

The South Worcestershire Development Plan Review 2021-2041

Historic Environment Topic Paper

SEPTEMBER 2024



 **WYCHAVON**
DISTRICT COUNCIL
good services, good value

Malvern
Hills

District
Council

 **Worcester**
CITY COUNCIL

Heritage assets in an urban landscape: Great Malvern from the north-west (cover photo)

View of the centre of the Great Malvern Conservation Area. Heritage assets include:

Priory Church of St Mary and St Michael (listed Grade I)

Priory Gateway (scheduled monument, and listed Grade II*)

Churchyard cross in Great Malvern Priory churchyard (scheduled monument, and listed Grade II)

Site of Great Malvern Priory, to the south of the church (non-designated). This is the only one of Worcestershire's great monastic houses where below-ground remains are not scheduled, though some parts would no doubt qualify as 'non-designated heritage assets with archaeological interest, which are demonstrably of equivalent significance to scheduled monuments'.

Site of medieval parish church of St Thomas of Canterbury (non-designated, site now occupied by Post Office).

Park View (listed Grade II, formerly Priessnitz House, 19th century hydropathic establishment)

Priory Park (non-designated historic park, with bandstand, listed Grade II)

Eight gas street lamps in the Priory churchyard (listed Grade II)

Malvern Theatres (non-designated historic theatre complex, on Theatres Trust database)

Numerous other listed buildings can also be seen.

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Contents

- 1 Introduction**
- 2 Legislation, national policy and guidance**
 - 2.1 Introduction
 - 2.2 Legislation
 - 2.3 National Planning Policy Framework (September 2023)
 - 2.4 Planning Practice Guidance (2019)
 - 2.5 Historic England Good Practice Advice and Historic Environment Advice Notes
 - 2.6 Other guidance
- 3 Local Plan and other local policy**
 - 3.1 Adopted South Worcestershire Development Plan 2006-2030 (2016)
 - 3.2 South Worcestershire Development Plan Review 2016-2041
 - 3.3 Status of review including Issues and Options
 - 3.4 Other adopted local policy
 - 3.5 The Cotswolds National Landscape and Malvern Hills National Landscape
 - 3.6 Neighbourhood Plans
- 4 Designated and non-designated heritage assets**
 - 4.1 Designated heritage assets
 - 4.2 Non-designated heritage assets
- 5 The historic environment of South Worcestershire**
 - 5.1 Records, data sources and published reviews
 - 5.2 South Worcestershire through time
 - 5.3 The historic environment today
- 6 Strategic approach to the historic environment**
- 7 Historic environment appraisal of proposed site allocations**

Glossary

Appendices

1 Historic Environment Policies text Exam Document SP25:

- a Policies to be submitted for examination
SWDPR 08: Historic Environment
SWDPR 29: Management of the Historic Environment
- b Preferred Options policies
SWDPR 5: Historic Environment
SWDPR 28: Management of the Historic Environment
- c South Worcestershire Development Plan 2016
SWDP 6: Historic Environment
SWDP 24: Management of the Historic Environment

2 Maps of Designated Heritage Assets Exam Document SP26:

- a All listed buildings
- b Grade I listed buildings
- c Grade II* listed buildings
- d Grade II listed buildings
- e Scheduled monuments and registered battlefields
- f Registered parks and gardens
- g Conservation areas

3. Heritage Appraisals (Provided as a separate Examination Document)

The South Worcestershire Development Plan Review 2021-2041

Historic Environment Topic Paper

1 Introduction

1.1 The need to provide an evidence base for the historic environment of South Worcestershire was recognised at an early stage in the South Worcestershire Development Plan Review (SWDPR). The Issues and Options consultation document committed to include a historic environment topic paper as a background paper in the Preferred Options suite of documents. However, it was not possible to deliver this at the time.

1.2 This topic paper has now been prepared on behalf of Malvern Hills and Wychavon District Councils and Worcester City Council (collectively referred to as the South Worcestershire Councils or SWC). It was circulated to Historic England in advance of the publication consultation timetabled for the autumn of 2022.

1.3 This historic environment topic paper provides detailed justification to support both the revised policies proposed in the publication consultation, and the positive strategy for the conservation and enjoyment of the historic environment, as required by the September 2023 NPPF (para 190). It signposts relevant legislation, policy, guidance and advice, both national and local. The preparation of the topic paper has been guided by Historic England's *The Historic Environment in Local Plans* (Historic Environment Good Practice Advice in Planning: 1).

1.4 Development plans are required to address the following (NPPF para 190):

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

1.5 The historic environment topic paper aims to show how these are addressed in the SWDPR. Although design is considered in principle in relation to these points (specifically c and d) the topic paper does not cover design issues in detail.

1.6 The topic paper also shows how the sites proposed for allocation have been assessed for impacts on the historic environment, in line with the recommendations made in Historic England's *The Historic Environment and Site Allocations in Local Plans* (Historic England Advice Note 3).

2 Legislation, national policy, and guidance

2.1 Introduction

2.1.1 Conservation and enhancement of the historic environment is delivered through a combination of legislation, national planning policy and guidance, and local planning policy and guidance, including relevant content of neighbourhood plans.

2.1.2 These are supported by extensive sectoral guidance, most of which is advisory or technical in nature. With reference to planning, Historic England's Good Practice Advice Notes (GPA) and Historic Environment Advice Notes (HEAN) are particularly significant. The GPAs have been prepared by broad-based groupings and carefully checked for compliance with national policy.

2.2 Legislation

2.2.2 Only the most significant legislation is listed here.

2.2.3 The [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) provides specific protection for buildings and areas of special architectural or historic interest (listed buildings, and conservation areas). This Act provides the basis for the listed building consent system, and for 'conservation area consent', now incorporated into the planning consent system. The 1990 Act requires that a 'local planning authority ... shall have special regard to the desirability of preserving [a listed] building or its setting' and that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.'

The setting of listed buildings and conservation areas is a material planning consideration.

2.2.4 The [Ancient Monuments and Archaeological Areas Act 1979](#) provides specific protection for monuments of national importance (scheduled monuments). Works directly affecting scheduled monuments are covered by a separate consent regime, in which applications are considered and consents issued by DCMS (advised by Historic England).

The setting of a scheduled monument is a material planning consideration but is not specifically covered by the Act. The 1979 Act also allows the designation of Areas of Archaeological Importance (AAIs), typically the centres of historic towns and cities. No AAIs have been designated in south Worcestershire.

2.2.5 The [Historic Buildings and Ancient Monuments Act 1953](#) includes provisions relating to the compilation of a register of 'gardens and other land ... of special historic interest'. This is the legislative basis for the registers of historic parks and gardens and battlefields.

2.2.6 There are no specific statutory controls for registered parks, gardens and battlefields, but their conservation, including that of their settings, is a material planning consideration.

2.3 National planning policy

2.3.1 The National Planning Policy Framework (NPPF), that the submitted SWDPR is being examined against by the Planning Inspectorate, was published in September 2023. This includes policies on conserving and enhancing the historic environment, set out in Chapter 16 (paras 194-208).

Conserving and enhancing the historic environment is a key part of planning to achieve its purpose of achieving sustainable development, contributing in particular to the social and environmental objectives (Chapter 2 para 8, selected parts):

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective ...

b) a social objective – to support strong, vibrant and healthy communities ... by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Para 11 stipulates a presumption in favour of sustainable development in both plan-making and decision-taking.

Chapter 16 of the NPPF contains policies for conserving and enhancing the historic environment, as follows:

- The requirement to conserve heritage assets ‘in a manner appropriate to their significance’. (para 189)
- The requirement for plans to include a ‘positive strategy for the conservation and enjoyment of the historic environment’. (para 190)
- A caveat that conservation areas should only be designated where there is ‘special architectural or historic interest’. (para 191)
- A requirement that local planning authorities should maintain or have access to a historic environment record, and use the information to assess the significance of known heritage assets and predict the potential for unrecognised heritage assets to be present. (para 192)
- A requirement to ‘make information about the historic environment, gathered as part of policy-making or development management, publicly accessible’. (para 193)
- Applicants are required ‘to describe the significance of any heritage assets affected, including any contribution made by their setting’. (para 194)
- ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal’ in making their assessment of impact. (para 195)
- The deteriorated state of a heritage asset should not be taken into account where there has been deliberate neglect or damage. (para 196)
- Further considerations for applications, relating conservation of heritage assets to their viable use, contribution to sustainable communities, and support for the positive contribution which can be made by new development. (para 197)
- A policy relating to applications to ‘remove or alter a historic statue, plaque, memorial or monument’. Local planning authorities ‘should have regard to the importance of their

retention in situ and, where appropriate, of explaining their historic and social context rather than removal'. (para 198) There is no current definition of 'historic statue, plaque, memorial or monument' for planning purposes.

- Great weight is to be given to the conservation of a designated heritage asset affected by a development. (para 199)
- Where a development would lead to 'any harm to, or loss of, the significance of a designated heritage asset', 'clear and convincing justification' will be required. Substantial harm to or loss of designated heritage assets should be exceptional, or in the case of 'assets of the highest significance', wholly exceptional. (para 200)
- Local planning authorities should refuse consent for development causing substantial harm to or loss of designated heritage assets unless significant public benefit outweighs the harm, or four tests are all met. (para 201)
- Where less than substantial harm would be caused, this should be weighed against public benefits arising from a development. (para 202)
- In relation to the policies set out in paras 199-202, footnote 68 specifies that 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'
- Local planning authorities are required to make a balanced judgement where there is harm to or loss of non-designated heritage assets. (para 203)
- Local planning authorities should take steps to ensure that a development resulting in the loss of a heritage asset, in whole or part, actually proceeds. (para 204)
- Heritage assets to be lost, in whole or part, should be recorded. (para 205)
- Local planning authorities should look for 'opportunities for new development within Conservation Areas ..., and within the setting of heritage assets, to enhance or better reveal their significance'. (para 206)
- Consideration of levels of harm caused by the loss of a building or other element in a conservation area. (para 207)
- Consideration of enabling development. (para 208)

Policies SWDPR 08: Historic Environment and SWDPR 29: Management of the Historic Environment in the submitted SWDPR aim to reflect these policies at a local level.

2.3.2 Other references to the historic environment in the NPPF are as follows:

Protection of the 'setting and special character of historic towns' is one of the five purposes of the Green Belt (NPPF para 138). In South Worcestershire this applies to Droitwich Spa (north and south of the town) and the north side of Worcester.

Green belt policy is contained in SWDPR 04. The setting of Worcester, Droitwich Spa, and other towns and villages is also protected by policy on design (SWDPR 26).

Some historic environment related matters are also covered in Chapter 16 (Conserving and enhancing the natural environment):

Great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas ... (para 176)

Para 1 sets out policy for consideration of development applications in AONBs.

Specific points relating to planning in the National Landscape/AONB are covered in SWDPR 28.

Para 180c gives protection to certain ancient natural or semi-natural features:

development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Protection for these features is contained in SWDPR 29E.

2.3.3 Planning policy relating to minerals and waste within the three districts is not considered here as those matters are dealt with by Worcestershire County Council.

2.3.4 The NPPF does not contain policies for Nationally Significant infrastructure Projects (NSIPs), which are subject to a separate planning regime under the Planning Inspectorate. However, there are no current NSIPs in south Worcestershire, nor are any known to be planned.

2.4 Planning Practice Guidance and the National Design Guide

2.4.1 Guidance on the application of NPPF policy is given in the online **Planning Practice Guidance** <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. As of the end of 2021 the online PPG is dated July 2019 and there have been no additions or updates to take account of changes to NPPF in 2021.

2.4.2 The Planning Practice Guidance (PPG) provides clarification of the meaning of certain terms used in the NPPF, as well as guidance on the application of policy to plan-making and development management.

