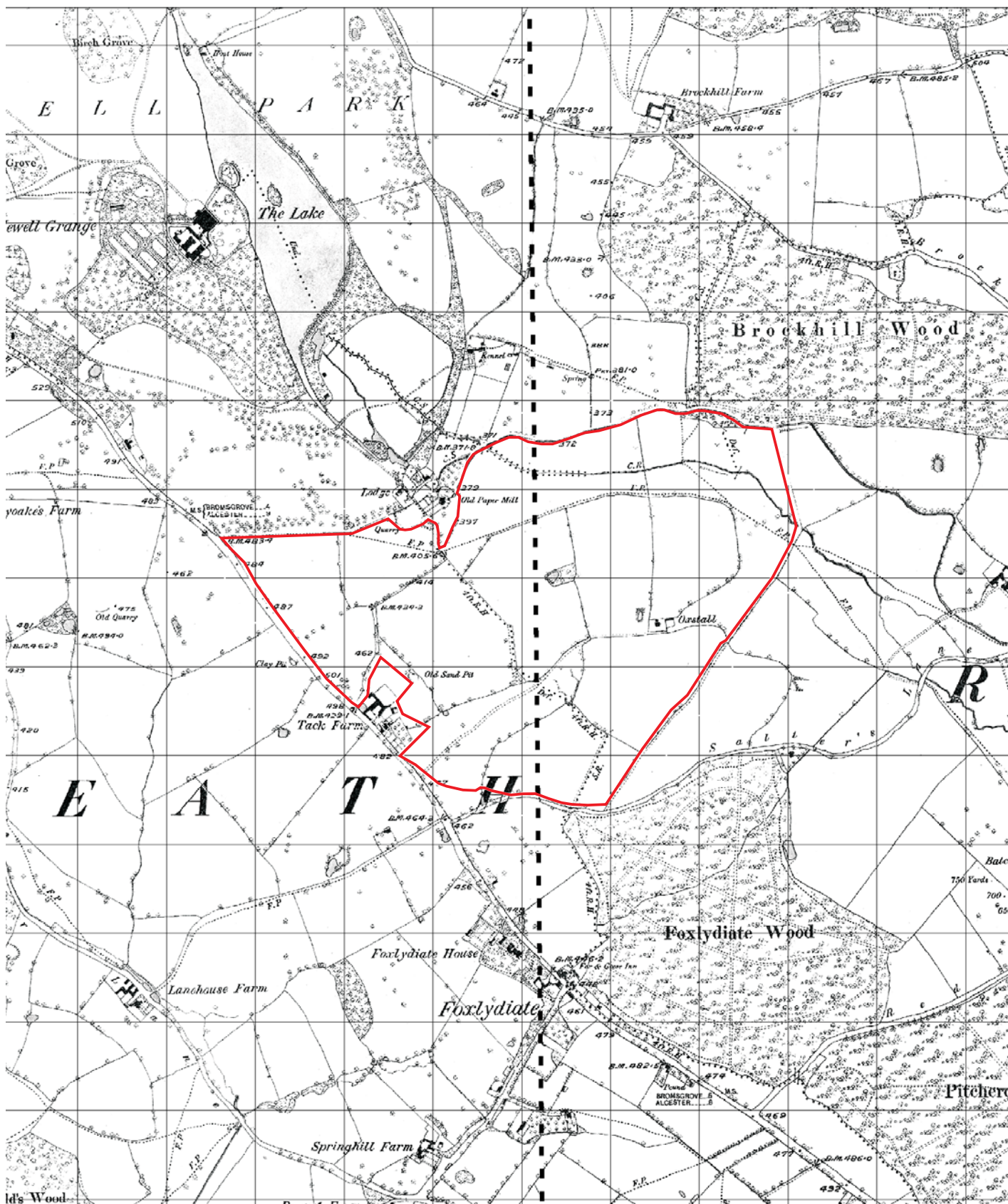