2.4.3 The **National Design Guide** (2019) sets out ten characteristics of good design, including:

Context

C1 Understand and relate well to the site, its local and wider context

Enjoins a positive response to local heritage, local character and local vernacular.

C2 Value heritage, local history and culture

Design should be based on an understanding of how a place has evolved.

Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
- the local vernacular ...

Identity

I1 Respond to existing local character and identity

Take influences from the positive elements of local character and vernacular.

12 Well-designed, high quality and attractive places and buildings

Draw precedents from local building forms, architectural precedents, materials etc, and respond to local distinctiveness.

The approach is developed further in the **National Design Guide** itself and **National Model Design Code** (2021).

2.5 Historic England Good Practice Advice and Historic Environment Advice Notes

2.5.1 The following Good Practice Advice and Historic Environment Advice Notes have been published by Historic England as of February 2022. While they do not in themselves constitute policy, they provide very valuable advice on historic environment policy making and practice, and the consultation process means that they reflect broadly based opinions both within the historic environment sector and beyond.

Good Practice Advice (GPAs)

The GPAs address plan-making and decision-taking, and other issues which are important in good decision-making affecting heritage assets. GPAs are the result of collaborative working with the heritage and property sectors in the Historic Environment Forum and have been prepared following public consultation.

GPA1 - Local Plan Making

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA3 - Setting and Views

GPA4 - Enabling Development and Heritage Assets

Historic England Advice Notes (HEANs)

These are advice notes covering various planning topics in more detail and at a more practical level. They have been prepared by Historic England following public consultation.

HEAN 1 - Conservation Areas

HEAN 2 - Making Changes to Heritage Assets

HEAN 3 - The Historic Environment and Site Allocations in Local Plans

HEAN 4 - Tall Buildings

HEAN 5 - Setting up a Listed Building Heritage Partnership Agreement

HEAN 6 - Drawing up a Local Listed Building Consent Order

HEAN 7 - Local Heritage Listing

HEAN 8 - Sustainability Appraisal and Strategic Environmental Assessment

HEAN 9 - The Adaptive Reuse of Traditional Farm Buildings

HEAN 10 - Listed Buildings and Curtilage

HEAN 11 - Neighbourhood Planning and the Historic Environment

HEAN 12 - Statements of Heritage Significance

HEAN 13 - Mineral Extraction and Archaeology

HEAN 14 - Energy Efficiency and Traditional Homes

HEAN 15 - Commercial Renewable Energy Development and the Historic Environment

HEAN 16 - Listed Building Consent

2.6 Other guidance

2.6.1 Other national guidance on the historic environment consists of a wide variety of policy and technical guidance and advice produced by organisations or partnerships within the heritage sector. Most of this guidance is very specialist in its scope, and it has not been considered relevant to review it here.

2.6.2 Some have more general application and can inform a range of activities, extending well beyond the specialist historic environment sphere. Historic England's *Understanding place: Historic Area Assessments* ([Understanding Place: Historic Area Assessments | Historic England](#)) is a very valuable resource for anyone undertaking such assessments, and is particularly relevant here when considering new settlements and strategic site allocations.

3 Local Plan and other local policy

The existing and proposed policies, along with the reasoned justification text, are included in this report at Appendix 1.

3.1 Adopted South Worcestershire Development Plan 2006-2030 (2016)

3.1.1 The SWDP was adopted on 25 February 2016 and no legal challenges were subsequently made. The adopted Plan included two historic environment policies:

a strategic policy **SWDP 6 Historic Environment** and a development management policy **SWDP 24 Management of the Historic Environment** can be found via this link:

[South Worcestershire Development Plan 2016 \(swdevelopmentplan.org\)](http://swdevelopmentplan.org)

These policies have proved effective through the lifetime of the SWDP to date, and form the basis of the historic environment policies proposed through the SWDPR.

3.2 South Worcestershire Development Plan Review 2016-2041

3.2.1 As in the adopted Plan, there are two historic environment policies, **SWDPR08: Historic Environment** and **SWDPR29: Management of the Historic Environment**. Some changes have been made from the adopted Plan policies and since the Preferred Options consultation, in response to changes to the NPPF, officer recommendations, and concerns or objections raised in responses to the Preferred Options consultation.

3.2.2 The historic environment is one of the important threads in the Plan, and there are references to the historic environment in several other SWDPR policies, which are set out below. Policy on the historic environment is amplified in conservation area appraisals and supplementary planning documents.

SWDPR 03: The Spatial Development Strategy and Associated Settlement Hierarchy

A. The Spatial Development Strategy is based upon the following principles:

...

iii. Safeguard the essential attributes of the Areas of Outstanding Natural Beauty and ensure that, wherever possible, development enhances them.

iv. Maintain the openness of the retained Green Belt and Significant Gaps.

...

SWDPR 04: Green Belt

Development on land designated as Green Belt will be restricted to ensure it continues to fulfil the five purposes of the Green Belt. The essential characteristics of Green Belts are their openness and their permanence.

SWDPR 07: Green infrastructure

The reasoned justification specifies that the historic environment is one of the elements of green infrastructure.

SWDPR 08: Historic Environment

See Appendix 1 for Policy

SWDPR 10: Health and wellbeing

Paragraph B viii gives support to proposals that provide green infrastructure.

SWDPR 12: Promotion of Town, District and Local Centres

Retail strategy

To retain the attractiveness of south Worcestershire's Defined Centres for visitors, investors and residents it is important that development proposals respect the character and environment of these centres. This should include any special historic, architectural and archaeological interest consistent with policies SWDPR 8 and SWDPR 29. These objectives will be achieved by focusing retail development on existing centres in order to strengthen and where necessary regenerate them. The centres planned for the strategic locations and the urban extensions will provide a retail focus appropriate to these areas. Wherever possible, growth should be accommodated by more efficient use of land and buildings within existing centres. This approach will help maintain the historic character of town centres and provides opportunities to minimise the consumption of non-renewable resources by reusing existing buildings and reducing the need to travel to out-of-centre retail parks.

SWDPR 15: Effective Use of Land

Paragraph E v

v. Where urban extensions and other major developments that abut open land or sensitive locations such as conservation areas, listed buildings, areas of archaeological interest or ecological / biodiversity value, or AONB their design should reflect the sensitivity of those areas. Development densities immediately adjacent to such areas should be adjusted downwards as appropriate to ensure that impact on them is minimised.

SWDPR 24: Reuse of Rural Buildings

A. The reuse, conversion, or change of use of, redundant or underused traditional rural buildings and structures of architectural importance and / or heritage significance for housing, employment, commercial use, or tourism (including visitor accommodation), recreation and community uses, will be supported outside of a defined development boundary providing:

i. It can be demonstrated that the building(s) is (are) of credible and recognised architectural importance and / or heritage significance;

ii. It reuses a traditional rural building of permanent and substantial construction;

iii. The building(s) is (are) capable of conversion without the need for considerable extension, significant alteration, excessive rebuilding, or full reconstruction;

iv. The proposal is of a high-quality design, takes precedent from and has regard to (as much as possible) the original design, features and materials (fixtures and fittings) that contribute to the architectural character and significance of the building and its surroundings;

v. There will be no adverse effect on the historical environment, the character of the landscape and its setting, and that any impact on local biodiversity, including protected habitats and species, can be significantly mitigated.....

SWPR25: Extensions to Residential Curtilage

A. Proposals to extend residential curtilages within the rural settlements and open countryside will be supported providing:

iv. There is no detrimental impact on existing heritage, ecology, and landscape features¹.

SWDPR 26: Design

A. All residential, employment and retail development will be expected to be of a high design quality. It will need to integrate effectively with its surroundings, in terms of form and function, reinforce a sense of place, local distinctiveness and conserve, and enhance cultural and heritage assets and their settings. New and contemporary designs will be encouraged and supported where they enhance the overall quality of the built environment.

B. Applications should demonstrate, through a Design and Access Statement or other supporting evidence, e.g. Homes Quality Mark, Building for a Healthy Life, or BREEAM assessment how the objectives outlined in criterion A...

ii. Relationship to Surroundings and to Other Development

Development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area. Development should provide an acceptable level of amenity, outlook, sunlight and daylight, and should not be overbearing.

iii. The Settings of the City, Towns and Villages

Design proposals should ensure that the prominent views, vistas and skylines of Worcester city, the towns, and other settlements are maintained and safeguarded, particularly where they relate to heritage assets, existing landmark buildings, and 'gateway' sites. Development at the urban edges should respect the rural setting. The distinct identity and character of rural settlements should be safeguarded.

...

v. Scale, Height, Massing and Mix

The scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density. To create vitality and interest, proposals should incorporate a mix of uses where appropriate to the location.

...

¹ Traditional to include (but not limited to): significant gaps, conservation areas, listed buildings, SSSI, wildlife areas, biodiversity, trees or other landscape features.

vii. Detailed Design, Materials and Landscaping

The detailing and materials of development should be of high quality and appropriate to its context and local distinctiveness.

...

SWDPR 27: Biodiversity and Geodiversity

E. Development likely to have an adverse effect on nationally important sites, including a Site of Special Scientific Interest (SSSI) and irreplaceable features including (but not limited to) Ancient Woodland and Ancient and Veteran Trees will not be supported, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

SWDPR 28: The Cotswolds National Landscape and Malvern Hills Area of Outstanding Natural Beauty (AONB)

A. Development proposals within the NL and AONB will be required to demonstrate that they conserve and enhance the natural beauty of the NL and AONB, including their special qualities, landscape and scenic quality, natural heritage, cultural heritage, and relative tranquillity.

B. Major development proposals within the NL and AONB will not be supported.

C. Proposals should have regard to and be consistent with the relevant guidance published by the Cotswolds Conservation Board and Malvern Hills AONB Partnership including any Housing Position Statements.

National Landscape and AONB Setting

D. Development proposals in the setting of a NL and AONB which could have a detrimental impact on the NL and AONB and on people's enjoyment of them will have to submit an assessment of landscape and visual effects³ (including cumulative effects where relevant) and demonstrate, including through siting and design, that any such effects could be rendered acceptable. Development in the setting of the NL and AONB should be in accordance with good practice guidance produced by the Cotswolds Conservation Board and the Malvern Hills AONB Partnership.

Footnote 3: The LPA will advise whether a full Landscape and Visual Impact Assessment (LVIA) or, for non-EIA development within the setting of the AONBs, a standalone Landscape and Visual Appraisal (LVA) should be provided as outlined in section 3.2 of the Guidelines for Landscape and Visual Impact Assessment (Third edition, 2013), published by the Landscape Institute and the Institute of Environmental Management & Assessment. This will depend on the nature and scale of the proposal.

SWDPR 29: Management of the Historic Environment

See Appendix 1 for Policy

SWDPR 30: Landscape Character

Reasoned justification, reference:

The landscape is also a distinctive heritage asset ...

SWDPR 34: Management of Flood Risk

Reasoned Justification 8: With regards to the Exception Test, the wider sustainability of the area should include consideration of matters such as biodiversity, green infrastructure, historic environment....

SWDPR 40: Tourist Development

A. Proposals for the expansion and development of the tourism potential of south Worcestershire (excluding visitor accommodation – see SWDPR 41) will be permitted where the following criteria are met:

- i. The development is compatible with the physical character of the area.
- ii. The significance of heritage assets and their setting is conserved and, where appropriate, enhanced.
- iii. The public enjoyment and understanding of the historic and natural environment is promoted.

...

SWDPR 47: Waterfronts

The reasoned justification references industrial heritage.

SWDPR 60: Directions for Growth Outside the City Administrative Boundary: Existing Urban Extensions to be Reallocated

A. Broomhall Community and Norton Barracks Community (Worcester South Urban Extension) - SWDP45/1

...

xvi. Measures for the protection and enhancement of the significance of Middle Broomhall Farm and other listed buildings and their settings.

B. Temple Laugherne (Worcester West Urban Extension) - SWDP45/2

...

xiii. Measures for the protection and enhancement of the Earl's Court Scheduled Monument, listed buildings and their settings.

SWDPR 61: Worcester City Allocations

B. Redevelopment proposals for the Opportunity Zones (SWDP 44/4, SWDP 44/5 and SWDP 44/6) will be supported providing they:

...

vi. Enhance views over the historic city centre.

vii. Secure the refurbishment and future of listed buildings and structures within the zone.

...

SWDPR 62: Malvern Hills Allocations and SWDPR 63: Wychavon Allocations

There is no specific mention of the historic environment in these policies, though these allocation policies specify that the allocations are subject to all general policy requirements.

3.3 Status of South Worcestershire Development Plan review

3.3.1 The review of the SWDP covers the period 2016-2041. A consultation on Issues and Options was conducted in November and December 2018. A subsequent consultation on Preferred Options (Reg 18) took place a year later, in November and December 2019. The Publication consultation (Reg 19) commenced on 2 Nov 2022 and closed on 23 December 2022. The SWDPR was submitted to the Planning Inspectorate (Reg 22) for Examination in September 2023.

3.3.2 A Statement of Common Ground (SoCG) is being prepared with Historic England to address the Duty to Cooperate requirements in the NPPF (September 2023). In addition, the SoCG covers representations received from Historic England to the Regulation 19 consultation referring to the evidence base supporting the proposed allocation of four sites in the SWDPR; SWDP NEW 9 Navigation Road, Worcester; SWDP NEW 14 Union Lane, Droitwich Spa; SWDP NEW 89 Madresfield Lane, Malvern; and SWDP NEW 53 Blacksmiths Lane, Lower Moor. The South Worcestershire Councils have subsequently undertaken further heritage site assessment analysis of these sites, to inform the SoCG, and the reports are available in Appendix 3.

3.4 Other adopted local policy

3.4.1 Malvern Hills adopted a *Local List of Heritage Assets SPD* on 21 June 2022. The SPD for Wychavon, adopted in July 2022, is effectively identical and there is no equivalent SPD for Worcester.

3.4.2 All three districts are covered by the *South Worcestershire Design Guide SPD* (March 2018). This predates significant changes in national policy on design. Wychavon District Council is due to adopt area specific design code SPDs in the summer of 2024, that cover the Cotswold, Evesham and Vale, Pershore and Droitwich Spa and surroundings.

3.4.3 Shopfront design is covered by the *Malvern Hills District Shop Front Design Guide SPD* and *Wychavon Shop Front Design Guide SPD* (both March 2017). Again, there is no equivalent SPD for Worcester.

3.4.4 Wychavon Council has adopted an SPD *Accessible Historic Environment: A guide for owners & occupiers* (2007). This gives guidance on making changes to historic buildings and designed landscapes, in order to provide better access in line with the Disability Discrimination Act 1995.

3.4.5 There are adopted conservation area appraisals for 61 conservation areas (12 in Malvern Hills, 15 in Worcester, 34 in Wychavon). Most of these are over five years old, though they remain as material considerations for development in those conservation areas.

3.5 The Cotswolds National Landscape and Malvern Hills National Landscape

3.5.1 The Malvern Hills National Landscape² and Cotswolds National Landscape (NL) are partially within the south Worcestershire area. The Malvern Hills NL is shared with Herefordshire and Gloucestershire while the Cotswolds NL crosses several local authorities; Gloucestershire is adjacent to the Worcestershire section.

3.5.2 The SWDPR includes a policy for the NL/AONB, as did the 2016 SWDP. Local Planning Authorities have a 'duty of regard' in respect of AONBs in their area: 'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.' (Countryside and Rights of Way Act 2000, s85). AONBs are nationally designated landscapes and to be conserved in the same way as National Parks, although their management boards are not planning authorities. The AONB management plans include policies for the historic environment, with aspirations for planning, land management, and public enjoyment. Both the areas AONB management plans are clear that the historic environment forms part of the 'natural beauty' of the area; this derives from Government guidance on the management of AONBs, which specifies that 'natural beauty' includes 'the rich history of human settlement over the centuries'.

3.5.3 The Cotswold AONB Management Plan 2018-2023 contains a policy for Historic Environment and Cultural Heritage, supported by priority actions and monitoring.

Policy CE6: Historic Environment and Cultural Heritage

1. The historic environment and cultural heritage of the Cotswolds AONB, both designated and undesignated, should be conserved and enhanced through effective management.
2. Designated historic environment sites, such as Scheduled Monuments and listed buildings, should be protected, in line with national policy and guidance.
3. Proposals that are likely to impact on the historic and cultural heritage of the Cotswolds AONB should have regard to these features and seek to conserve and enhance them. This should include respecting historical features, buildings, sites, layout and context, including the relationship between the existing feature or settlement and the landscape.
4. Historic Environment and Cultural Heritage should be a key component of future agri-environment, land management and rural development support mechanisms in the Cotswolds AONB.
5. Opportunities should be sought to promote the awareness, understanding and use of Historic Environment Records, Conservation Area Appraisals, Historic Landscape Characterisation and Heritage Strategies and Action Plans. These should be used to influence decisions regarding the management of the AONB's historic environment and cultural heritage.

² Areas of Outstanding Natural Beauty (AONB) were renamed in November 2023, as National Landscapes to bring the areas covered in line with the level of importance that National Park designations.

3.5.4 The Malvern Hills AONB Management Plan 2019-2024 contains three policies, supporting a general objective of conserving the historic environment, and cross-linked to other policies.

HO1 Conserve and enhance the historic environment and cultural heritage of the AONB through appropriate funding, management and awareness raising.

HP1 Conserve and enhance the historic and cultural environment of the AONB in accordance with key documents such as Historic Landscape Characterisations, Conservation Area Appraisals, national and locally developed advice and guidance.

HP2 Ensure the sustainable use of historic buildings and other heritage assets, particularly those identified as being at risk.

HP3 Promote greater public understanding of, and engagement with, the historic environment of the AONB.

SWDPR 28 *The Cotswolds National Landscape (NL) and Malvern Hills Area of Outstanding Natural Beauty (AONB)* in the Reasoned Justification, states that these management plans “will be treated as a material consideration for assessing the planning merits of development proposals”.

3.6 Neighbourhood Plans

3.6.1 Coverage of historic environment issues in neighbourhood plans is extremely variable, and no two neighbourhood plans are the same.

3.6.2 There are currently 26 adopted (‘made’) neighbourhood plans in south Worcestershire (13 in Malvern Hills, and 13 in Wychavon). Several parish councils are progressing a new plan or reviewing adopted plans. In total these cover approximately 20% of parishes (some cover 2 or 3 parishes).

3.6.3 Some neighbourhood plans include no policies for the historic environment, relying on NPPF and the SWDP. Others variously include policies covering subjects such as:

- Conservation areas
- Non-designated heritage assets (or local heritage assets)
- Designated heritage assets
- Archaeology
- Historic farmsteads
- Design
- Historic trees and woodland
- Neighbourhood heritage areas
- Landscape, views and settings
- Green infrastructure
- The setting of specific assets

3.6.4 Several of the policies for non-designated heritage assets refer specifically to local lists, although there are as yet no local lists in place to address these. One (Bredon Parish) includes a list of proposed non-designated heritage assets in an appendix. Designated heritage asset policies tend to focus on built heritage, and consideration of scheduled monuments in the plan area is often omitted.

3.6.5 The Malvern Town neighbourhood plan defines five 'neighbourhood heritage areas' meriting protection and enhancement. Two neighbourhood plans (Honeybourne and Martley) include an aspiration for a new conservation area.

4 Designated and non-designated heritage assets

4.1 Designated heritage assets

4.1.1 Designated heritage assets comprise listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites, and conservation areas. With the exception of the last two, all are designated by the UK government, advised by Historic England. World Heritage Sites are proposed by governments and designated ('inscribed') by UNESCO. Conservation areas are designated by local planning authorities, in south Worcestershire by the three Councils and their predecessors (none of the conservation areas were designated by Worcestershire County Council).

4.1.2 Designation of protected wrecks only applies in territorial seas, which are not found in South Worcestershire. Ship or boat remains can be protected by scheduling in other situations (eg rivers or lakes), though this has not occurred here.

4.1.3 There are no World Heritage Sites in south Worcestershire. The UK Tentative List (i.e. sites which may be proposed for this status) was last updated in 2011 and does not include any sites in South Worcestershire.

4.1.4 Definitive and up-to-date information on designated heritage assets can be obtained by searching the National Heritage List for England ([Search the List - Find listed buildings, monuments, battlefields and more | Historic England](#)). Designated heritage assets are also recorded on the Worcestershire and Worcester Historic Environment Records.

Mapping of designated heritage assets in south Worcestershire are included at Appendix 2.

Listed buildings (Appendix 2, a-d)

4.1.5 Listed buildings are by far the most frequent designated heritage assets, with over 5000 in South Worcestershire. Nearly half of these are in Wychavon. Unsurprisingly, the greatest concentrations are in Worcester and the other historic towns.

	Listed buildings	Grade I	Grade I %	Grade II*	Grade II* %	Grade II	Grade II %
Malvern Hills	1899	34	1.8%	86	4.5%	1779	93.7%
Worcester	719	15	2.0%	41	5.7%	663	92.2%
Wychavon	2464	46	1.9%	136	5.5%	2282	92.6%
Total	5080	94	1.9%	263	5.2%	4723	93.0%

Table 1: Listed buildings by grade and district

In all three districts the proportions of highly graded listed buildings (grades I and II*) are slightly lower than the national averages (2.5 and 5.8% respectively).

The highly graded listed buildings are widely distributed, but there are particular concentrations as follows:

Location	Grade I	Grade II*	Comment
Worcester (Wo)	12	34	City centre and historic suburbs
Broadway (Wy)	1	12	Village centre
Droitwich (Wy)	2	3	Town centre
Evesham (Wy)	7	12	Town centre and historic suburb
Pershore (Wy)	2	8	Town centre and surrounding area
Great Malvern (MH)	1	3	Town centre and surrounding area
Croome Park (MH)	7	0	Associated with Grade I registered park
Witley Court (MH)	3	2	Associated with Grade II* registered park
Westwood Park (Wy)	4	0	Associated with Grade II registered park

Table 2: Concentrations of higher graded listed buildings

4.1.6 Listing covers a very wide variety of buildings and structures in south Worcestershire, though the vast majority, especially at Grade II, are private dwelling houses. Churches, large country houses and public buildings make up the majority of the highly graded buildings. Other highlights include the great medieval barns at Leigh (MH), Bredon and Middle Littleton (both Wy). Listed assets can also be quite small, as for instance several phone boxes in Worcester, a large number of gas lamps in Malvern, or two Victorian timber-framed post boxes at Rous Lench (Wy).

4.1.7 Listing is a statutory duty where the Secretary of State is aware that a building or structure meets the criteria. Consequently, it is reasonable to assume that the listed building stock in south Worcestershire is broadly representative of all buildings of listable quality. This is particularly the case in Worcester, where the unparished area was subject to a comprehensive relisting in the 1990s.

4.1.8 Recent list descriptions contain full detail of the special interest of the asset, specifying why it is listed, and sometimes listing parts which are not protected. Recent list mapping shows the extent of the listing. The listings for Worcester are detailed but not to the same degree. Most listed buildings are only formally mapped as points. While in some cases the councils have mapped the extent of listed buildings, and occasionally their curtilage, this is indicative rather than definitive.

4.1.9 Over 60% of recent listings (since the beginning of 2015) have been war memorials, and a further 10% non-Anglican places of worship, reflecting national designation programmes. All buildings listed at Grade I or II* are ‘assets of the highest significance’, and as such, substantial harm to or loss of these assets (including their setting) should be ‘wholly exceptional’ (NPPF para 200b).