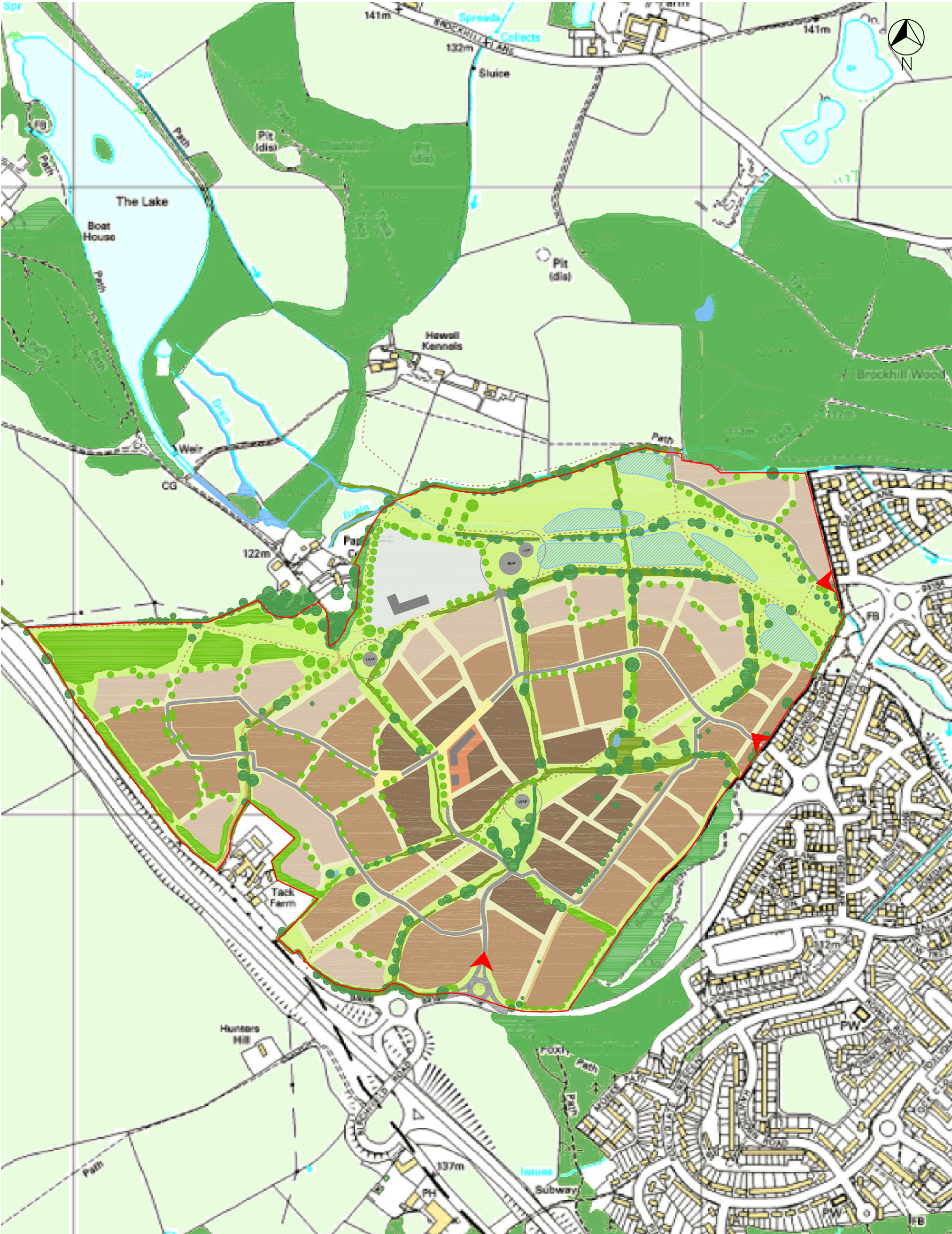