Scheduled monuments (Appendix 2 e)

4.1.10 There are 139 scheduled monuments in south Worcestershire. Some are shared with neighbouring authorities, while occasionally monuments cover multiple locations (for instance Worcester City Centre, which is made up of five separate areas).

	Scheduled monuments
Malvern Hills	49
Worcester	19
Wychavon	73
Total	139

Table 3: Scheduled monuments by district

4.1.11 Scheduled monuments are widely distributed in south Worcestershire, but with concentrations in central Worcester, Evesham, and Droitwich, the Avon valley between Evesham and Pershore, Grimley and Hawford in the Severn valley, and the Malvern Hills.

4.1.12 58 (42%) of the scheduled monuments in south Worcestershire include earthworks, while 27 (20%) comprise buried remains only. Nearly two-thirds (89: 64%) include buried archaeological remains as a significant component, usually in combination with upstanding earthworks. 55 (40%) include buildings or structures, intact or as ruins. The majority fall into a relatively small number of site types. These include Iron Age hillforts, earthwork and cropmark sites representing prehistoric, Roman and medieval settlements, medieval abbeys, and moated sites. There are also medieval barns, bridges and churches, most of which are also listed. Among smaller sites there are several prehistoric burial mounds, and medieval crosses. Remains of Worcester’s city walls are scheduled, along with two Civil War fieldworks associated with the defence and siege of Worcester. Other sites include the ruins of Witley Court and its adjacent gardens (MH), the 17th century iron furnace at Astley (MH), and below-ground archaeological remains of Roman and medieval salt manufacture at Droitwich (Wy) and an Anglo-Saxon cemetery at Offenham (Wy).

4.1.13 Scheduling is not a statutory duty and the Secretary of State has the discretion to schedule or not. This means that it can never be assumed that, just because an asset is not scheduled, it is not of national importance. There will be many assets, often similar to those on the schedule, which are not scheduled, and which may be of equal or even greater significance than those which are scheduled. All scheduled monuments are ‘assets of the highest significance’, and as such, substantial harm to or loss of these assets should be ‘wholly exceptional’ (NPPF para 200b).

Registered parks and gardens (Appendix 2 f)

4.1.14 The Register of Parks and Gardens of Special Historic Interest in England covers gardens, grounds and other planned open spaces, such as town squares, urban parks and cemeteries. The emphasis is on the design of the landscape rather than the botanical importance.

There are three grades:

- Grade I (of exceptional interest)
- Grade II* (of more than special interest)
- Grade II (of special interest, warranting every effort to preserve them)

4.1.14 There are 14 registered parks and gardens in south Worcestershire, mostly in the central and northern parts of the area. Nearly half of them (42%) are registered at either Grade I or II*. This is slightly higher than the national average (37%), but the number is small.

	Registered parks and gardens	Grade I	Grade I %	Grade II*	Grade II* %	Grade II	Grade II %
Malvern Hills	6	1	17%	2	33%	3	50%
Worcester	1	0	0%	0	0%	1	100%
Wychavon	9	1	11%	3	33%	5	55%

Total	14	1	7%	5	35%	8	57%
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Table 4: Registered parks and gardens by grade and district

4.1.15 All but one of the registered parks and gardens in south Worcestershire comprise gardens, pleasure grounds and parks associated with large country houses. While some have earlier origins, most date to the 18th and 19th centuries, often modified in the early 20th century. Only Westwood Park has a significantly earlier layout, from the 17th century.

Croome Park (along with the related Pirton Park) was Lancelot ‘Capability’ Brown’s first major commissioned work and also his largest architectural work. The National Trust are undertaking a major project here to recreate the park. As well as the house, the park contains several temples and other buildings, while associated structures (eye-catchers) can be found in the surrounding area and as far away as Broadway Tower on the Cotswolds.

The one outlier is Gheluvelt Park, a small urban park in Worcester which was created as a war memorial after the First World War to the 1914 engagement of the same name.

The total area covered by registered parks and gardens in south Worcestershire is approximately 21 sq km.

Compared with scheduling and listing, the register is relatively recent (set up in 1983), and it is acknowledged that not all gardens which meet the criteria have been included.

All parks and gardens registered at Grade I or II* are ‘assets of the highest significance’, and as such, substantial harm to or loss of these assets, including their settings, should be ‘wholly exceptional’ (NPPF para 200).

Registered battlefields (Appendix 2 f)

4.1.16 For a battlefield to be registered, the battle must have been of clear historical significance, with its site securely established and still recognisable today. Just 47 battlefields have been registered in England.

4.1.17 There are two registered battlefields in South Worcestershire. These cover the battle of Evesham (1265: Wy) and the battle of Worcester (1651: MH, Wo, Wy), both of which were significant events in British history, as well as being very bloody military engagements. Uniquely the latter site covers two battles as it also includes the battle of Powick Bridge (1642). The total area covered by the registered battlefields is approximately 4.7 sq km.

4.1.18 The registered battlefields at both Evesham and Worcester are recognised not to cover the full extent of the actual battle sites, and in fact exclude many of the key areas of military engagement. This is largely due to suburban growth at both battle sites. The registered battlefield boundaries take in areas considered at the time of registration (1995) to be relatively unchanged from the time of the battles. The boundaries have not been amended to take account of recent discoveries or interpretations relating to the battles.

Registered battlefields are ‘assets of the highest significance’, and as such, substantial harm to or loss of these assets, including their settings, should be ‘wholly exceptional’ (NPPF para 200).

Conservation areas (Appendix 2 g)

	Conservation areas
Malvern Hills	21
Worcester	19
Wychavon	64
Total	104

Table 5: Conservation areas by district

2.1.19 Two-thirds of the conservation areas in south Worcestershire cover historic village centres, with a particularly large number of these in Wychavon, which is where most of the nucleated villages are to be found. Most of the rest, including 14 of the conservation areas in Worcester, cover town and city centres or suburbs. Four have been designated to protect the entire extent within south Worcestershire of the Worcester & Birmingham (Wo, Wy) and Droitwich (Wy) canals. One (Bevere, Wy) covers an area characterised by country houses and parkland. One (Riverside, Wo) covers the floodplains of the Severn and Teme, including meadows, parkland and some built-up areas.

Dual and multiple designations

4.1.20 Dual designations typically occur where buildings or structures were scheduled (prior to the first listing legislation), and subsequently listed. Historic England have a programme of removing dual designations, where appropriate. The number of surviving dual designations in south Worcestershire is not quantified.

4.1.21 Many assets have multiple designations for good reasons. For instance, a registered park or garden may contain garden buildings, lodges and a main house, all of which may be separately listed. Likewise, a registered battlefield may be associated with a number of listed or scheduled assets. A listed building could also be associated with scheduled earthwork or below ground remains. Most conservation areas contain other designated assets (usually listed buildings), often in large numbers.

The single asset with the largest number of designations is probably Powick Old Bridge (Wo and MH). This is a scheduled monument and a Grade I listed building. It lies within the registered battlefield of Worcester (with Powick Bridge), and played a significant role in both engagements. The Worcester part of the bridge also lies within the Riverside conservation area. Finally, the watercourses below are a Site of Special Scientific Interest.

4.2 Non-designated heritage assets

‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.’ (Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723)

4.2.1 Non-designated heritage assets may be identified at any time, including during plan-making, pre-application, or during the application process. Conservation area designation and appraisal are other processes which are likely to lead to such assets being identified. Usually, identification will be made by the local planning authority, but neighbourhood planning bodies may also identify assets.

4.2.2 Primary sources for information on non-designated heritage assets in south Worcestershire are the Worcestershire and Worcester Historic Environment Records, the former covering Wychavon and Malvern Hills, the latter the city of Worcester. However, it should be noted that there is no single or consistent register covering non-designated heritage assets (of any type), and many are only recognised as such at the time of a planning application. Local lists are not intended to be a complete register of non-designated heritage assets and are often highly selective.

4.2.3 Non-designated assets are discussed below in parallel with the various designations: buildings, archaeological remains, parks and gardens, battlefields, and areas.

Local lists and locally listed heritage assets

4.2.4 All three Councils have made provision for a local list of heritage assets. These can cover all types of asset, but in practice local lists comprise mainly buildings and structures. Any asset identified on a local list is considered by the Councils to be a non-designated heritage asset.

4.2.5 Worcester City Council's local list was first compiled over two decades ago and has been reviewed regularly since. It comprises largely buildings, though some archaeological monuments have been added more recently. The local list is compiled by officers and new entries are reported to and approved by Planning Committee. Proposals from the public are encouraged, though in practice few have been made. There is no SPD, but the criteria for local listing are set out in the published local list, which is available on the city council's website ([CONTENTS \(worcester.gov.uk\)](#)). The current local list was published in 2017 and identifies 163 assets covering a larger number of individual properties. An updated local list has been prepared and is awaiting consultation with owners and occupiers on a number of proposed additions to the list, prior to presentation to the Council's Planning Committee.

4.2.6 Malvern Hills Council has previously adopted an SPD for local listing, but no assets were identified for inclusion on the list. This SPD is proposed to be withdrawn in favour of an SPD on *Locally listed buildings*, which was the subject of public consultation in September-October 2021. This is now awaiting consideration by the Council.

4.2.7 Wychavon District has not previously had a local list. Jointly with Malvern Hills, public consultation was held on an SPD on *Locally listed buildings*, in September-October 2021. Wychavon's Planning Committee considered this on 23 June 2022 and have recommended that it is adopted (decision to adopt the Local List was made by the Executive Board on 20 July 2022). Malvern Hills' Executive Committee adopted the SPD on 21 June 2022.

Buildings

4.2.8 Only a very small proportion of England's building stock is listed. There are many unlisted buildings and structures with heritage interest, some of which would meet the requirements for statutory listing. Only a proportion of these have been recognised through inclusion in the local list for Worcester. This is heavily biased towards buildings of the 19th century, as the listing coverage for earlier buildings is quite comprehensive. Other buildings are recognised in conservation area appraisals as buildings which contribute positively to the character or appearance of the area. Most of the buildings in a conservation area help to shape its character. Their street elevations, their

integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline, can all be important.

4.2.9 There is potential for buildings of more local interest to be recognised in neighbourhood plans, where local knowledge can be brought to bear, though of the plans completed so far only Bredon has done this.

Non-designated heritage assets with archaeological interest, which are demonstrably of equivalent significance to scheduled monuments

4.2.10 A key part of the local planning authority's task in reviewing archaeological implications of planning proposals is the identification of potential 'non-designated heritage assets with archaeological interest, which are demonstrably of equivalent significance to scheduled monuments'. Early identification of these is important as it affects how such assets are considered in the application (or allocation) process; an asset found to be of such significance 'should be considered subject to the policies for designated heritage assets' (NPPF footnote 68), and clearly this cannot be undertaken effectively unless the appropriate assessment has been done. Government policy on the category is given in the DCMS document *Scheduled Monuments & nationally important but non-scheduled monuments* (2013).

4.2.11 A number of factors contribute to the need for this category. By no means all archaeological remains have been identified, and many assets are hidden below ground until they are investigated. The remains may not have been assessed for scheduling. The discretionary nature of scheduling means that assets whose significance has been recognised may not have been designated, either because the Secretary of State has decided not to designate them (the usual rubric for this is that they can be suitably managed through the planning system or other existing means), or because a decision on designation has not been made.

4.2.12 In other cases, assets may not be schedulable due to the wording of the 1979 Act. This may be because they do not include structures ('works'), as in the case of most Palaeolithic sites, or palaeoenvironmental remains of later dates. Alternatively, it may be because their character has not been defined sufficiently for them to be designated (for instance, many archaeological remains in urban areas).

4.2.13 Assessment and identification of non-designated heritage assets with archaeological interest, which are demonstrably of equivalent significance to scheduled monuments will usually be undertaken by the LPA's archaeological adviser, often in consultation with Historic England. In some cases the assessment may be straightforward, and may not require field investigation; an example would be the unscheduled remains of part of Worcester's city walls, where the scheduling only covers parts of the walls which were visible in the 1950s. In most cases, however, it is less easy to assess significance, and will require field investigation. Example cases could include the buried remains of Worcester Castle and Whiteladies Nunnery (Wo), or the moat and enclosed area at Hartlebury Castle (Wy).

Archaeological remains

4.2.14 The vast majority of archaeological remains, in south Worcestershire as elsewhere, constitute non-designated heritage assets. In most cases they have not been investigated, and the lack of visible signs of their presence will mean that they are unrecognised, and are likely to remain so until investigated, usually as the result of development proposals of some form.

4.2.15 Worcester City Council has identified Archaeologically Sensitive Areas (ASA). These aim to represent the main areas where important and potentially vulnerable archaeological remains occur, and are used as a trigger for direct consultations on planning applications. However, the ASAs have not been reviewed recently, and important archaeological remains are regularly found outside these areas.

4.2.16 The routine application of archaeological evaluation on development sites in south Worcestershire since the early 1990s has shown that archaeological remains are far more widely and densely distributed than previously thought. 'Big data' projects such as the *Roman Rural Settlement Project* and *English Landscape and Identities: Studying English archaeology from 1500BC to AD1086* have been able to use data from this work to characterise and predict settlement and land-use patterns and to suggest future directions for research and understanding.

4.2.17 Archaeological investigation will be key to establishing whether remains exist on a site, and whether they are to be considered as non-designated heritage assets (or in some cases, non-designated heritage assets with archaeological interest, which are demonstrably of equivalent significance to scheduled monuments). Staged investigation will often be appropriate, with desk-based assessment followed by geophysical or other surveys, and then trenching or other field evaluation techniques. It should be noted that ground conditions over much of south Worcestershire are often challenging for magnetometry (the most commonly used and cost-effective geophysical survey technique), which has frequently returned blank results on sites which have later been shown to contain significant and complex archaeological remains.

4.2.18 Evaluation and subsequent detailed recording in mitigation has also demonstrated the variety of archaeological remains of all periods in south Worcestershire, far greater than previously understood. The level of information which can be extracted by detailed analysis, both scientific and non-scientific, adds enormously to what was previously known. Over and above the understanding of individual sites, these build into a rich and nuanced picture of past human activity. Good examples include Iron Age and Romano-British settlements, where the investigation of many previously undiscovered sites has allowed far greater understanding of the development, growth and decline of settlements, their character and size, and their economic basis in farming and industry.

It should also be noted that very few of the monument classes or site types which have been newly investigated as a result of site allocation or development proposals are represented within the much more narrow subset which have been designated by scheduling.

Parks and gardens

'*The Register of Parks and Gardens of Historic Interest in England ... is thought to represent only around two-thirds of sites potentially deserving inclusion.*' (GPA1) However the NPPF does not make provision for important non-registered parks and gardens to be considered as if they were designated (as it does for archaeological remains).

2.4.19 The Hereford and Worcester Gardens Trust has published a list of parks and gardens in Worcestershire (2nd edn). Some 200 sites are catalogued in south Worcestershire, from documented medieval parks to mapped parks and gardens of the 19th and 20th centuries. They are widely distributed across the three districts, and survive in very varying states of completeness and condition. A small number of detached features are also recorded, typically eye-catchers sited remotely from a park, though it should be noted that most of these are themselves listed buildings.

Battlefields (and related sites)

2.4.20 Non-designated battlefields include some significant actions during the 17th century Civil Wars: Ripple Field in 1643, and the second battle of Evesham in 1645.

2.4.21 Substantial parts of the registered battlefields of Evesham and Worcester (i.e. areas where military action is known to have taken place) lie outside the register boundaries.

2.4.22 Siege sites are not represented in the Battlefields Register, though sieges were often important military actions, and usually more long-lasting than battles. There were sieges at Hartlebury Castle (Wy) and Madresfield Court (MH). The city of Worcester was besieged twice, in 1643 and 1646, the latter siege lasting about 2 months. The defences of Worcester were strengthened early on in the Civil War, and were in use for nearly a decade, while the 1646 siege involved the creation of a ring of siegeworks. Physical remains may be present at all of these sites, while in the case of Worcester a wide militarised zone was established, within which finds and other remains may be expected to occur.

2.4.23 Other military actions or events may be protected incidentally. For instance, the scheduled Iron Age hillfort at Woodbury Camp (Great Witley, MH) was occupied by Owain Glyndwr in 1405, and there are imprecise accounts of a battle here.

2.4.24 Non-registered battlefields are undesignated heritage assets and treated as such in the planning system. The NPPF does not make provision for important non-registered battlefields to be considered as if they were designated (as it does for archaeological remains), though associated remains would be subject to the same tests as for other archaeological remains.

Non-designated areas

2.4.25 There is potential for definition of areas with historic environment character, which may not be sufficiently special to designate as conservation areas. To date the only occurrence of this is in the Malvern Town neighbourhood plan, where five 'neighbourhood heritage areas' are defined.

Other registers and lists

2.4.26 Other organisations have produced lists and registers for specific asset types, for instance the Theatres Trust for historic theatres and related buildings, and CAMRA for historic pub interiors. Some of these assets are designated, but these registers tend to apply different criteria to those used for statutory designation. A number of these assets have been recognised by local listing.

Historic semi-natural assets

2.4.27 Historic trees, woodlands and areas of historic land management and related features (eg commons) are covered by natural environment designations (eg SSSI designation for the Malvern Hills, Castlemorton Common (MH), and Westwood Great Pool (Wy)), or identified on registers or mapping (Natural England's ancient woodland map; Worcestershire's Ancient Tree Register). They are also subject to different planning policies, both nationally (NPPF Chapter 15) and in South Worcestershire (SWDPR26Dii).

5 The historic environment of South Worcestershire

5.1 Records, data sources and published reviews

5.1.1 The Worcestershire and City of Worcester Historic Environment Records form the key resource for understanding and describing the historic environment of South Worcestershire, including both designated and non-designated heritage assets and much other information. These are comprehensive records, built on existing records and published information, and are constantly updated with new information, much of it from documents produced for planning applications.

5.1.2 A number of archaeological and historic buildings surveys have enhanced the records, for instance on the Palaeolithic period, farmsteads, and ridge and furrow field systems. Other surveys have largely drawn on the HERs to assess a single period (for instance the Roman Rural Settlement Project) or particular areas of concern (e.g. aggregates in the Severn valley).

5.1.2 Further evidence is presented in relevant chapters and volumes of the West Midlands Regional Research Framework, as well as in more detailed local resource assessments and research frameworks for Worcester and elsewhere.

5.1.3 The Worcestershire Historic Landscape Characterisation project surveyed the whole county apart from the City of Worcester. A separate project covered Worcester.

5.1.4 Mapping of information from aerial photographs has been published online by Historic England, but only for certain parts of Worcestershire.

5.1.5 While information on designated assets can be accessed at the National Heritage List for England, most heritage assets are non-designated.

5.2 South Worcestershire through time

5.1.6 This brief discussion takes its lead from the evidence: principally excavated archaeological remains for earlier periods, and buildings and other upstanding structures for the later.

5.1.7 The vast majority of archaeological sites mentioned have come to light through investigations on development sites, mostly since 1990. These have in the past largely been quarries, roads and other major infrastructure. However, increasingly housing and employment sites are represented. Aerial photography and stray finds, mostly from metal detecting, have also contributed to site discovery. It is important to stress the role of palaeoenvironmental analysis, especially of waterlogged deposits from the river valleys, as well as other scientific analyses, for instance of DNA or isotopes.

Early prehistory

Palaeolithic

5.1.8 The glacial gravels of south Worcestershire have produced finds of Palaeolithic date, including stone tools and the bones of large animals such as mammoths. A recent survey has shown that these are commoner than had previously been thought. Worcestershire was at times on the very edge of the habitable zone of Europe, and there was no permanent settlement.

Mesolithic

5.1.9 The Mesolithic period is again largely represented by finds, though some of these, such as the flint working debris from Bath Road, Worcester, show that there was settlement activity.

Neolithic

5.1.10 By this time there was substantial occupation of a farmed landscape, though the archaeological record is still quite sparse. Ceremonial monuments such as a cursus at Fladbury (Wy), and related enclosures, are present. A single pit at Clifton (MH) contained many stone axes and pottery.

Early Bronze Age

5.1.11 Ceremonial monuments continued to be built, with henges at Bredon and Nafford (both Wy). Burial was in round barrows, which most frequently occur as ploughed out ring ditches. Distinctive Beaker burials have been found at Aldington, Bredon Hill, and Fladbury (all Wy), and a Beaker pit containing pottery and other finds at Astley (MH). Other sites are probably represented by some of the many cropmarks in the Avon valley and elsewhere.

Later prehistory

Middle to later Bronze Age

5.1.12 There are fewer obvious monuments, but excavation at Kemerton (Wy) showed that sites of this period can be quite extensive. The circular ditched enclosure at the former Park and Ride site, Perdiswell (Wo) may have been a ceremonial monument of some sort.

5.1.13 Linear earthworks show how the land was being divided up (eg the Shire Ditch, MH), while there are also plough-levelled examples from excavations at Beckford and Childswickham (both Wy). Many cropmark sites may date from the middle to later Bronze Age but would very few have been excavated. Burnt mounds are a common feature.

Iron Age

5.1.14 Hillforts are the best-known sites from the Iron Age, and there are fine examples on the Malvern Hills, Bredon Hill and elsewhere. Not all have survived as earthworks, and a probable new hillfort was discovered at Tibberton (Wy) as recently as 2014. The major earthwork which underlies the centre of Worcester, although lowland, is very similar in character to a hillfort, and is effectively invisible at the surface.

5.1.15 There is a marked concentration of known Iron Age settlement east of the Severn, with sites often but not always enclosed by ditches. Recently discovered sites include Bowling Green, Powick (MH), excavated before a housing development; Throckmorton (Wy), found during the excavation of burial pits for animals in the foot and mouth epidemic of 2001, and Allesborough, Pershore (Wy), revealed by surveys following the discovery of Iron Age coin hoards. At Worcester Six, Tibberton (Wy), timber trackways were found, preserved in the wet conditions of the headwaters of the Barbourne Brook.

5.1.16 The Iron Age economy did not just depend on subsistence farming. Craft and industrial production and trade were vitally important, including the industrial production of salt at Droitwich (Wy), and a large-scale pottery industry around Malvern.

5.1.17 Many sites, such as the settlements at Copcut Lane, Droitwich, and Beckford (both Wy), continued to be occupied from the Iron Age into the Romano-British period.

Romano-British

5.1.18 Visible sites are not a feature of the Romano-British period in Worcestershire, in contrast to the Iron Age or to the later periods. The only upstanding earthwork remains in south Worcestershire are the defences of the Roman fort at Dodderhill, Droitwich Spa (Wy). The discovery and recording of occupation and other sites during the development process has perhaps had a more fundamental impact for this period than for any other. This is most obvious outside the Roman industrial towns of Worcester (iron) and Droitwich (salt). However, some of the largest excavations have been in those towns (eg The Hive and Deansway in Worcester or Upwich in Droitwich Spa).

5.1.19 The picture is one of both intensive and extensive settlement and landuse, especially in the lowlands and river valleys. The highest-status sites, such as villas, are mostly recent discoveries through aerial photography or development-related investigations (e.g. Childswickham, Bredons Norton, both Wy), though only a few are known. Excavated settlements include those at Throckmorton, Wyre Piddle and Upper Moor (all Wy). At Oak Lane, Bredon (Wy), a well was found in the settlement site, and contained the skull of a young woman, the skeletons of skinned dogs, animal skulls, a raven, leather shoes, and two pottery vessels, as well as preserved plant, insect and pollen remains, indicating the richness of understanding that can come from a single excavated feature. Overall, the greatest concentration of Roman sites is in and around the Avon and lower Severn valleys. Pottery manufacture was a major feature of the area around the northern Malvern Hills, and several kiln sites have been found.