Figure 2: 1884 Ordnance Survey

Figure 5:

Masterplan

North West Redditch : Concept Masterplan (Option 2)



project: North West Redditch

title: Concept Masterplan (Option 2)

clients: Miller Homes / Persimmon Homes / Southern & Regional Developments Ltd.

job no: ACD5811 drg no: 500_002_2 rev: A

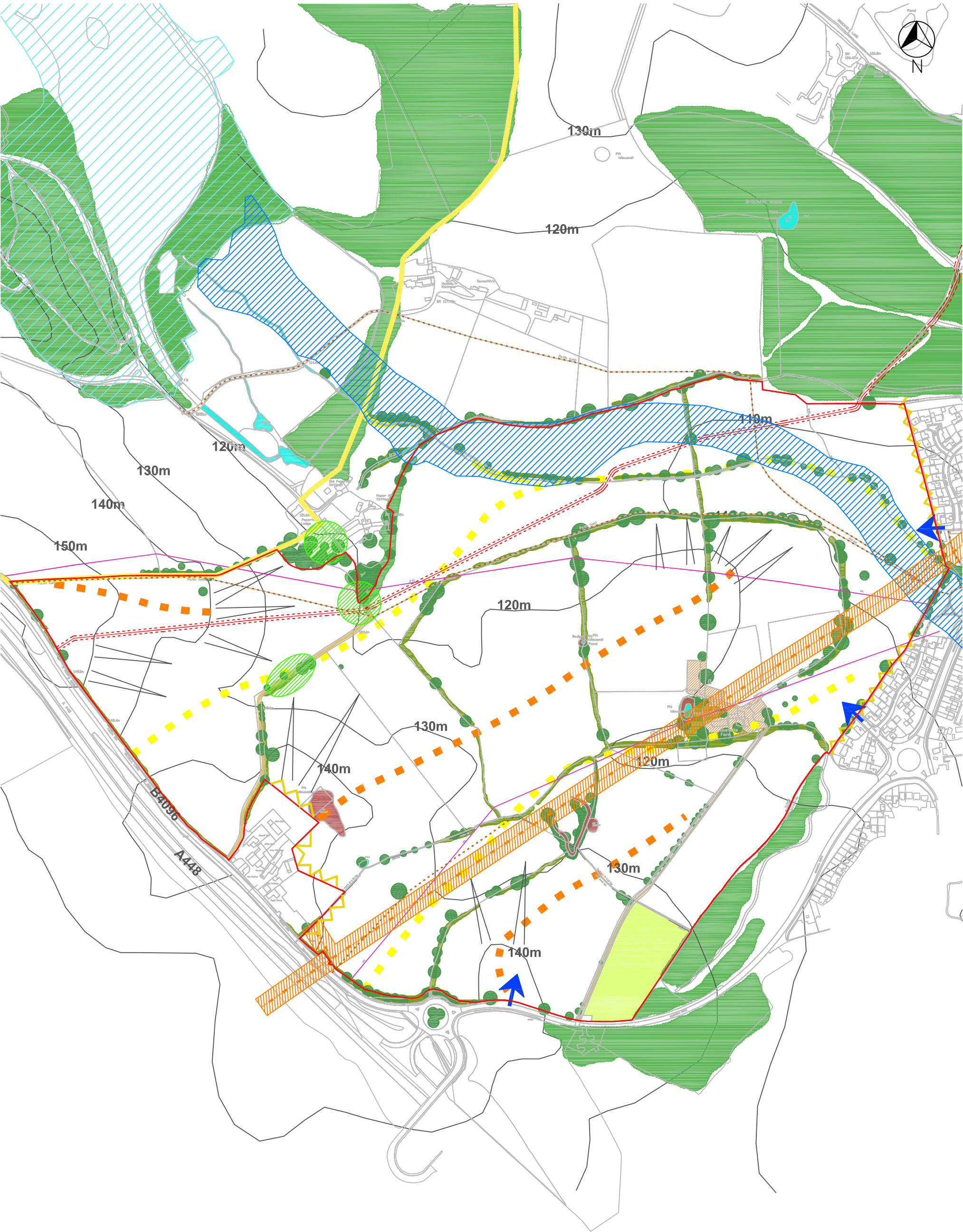
drawn: JR/PT date: 20.09.2010 scale: NTS

ckd: JR

Figure 6:

Constraints Plan

North West Redditch : Constraints Plan



project:	North West Redditch				
title:	Constraints Plan				
clients:	Miller Homes / Persimmon Homes / Southern & Regional Developments Ltd.				
job no:	ACD5811	drg no:	500_001	rev:	D
drawn:	RPS	date:	21.09.2010	scale:	1:5000@A3
ckd:	Consortium Team				