5.1.20 The Bredon Hill hoard (Wy) of 3800 coins was found by metal detecting, and excavation showed that it was buried in a villa.

Anglo-Saxon

5.1.21 In stark contrast with the Roman period, evidence of early Anglo-Saxon activity is quite rare. There are pagan cemeteries at Offenham and Beckford, a richly appointed burial at Upton Snodsbury, and sunken-floored houses at Kemerton (all Wy). Further west there is little evidence. Worcester may have continued to be occupied through the period after the Romans left, at least in the Cathedral area. Worcester Cathedral was founded in 680, Pershore Abbey in 689 and Evesham Abbey around 701, and these three institutions dominated south Worcestershire for much of this period and beyond. The towns which grew up around the monasteries were very much shaped by the power of the church. Worcester was a defended strongpoint against the Danes in the late 9th century, and there is archaeological evidence of occupation there before the Norman conquest. Many of south Worcestershire's villages have their origins in this period, but virtually no pre-Conquest church fabric survives.

Medieval

5.1.22 With the exception of Great Malvern, the towns in south Worcestershire were all well established in the medieval period, with markets and industrial and craft activities. The commercial centres of Worcester, Pershore, Evesham, Droitwich Spa, Upton-upon-Severn and Tenbury Wells all occupy the whole of the historic town sites. The medieval street and plot patterns survive clearly and in some cases almost intact, and a much smaller number of timber-framed domestic buildings still stand, often refronted. Good examples are the recently restored 31 High Street in Droitwich (Wy), and the Golden Lion on Worcester's High Street, refronted in the 19th century. The towns

contain widespread archaeological remains of their medieval past, and large excavations such as Newport Street and Deansway (both Wo) have revealed many details of medieval life.

Earthwork remains of medieval castles are infrequent, though they occur at Rochford (MH), Castlemorton (MH) and Elmley Castle (Wy). Urban castles such as Worcester and Bengeworth (Wy) largely survive only as buried remains. There are extensive remains of Worcester's medieval city wall.

5.1.23 Monastic remains have a much more substantial presence, in particular the great abbeys of Evesham and Pershore (both Wy) and Worcester Cathedral priory. As well as the survivals of churches (at Evesham the related parish churches rather than the abbey church) and other monastic buildings, all three are also represented by significant open spaces which are an important part of the town. At Great Malvern (MH) the priory church became the parish church for the village which formed the core of the later town.

5.1.24 The monasteries also dominated much of the countryside, with granges (estate centres) at Crowle (Wy), Battenhall (Wo) and Broomhall (MH). The great monastic barns at Leigh (MH), Middle Littleton (Wy) and Bredon (Wy) are among the most impressive medieval buildings to survive.

5.1.25 Many villages in south Worcestershire developed around a medieval core, including the parish church. The high degree of survival of such village cores in Wychavon is reflected in the large number of villages which have been designated as conservation areas (eg Abbots Morton, Kemerton), and many still have a medieval church, while some have retained other buildings. Some villages shrank or were deserted altogether and the sites can be seen as earthworks (Grafton Flyford, Throckmorton and Sheriff's Naunton, all Wy). Further north and west, rural settlement was more scattered and there are fewer nucleated villages. Moated sites are particularly frequent and many are still occupied by farmsteads.

5.1.26 Ridge and furrow earthworks representing former open field systems covered entire parishes in the mid-20th century and are still very widespread in some parts of south Worcestershire, especially in the south-east.

5.1.27 Although Worcestershire in the medieval period was mainly an agricultural county, with produce often traded in markets in the towns, industry was also a key feature. While industry was mainly concentrated in Worcester (especially the city's suburbs) and other towns, the pottery industry at Hanley Castle was important. Droitwich Spa continued to have a major salt industry.

Post-medieval and modern times

5.1.28 From the 16th century onwards there is increasing survival of buildings, especially in villages but also in the towns. Buildings continued to be mostly timber-framed.

5.1.29 At Newport Street (Wo), excavation revealed the complex history of the street and its houses, with dyeworks and other industries developing over hundreds of years.

5.1.30 Most buildings in the 17th century were timber-framed, though stone continued to be used and there are also early brick houses.

5.1.31 Worcester was an important focus of military activity in the Civil War, and was heavily defended. The first and last battles of the Civil War were both fought there. Strensham Castle (Wy) was also defended. Evesham also has evidence of Civil War defences and was the site of a battle.

5.1.32 From the 18th century we have grand public buildings such as Worcester's Guildhall, as well as hospitals and workhouses. The growing concentration of wealth in the hands of landowners is expressed in large country houses as well as increasing numbers of substantial farmhouses, usually brick-built.

5.1.33 Although there was a significant expansion in the urban population, typically this was accommodated by intensifying building in the town centres, with poor quality housing built on gardens and backplots, a process which continued into the 19th century. Very few of these houses or the courts in which they stood have survived.

5.1.34 The growth of river trade and the opening of the Worcester and Birmingham Canal, followed by the railways from the middle of the 19th century, meant that Worcestershire was now well connected to the rest of England and beyond. This can of course be seen in the use of imported industrially made building materials, but there are still elements of strong local distinctiveness.

5.1.35 The towns all expanded outwards; early development was largely for the wealthy, while from the middle of the 19th century new suburbs were laid out for artisan and working classes. Industries included the processing of farming produce (leather, vinegar, beer) as well as engineering and porcelain.

5.1.36 Malvern started to develop as a spa in earlier centuries, but the 19th century was its main period of growth and has defined the character of the town centre. Unusually there was a resurgence in the use of local materials at this time as the development of Portland cement made it possible to use the distinctive Malvern stone for building. There was also spa development at Tenbury, where the pump rooms were one of several buildings designed by Cranston, and Droitwich.

5.1.37 Farming also became industrialised, or specialised to serve the urban consumers, with market gardening in the Vale of Evesham, and hop growing in the western part of the area, where hopkilns continue to be an important feature of the rural landscape. Large model farms also made an appearance.

5.1.38 Unsurprisingly, it is much harder to identify locally distinctive trends in south Worcestershire in the 20th century, though hopkilns and market gardening infrastructure continued to develop.

5.1.39 The influence of the two world wars, and the Cold War which followed can be seen in many buildings, including the World War I munitions factory at Blackpole, Worcester, several World War II single-storey office blocks in Worcester and Malvern (most now demolished), or the buildings of the radar establishment at Defford airfield (Wy).

5.1.40 Fine early 20th century cinemas are still in use at Evesham and Tenbury, while the Northwick at Worcester is well known for its surviving decoration. Other Art Deco buildings occur sporadically.

5.1.41 Not many postwar buildings deserve a mention, but the Darbourne & Darke developments of the 1970s in Pershore are of high quality. The listed 1970s Edinburgh Dome in Malvern is the only Bini Dome (Parashell) in Britain.

5.3 The historic environment today

5.3.1 The historic environment is widely recognised as benefitting quality of life. Urban and rural (village/countryside) landscapes provide the places where people live and work, and retaining

historic buildings and other features gives interest to these places and enhances a sense of belonging, mitigating the effects of rapid change elsewhere in society.

5.3.2 As well as benefits for health and well-being, there are also economic benefits, both directly from tourism, and indirectly as a good quality environment, including historic environment, encourages and supports inward investment for employment.

5.3.3 Benefits have also been recognised for homeowners. In particular, conservation area status has been linked to higher house prices. Leaders, a group of estate agents which covers much of England, recently placed Ombersley (Wychavon) among the top five most beautiful places to live in the UK, thanks largely to its distinctive character and black and white timber-framed properties. The village core is a conservation area with over 50 listed buildings.

5.3.4 Some measure of the relative importance and health of the historic environment in south Worcestershire can be gained from the Royal Society of Arts' Heritage Index (last published in 2020: [Heritage Index - RSA \(thersa.org\)](https://www.thersa.org/heritage-index)). The indicators are presented by local authority (unitary or lower tier) and are designed to be broadly comparable across all authorities regardless of location, character or size.

5.3.5 In overall rankings, Malvern Hills is 23rd, Worcester 27th and Wychavon 86th, out of 316 authorities. In terms of assets, Worcester is 19th, Malvern Hills 27th, and Wychavon 58th. All of the districts are ranked lower in terms of heritage activities (Worcester 72nd, Malvern Hills 74th, Wychavon 103rd); where asset rankings are high and activities rankings low, it can be suggested that there is potential to gain more benefits from those assets. Although the overall rankings have not changed greatly since the previous Heritage Index in 2016, all three districts have improved in heritage activities, Malvern Hills and Worcester significantly so.

Some specific categories where the districts score especially highly are:

- **Malvern Hills** – 21st for Historic built environment activities, 3rd for Parks and open spaces assets, 23rd for Culture and memories activities
- **Worcester** – 8th for Historic built environment assets, 13th for Landscape and Natural Environment activities, 10th for Museums, Archives and Artefacts assets, 5th for Industrial heritage assets
- **Wychavon** – 27th for Historic built environment activities, 17th for Parks and open spaces assets

5.3.6 A national and regional picture of the historic environment is given by Historic England in Heritage Counts reports, research and datasets (the latest is 2023). *Heritage Indicators* ([Indicator Data: Insights into the historic environment sector | Heritage Counts | Historic England](#)) provides quantified information and case studies under the following main headings:

- **Discovery, identification and understanding** – provides indicators on the scale and scope of the historic environment, England's protected heritage assets and the natural environment
- **Constructive conservation and sustainable management** – outlines the overall condition of the historic environment with indicators from the Heritage at Risk programme and data on managing the historic environment, including planning statistics
- **Public engagement** – presents data on participation in heritage, heritage membership and volunteering in the sector
- **Capacity building** – includes indicators of heritage investments from private, public and voluntary sectors, as well as the skills and capacity of the sector

- **Helping things to happen** – provides data from Building Preservation Trusts and the local authority Heritage Champions initiative

It is valuable to consider these headings in developing strategies for the historic environment.

5.3.7 The surviving market garden landscapes of the Vale of Evesham, the linear commons of Malvern Chase, the dispersed settlement in steep-side valleys along the Teme, and the largely bare hilltops of Bredon Hill and the Malverns, are all key distinguishing features of the rural landscapes of south Worcestershire.

5.3.8 The nucleated villages of the east contrast with the more scattered settlement further west, illustrating the transition from the settled Midlands to the landscapes of the Welsh borders and Herefordshire. The conservation value of these villages is clear in the number whose centres are protected as conservation areas, from the largest (e.g. Broadway, ‘England’s show village’) to smaller ones such as the Lenches, Bayton or Bushley.

5.3.9 The towns all have complex historic environment characteristics, including the town plans, buildings and open spaces, and buried archaeological remains. Examples are:

- the medieval grid plan of Evesham, alongside the open space formerly occupied by the abbey, and with timber framed and brick buildings from the medieval period onwards;
- Worcester’s city centre, where modern and earlier buildings line the widened medieval streets and sit atop five-six metres of archaeological deposits including a massive buried earthwork, built in the Iron Age but still (in part) in use in the 17th century;
- and the spaciouly laid out suburban streets of the late 19th century development at Great Malvern, with Malvern stone houses set in large gardens and enclosed by Malvern stone walls.

Key to the conservation of most of the towns, as well as Worcester, is the conservation of the setting. In many cases the influence of rivers means that the town’s open setting extends right up to the edge of the historic centre (Worcester, Tenbury, Upton upon Severn, Pershore, Evesham), while the Malvern Hills perform a similar function for Great Malvern. Skylines and more distant views are also important.

6 Strategic approach to the historic environment

6.1 Historic England has developed a Public Value Framework ([Public Value Framework | Historic England](#)), which is used by them to assess their projects, but can also be applied to strategies, projects and other initiatives undertaken by others. This can help to ensure that initiatives are well aligned together, any negative impacts are anticipated and avoided, and that in projects where public or private money is being spent, the best value can be achieved in outcomes for the historic environment.

6.2 At para 190, the NPPF states:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

This is expanded in the Planning Practice Guidance:

What is a positive strategy for conservation and enjoyment of the historic environment?

In line with the National Planning Policy Framework (paragraph 190), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.

The delivery of the strategy may require the development of specific policies, for example, in relation to use of buildings and design of new development and infrastructure. Plan-making bodies will need to consider the relationship and impact of other policies on the delivery of the strategy for conservation. (Paragraph: 003 Reference ID: 18a-003-20190723)

6.3 Further advice is given in Historic England's *The Historic Environment in Local Plans* (Historic Environment Good Practice Advice in Planning: 1). This document was developed in collaboration with other heritage organisations and with the British Property Federation and Country Land and Business Association. This indicates that the advice can be relied on, both for broad principles and in detail.

6.4 The following headings and questions are given for consideration in *The Historic Environment in Local Plans*:

Building a strong, competitive economy – *How might the plan conserve and enhance the quality of the historic environment in order to encourage tourism, help create successful places for businesses to locate and attract inward investment? What opportunities are there for heritage-led regeneration?*

6.5 Many of the policies referenced in section 3.2 of this report support the conservation and enhancement of the historic environment in relation to tourism and economic development, including the respective historic environment policies SWDPR 08 and SWDPR 29, and SWDPR 12: Promotion of City, Town and Local Centres, SWDPR 40: Tourist Development.

6.6 Plans and strategies, including the Worcester City Centre masterplan, town centre investment plans in Wychavon (Pershore, Evesham, Droitwich Spa), and the Malvern Town Neighbourhood Plan, all include significant elements of heritage-led regeneration.

6.7 Key projects include Evesham's Riverside Centre (proposed mixed use development with flats), Netherwich Basin, Droitwich Spa (proposed development for waterside living), and the former engineering works complex at Shrub Hill, Worcester (purchased by Worcestershire County Council for future redevelopment).

Ensuring the vitality of town centres – *What role can the historic environment play in increasing the vitality and attractiveness of town and village centres?*

6.8 SWDPR 10: Promotion of City, Town and Local Centres and SWDPR 14: Employment in Rural Areas are key in supporting employment in these places. Many village centres have been designated as conservation areas, and conservation area appraisals identify opportunities for enhancement.

Housing allocations in sustainable villages can be expected to support the viability of services in these villages.

Supporting a prosperous rural economy – *What opportunities does the reuse or adaptation of traditional buildings provide for supporting the rural economy or providing homes for local people? What potential is there for new heritage-led tourism initiatives?*

6.9 SWDPR 40: Tourist Development and SWDPR 41: Visitor Accommodation both address this in general terms. There is a specific policy (SWDPR 24: Reuse of Rural Buildings), which supports 'the reuse, conversion, or change of use of, redundant or underused traditional rural buildings and structures of architectural importance and / or heritage significance for housing, employment, commercial use, or tourism (including visitor accommodation)'.

Promoting sustainable transport – *How might new roads and other transport infrastructure be delivered in a manner which also conserves the historic environment of the area? Could the introduction of sustainable transport initiatives offer related opportunities for heritage through improving street/ traffic management or public realm enhancement at the same time?*

6.10 Strategic developments at Worcestershire Parkway, Throckmorton and Rushwick, and also at Shrub Hill, Worcester, are all centred around railway stations. Masterplanning is being carried out at all of these sites.

6.11 The South Worcestershire Design Guide SPD (2018) sets out principles of good design including public realm enhancement and travel management. The principles set out there are echoed in SWDPR 26: Design. The special case of waterfronts is covered by SWDPR 47: Waterfronts.

Delivering a wide choice of high quality homes – *How might the plan encourage adaptive reuse of historic buildings? How might new residential developments best be integrated into historic areas?*

6.12 The historic environment policy SWDPR29 encourages the sympathetic and creative reuse and adaptation of historic buildings, as does SWDPR 24: Reuse of Rural Buildings.

6.13 Design policies, the national design guide, the South Worcestershire Design Guide SPD, and the emerging design guide and local distinctiveness work all support this.

Requiring good design – *How might the defining characteristics of each part of the plan area be reinforced in the approach to design?*

6.14 National and local design policies and design guides support this. Work is in progress on a supplementary South Worcestershire design guide and on further definition of local distinctiveness; this includes design codes for Wychavon and Malvern.

Protecting Green Belt land – *How might the policies for the Green Belt and the definition of its boundaries be tailored to protect the special character and setting of a historic town?*

6.15 A new policy has been added during the SWDPR process to cover the Green Belt (SWDPR 04). No sites have been allocated within the Green Belt although some development is anticipated at the West Mercia Police campus at Hindlip.

Meeting the challenge of climate change, flooding and coastal change – *How might flood prevention measures be provided which also safeguard the heritage assets in the area? How might the strategy for renewable energy developments and associated infrastructure reduce the potential harm to the historic environment?*

6.16 Policy SWDPR 34 covers flooding, along with a suite of detailed flooding policies (SWDPR 35, 36). Pershore, Evesham and Droitwich Spa are considered particularly vulnerable.

6.17 SWDPR 33: Renewable and Low Carbon Energy supports the provision of an increased amount of renewable energy within developments (20% of predicted use). It is recognised that increasing renewable energy generation will reduce likely impacts of climate change on heritage assets.

6.18 Direct and visual or setting impacts on heritage assets (both designated and non-designated) are considered during the allocation and application processes. Further guidance is given in the *South Worcestershire Renewable and Low Carbon Energy SPD (2018)*.

Conserving and enhancing the natural environment – *How might the plan best identify, protect and enhance important historic landscapes? What contribution might the strategy for improving the Green Infrastructure network also make to the enhancement of the area's heritage assets?*

6.19 The *Worcestershire Green Infrastructure Strategy* was prepared by the Worcestershire Green Infrastructure Partnership, a grouping which included all the district councils and the County Council. Although the strategy covered the period 2013-18, the principles remain valid, and policy SWDPR4 references the Strategy's priorities. The Strategy recognises that the historic environment and historic places are a vital component of green infrastructure, and that working to conserve and enhance heritage assets and to improve peoples' experience of places through enhanced access is a key part of delivering green infrastructure.

6.20 The strategic approach underpinning green infrastructure interventions is based on Environmental Character Areas (ECA), each of which is characterised based on the quality of the existing GI:

- Protect and enhance.
- Protect and restore.
- Restore and create.

There are 30 ECAs, of which 25 are found in South Worcestershire. Only four are assessed as having poor quality ('Restore and create') and all of these are in Wychavon; these are areas with significant opportunities for enhancement, but also sensitivities around surviving historic landscape features and buried archaeology.

6.21 The protection and enhancement of landscape character is also a matter for individual developments, as set out in SWDPR 30.

Facilitating the sustainable use of minerals

6.22 Although not a matter for this Plan, minerals planning can have a significant impact on the Plan area. Worcestershire County Council adopted the 2018-2036 Worcestershire Minerals Local Plan on 14 July 2022. This identifies strategic corridors, of which the Avon and Carrant Brook, Lower Severn, North West Worcestershire and Salwarpe Tributaries are wholly or partly in south Worcestershire. Sites for extraction will be identified within these areas.

6.23 *The Historic Environment in Local Plans* goes on to recommend that the following issues are considered in plan-making and in implementing plans:

How the historic environment can assist the delivery of the positive strategy and the economic, social and environmental objectives for the plan area through design (NPPF, Paragraphs 126 and 132 and Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990)

6.24 The vision and objectives for the SWDPR set out a framework in which conservation of assets, including heritage assets and the historic environment, is given a very high priority. This is a thread which runs throughout the revised Plan. Where relevant, all policies contain references to conservation and enhancement of the historic environment.

6.25 In particular, revised policies SWDPR 08 and SWDPR 29 are seen as supporting the correct implementation of Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

How the plan will address particular issues identified during the development of the evidence base, including heritage at risk and the reuse of buildings

6.26 The historic environment policies specifically address heritage at risk and the adaptive reuse of historic buildings.

The location, design and use of future development and how it can contribute to local identity and distinctiveness

6.27 These issues are addressed in design and site allocation policies and will be key in masterplanning for the strategic allocation sites.

d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation (**NPPF, Paragraph 20d**)

As indicated in the review of policies in section 3.2, and earlier in this section, conservation of heritage assets has been thoroughly integrated into relevant policies throughout the revised Plan.

The means by which new development in and around ... designated heritage assets might enhance or better reveal their ... significance (NPPF, Paragraph 206)

6.28 Officer comments on development allocations affecting designated heritage assets have included initial consideration of the potential for enhancing or better revealing significance. Advice has also been sought in regard to specific allocations where objections have been raised by Historic England, and this is set out in Appendix 3.

The means by which new development in Conservation Areas and within the setting of heritage assets might enhance or better reveal their significance (NPPF, Paragraph 206)

6.29 The potential for new development in conservation areas is considered in appraisals. Officer comments on development allocations affecting the settings of designated heritage assets have included initial consideration of the potential for enhancing or better revealing significance.

How Article 4 Directions may be employed to provide an additional conservation mechanism

6.30 Article 4 Directions are widely used to assist in conservation, in particular of non-designated buildings in conservation areas.

How HERs and local lists might assist in identifying and managing the conservation of non-designated heritage assets

6.31 Worcester has a well-developed local list, and moves are underway in Malvern Hills and Wychavon to create local lists there. Archaeology is under-developed in local lists generally and this should be addressed through analysis of the HER.

How the archaeology of the plan area might be managed

6.32 The archaeology of the plan area is managed with officer advice given at district level. This allows for very close working with planning officers and has proved successful in avoiding or reducing impacts on archaeological remains and in ensuring an appropriate level of recording, including public access to view the work.

The possible role for CIL and/or s106 in delivery of required infrastructure

6.33 Currently the historic environment is not directly in scope for CIL in south Worcestershire, though relevant infrastructure would be. Parish councils are allocated a proportion of CIL (15%, but this is increased to 25% where a neighbourhood plan is in place), and are able to use this for projects, including the conservation or enhancement of heritage assets. Section 106 agreements are used where needed.

Whether masterplans or design briefs need to be prepared for significant sites where major change is proposed

6.34 The SWDPR is proposing four strategic sites in accordance with the proposed development strategy. These sites are at Worcestershire Parkway, Throckmorton, Rushwick and Mitton. The SWC

have prepared Concept Plans for each of these sites and the assessment of the impact of the proposed development on the historic environment, mitigation and/or enhancement of the historic environment or assets has informed the preparation of the Concept Plan. In particular at Worcestershire Parkway and Throckmorton, where the issues relating to the historic environment are more significant, the Concept Plans have additional relevance to the preparation of detailed masterplans for the sites. Masterplanning is currently underway, informed by the Concept Plans, for the Worcestershire Parkway site, on behalf of the SWC by David Lock Associates. Masterplans for the other sites will be prepared by the site promoters and approved by the Local Planning Authorities. At Throckmorton the Concept Plans have been devised to respect the setting of the settlement of Throckmorton (the Conservation Area and listed buildings), as well as the extensive archeology and the remaining buildings of the former RAF airbase.

6.35 Worcester's City Centre Masterplan was adopted by Worcester City Council in 2019 and is guiding planning and investment in the city centre and surrounding areas, including several strategic projects with substantial central government funding (One Public Estate, Future High Street, Towns Fund and others).

What implementation partners need to be identified in order to deliver the positive strategy

6.36 Key partners are the Worcestershire Local Enterprise Partnership, and Homes England (Worcestershire Parkway). The involvement of significant private sector partners is anticipated.