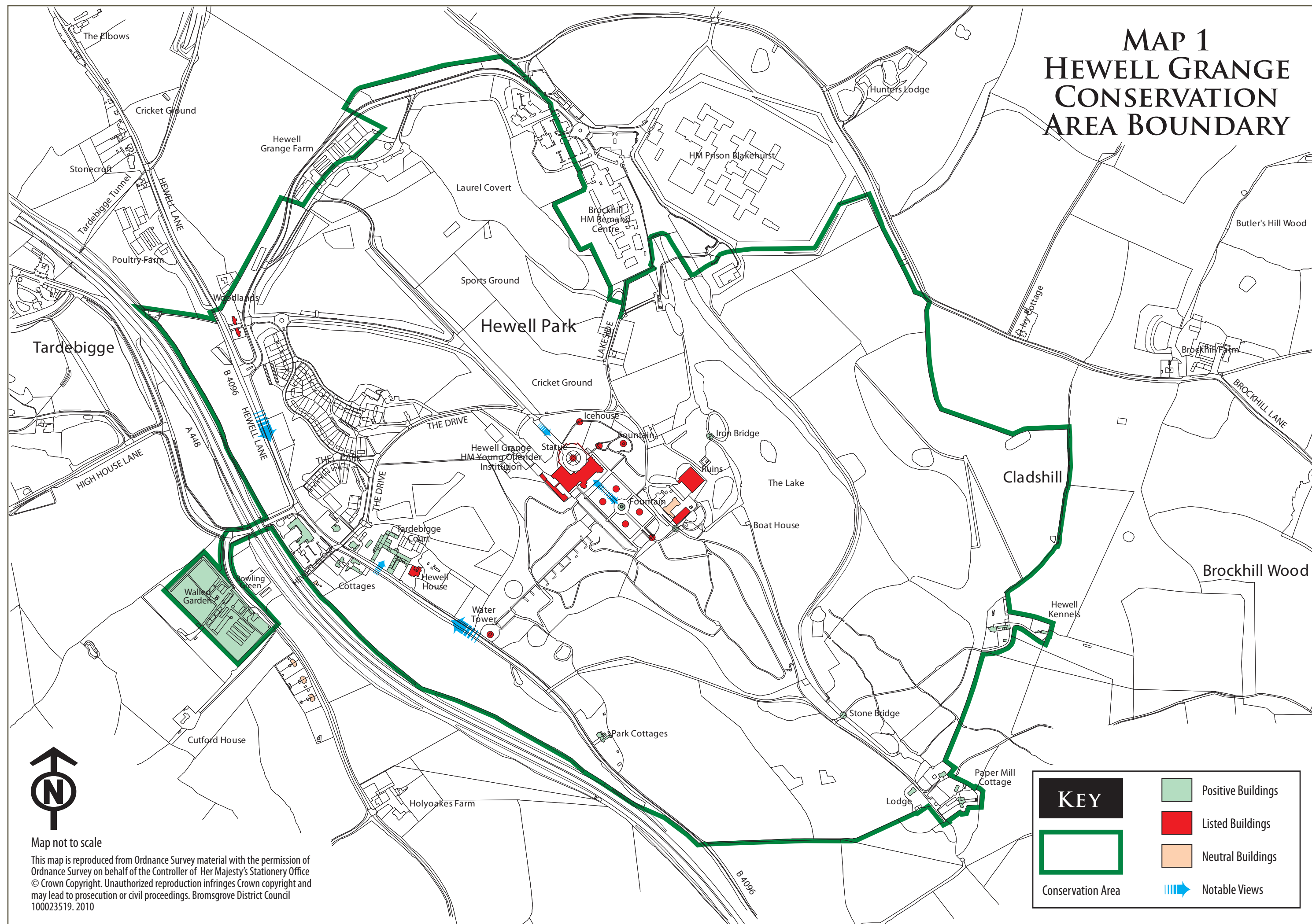


Figure 7

Location of viewpoints

Extracted from Bromsgrove Conservation Area Appraisal

MAP 1 HEWELL GRANGE CONSERVATION AREA BOUNDARY



Map not to scale

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