What indicators should be used to monitor the heritage strategy's effectiveness

6.37 Measurable performance indicators will be developed to inform the implementation of the Plan.

In order to deliver an effective strategy for the conservation of the historic environment, is there a need for the plan to include Development Management Policies and where appropriate specific policies for specific assets or specific areas within the plan area?

6.38 The development management policy for the historic environment has been retained from the 2016 Plan, with some changes reflecting changes in national policy, officer experience of implementing the policies, and comments received during consultations. Overall, it is considered to have worked well, with no significant challenges to the policies.

Allocation policies cover some specific areas.

Historic environment conservation in South Worcestershire: practice

6.39 Advice on built environment conservation and archaeology is provided by officers based in the three districts. This includes proposals for designation and appraisal of conservation areas, advice on plan-making and on development proposals, and support on properties owned by the Councils.

6.40 Worcester has had provision for archaeology since 1989, while Wychavon and Malvern Hills started providing this service in-house in 2017 (prior to this the service was provided by Worcestershire County Council). Worcester City Council's archaeology and conservation provision is incorporated within the wider planning services team. Wychavon and Malvern Hills have an integrated service which covers both districts and includes biodiversity and trees as well as historic environment conservation.

The council services maintain close liaison with other historic environment services in the county, and with Historic England.

Heritage champions

6.41 Historic England encourage local authorities to appoint a heritage champion, usually an elected member of the council. The role of a heritage champion is to promote all aspects of the heritage and historic environment within the council area, including through plan-making, development planning, promoting awareness, and liaising with and supporting the local authority's historic environment service.

Currently the following are heritage champions in south Worcestershire:

- Cllr Adrian Gregson – Worcester
- Vacant – Wychavon
- Cllr John Raine – Malvern Hills

Community engagement

6.42 The council services are supported by mechanisms to enable community engagement in the conservation of the historic environment. These include the Conservation Areas Panel in Worcester and equivalents in the other districts. These panels include representatives from civic societies, as well as local architecture, design and historic environment professionals.

6.43 There are civic societies in Worcester, Malvern, Pershore, Vale of Evesham, Droitwich Spa, Tenbury and Burford, and Upton upon Severn. These provide key community-based support and oversight of Council and other activities including those relating to the historic environment.

Conservation area review and appraisal

6.44 Conservation area review and appraisal is an essential part of the management of conservation areas, and conducting these is a statutory duty for local planning authorities ('from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas': Planning (Listed Buildings and Conservation Areas) Act 1990 s71(1)). This should ensure that there is continued public support for the designation and its implementation, and that the designation remains relevant.

6.45 For example, Worcester City Council's most recent programme of reviews commenced in 2016. 9 appraisals have been completed and published, and 1 is underway, for the Historic City. Of the 9 completed appraisals, 1 conservation area was new, in 5 cases areas were added and in 3 cases areas removed. Only 2 were completely unchanged in extent, and in 1 of these an Article 4 Direction was made.

6.46 In Worcester, Article 4 Directions have been made for York Place (Britannia Square conservation area) and for the whole of Shrubbery Avenue and the recently designated Park Avenue conservation areas. These specifically address the need for management and enhancement in conservation areas (or parts of them) where there are no other designated assets, in particular listed buildings.

6.47 Article 4 Directions are in place in several conservation areas in Wychavon, including Ashton under Hill, Bredon's Norton, Broadway, Childswickham, Pebworth, Abberton, Himbleton, Abbots Morton, Ombersley and Bevere.

Heritage at risk

6.48 Heritage at risk registers are used to prioritise and focus attention on assets most at risk of loss or damage. The national register for 2021 was published by Historic England on 21 November 2021.

	LB GI	LB GII*	LB GII	SM	RPG	RB	CA	Total assets
Malvern Hills	3	4	0	3	1	0	0	11
Worcester	0	1	2	3	0	0	1	5
Wychavon	6	3	2	8	1	0	0	17
Total	9	8	4	14	2	0	1	32

Table 6: Assets on National Heritage at Risk Register 2021

6.49 Several assets have dual designation, and one crosses the boundary between Malvern Hills and Worcester City.

6.50 Grade II listed buildings are not usually included in the national heritage at risk register. Places of worship are the principal exception to this. Some scheduled monuments are also listed at Grade II (eg Worcester's city walls).

6.51 Other assets are also mentioned in the national register, but not included in the table. For instance, Westwood Park, included as a registered park and garden, also includes 10 listed buildings. Westwood House (listed Grade I) is separately identified as at risk, but the other 9 buildings are not. Not all of these are necessarily at risk. None were removed from the register in 2020-21. There was one new entry (Elmley Castle cross).

6.52 Of the three districts, only Worcester City Council publishes a local heritage at risk register. This is reviewed annually, and includes locally listed assets at risk, as well as all categories and grades of designated asset. All entries from the national register are also included. A comprehensive survey of all designated and locally listed assets was undertaken with volunteers in 2013, and this has been used as the basis for periodic resurveys.

6.53 The 2022 heritage at risk register for Worcester includes 20 assets (some have dual designation).

Scheduled monument	3
Listed building (grade I)	0
Listed building (grade II*)	1
Listed building (grade II)	13
Registered park and garden	0
Registered battlefield	0
Conservation area	1
Locally listed asset	4

Table 7: Assets on Worcester's Heritage at Risk Register 2022

6.54 No assets have been removed from the register during the previous year, and two were added.

6.55 It is important to note the work undertaken by conservation services to ensure that assets identified as 'vulnerable' do not fall into the 'at risk' category. While this can be considerable, once an asset has reached the 'at risk' stage there is a serious risk of loss of significance, even if its appearance can be reinstated. The experience of examples such as the Red Wing at Croome, or various buildings in Malvern, shows how much work is needed to get assets off the register.

6.56 One specific aspect of addressing heritage at risk is the work of building preservation trusts. The Worcestershire Building Preservation Trust ([WBPT - WMHBT, WBPT & CoWRBPT](#)) works in partnership with the West Midlands Historic Buildings Trust. After a period of inactivity, WBPT has completed a project in Kidderminster and has recently started a project at Willow Court Farmhouse, Droitwich Spa (Wy). WBPT is now actively seeking further projects in the area.

Heritage led regeneration

6.57 Heritage-led regeneration harnesses the qualities of individual heritage assets or wider areas (such as conservation areas) to support economic development and the economic and social as well as environmental objectives of sustainable development. Examples in south Worcestershire include:

Croome Court and Park: the development of major tourism infrastructure by the National Trust, led by the recreation of lost elements of the Grade I registered park, and including repairs to the Grade I listed house, repairs to bring into use the unlisted World War II buildings associated with Defford Airfield, alongside the work by Malvern Hills District Council (conservation and planning enforcement) to ensure the rescue and repair of the Grade I listed Red Wing.

31 High Street, Droitwich Spa: repair and restoration to bring into use one of the finest medieval houses in the county, Grade II* listed and dating to the 14th century (heritage at risk, Historic England funding), contributing to the regeneration of Droitwich's High Street.

Lowesmoor, Foregate Street and The Tything, Worcester: Long-running Conservation Area Partnership Schemes supported the repair of many buildings in these conservation areas.

Public enjoyment of the historic environment

6.58 Accessible heritage makes a significant contribution to tourism and to the quality of life of local residents. Several heritage sites and buildings in south Worcestershire are managed for public access, by organisations including the National Trust, English Heritage and local authorities. These include:

- **Great houses and associated parks** at Witley Court, Hartlebury Castle, Hanbury Hall and Croome Park
- **Churches, church buildings and monastic sites** at Worcester (Cathedral), Evesham Abbey Park and associated buildings, Pershore Abbey, Great Malvern Priory, and numerous historic parish churches including those vested in the Churches Conservation Trust
- **Museums**, several of which are in historic buildings – Almonry Museum, Evesham; Malvern Museum; the Commandery, Museum and Art Gallery, Tudor House and Museum of Royal Worcester; Worcestershire County Museum (Hartlebury)
- **The great medieval barns** at Leigh, Middle Littleton and Bredon
- **The historic town centres** of Worcester, Evesham, Pershore, Droitwich Spa, Upton-upon-Severn, Great Malvern, Tenbury Wells
- **Historic villages** including Broadway and many others

- **Civic buildings** such as Worcester’s Guildhall, or the market hall and spa buildings in Tenbury Wells
- **Publicly accessible historic buildings** including pubs (such as the Paul Pry, Worcester, and the Fleece, Bretforton) and numerous shops and cafes in historic buildings
- **Hillforts** such as British Camp and Midsummer Hill
- **River and canal related heritage** along the Severn, Avon, and Worcester & Birmingham and Droitwich Canals

6.59 Blue plaque schemes operate in several of the towns, commemorating former residents and visitors. Among recent additions are Hannah Snell in Friar Street, Worcester, and the Emperor Haile Selassie I at the Abbey Hotel, Malvern. The Worcester and Malvern schemes are operated by the respective civic societies.

6.60 Heritage interpretation boards and trails have been widely installed in the towns and at other sites, often supported by online information. The Route to the Hills scheme in Great Malvern has significant historic environment content. In Worcester, plaques have been installed to mark the sites of the medieval city gates, all now demolished.

6.61 Several of the civic societies are active in Heritage Open Days, facilitating access to heritage buildings. The annual Civic Day, organised by Civic Voice, also includes many heritage-related activities. In 2022, Malvern Civic Society organised Midsummer Malvern, with a programme of activities, exhibitions, visits etc, many of which were heritage-related.

Proposed replacement policies for historic environment

6.62 As in the 2016 SWDP, the SWDP Review proposes two policies covering the historic environment. SWDPR 08: Historic Environment is the strategic policy, setting out broad objectives and linking into neighbourhood plans. SWDPR 29: Management of the Historic Environment indicates how applications will be dealt with.

The policy text and reasoned justifications are included at Appendix 2.

7 Historic environment appraisal of proposed site allocations

7.1 Proposed sites for allocation were sought from owners, prospective developers and others. These were screened by officers of the three councils, and, in the main, not taken forward where there were substantial objections on any policy grounds.

7.2 The proposed sites were reviewed in line with NPPF and with the recommendations in *The Historic Environment and Site Allocations in Local Plans* (Historic England Advice Note 3), with the aim of ensuring compliance with national policy and best practice. Following NPPF, *The Historic Environment and Site Allocations in Local Plans* sets out the following requirements:

In allocating sites, in order to be found sound, it is important to note that as set out in paragraph 35 of the NPPF the proposals are to be positively prepared; justified; effective and consistent with national policy. It is also important to note various legislative and policy requirements:-

- The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered (NPPF paragraph 190); the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990);
- Development will be expected to avoid or minimise conflict between any heritage asset's conservation and any aspect of the proposal, taking into account an assessment of its significance (NPPF paragraph 195);
- Great weight should be given to an asset's conservation and the more important the asset, the greater the weight to the asset's conservation there should be (NPPF paragraph 199);
- Local plans must be prepared with the objective of contributing to the achievement of sustainable development (NPPF, paragraph 16a). As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered (NPPF paragraph 32). Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures.

7.3 For the historic environment, conservation and archaeology officers from the three councils were asked to comment on a series of questions for each site. The assessments were based on the presence / absence of designated heritage assets within the proposed site, and also in the vicinity (such that the setting of the asset may be affected).

For each site, the following questions were asked:

- Is the site in an AONB (Cotswolds National Landscape or Malvern Hills National Landscape), or would it affect the setting of an AONB?
- Would development of the site have a detrimental impact on a conservation area or archaeology?
- Would development of the site have a detrimental impact on Listed Building (s).

- Would development of the site have a detrimental impact on a Scheduled Monument?
- Would development of the site have a detrimental impact on ancient woodland?
- Would development of the site have a detrimental impact on ancient hedgerow?

7.4 Each site submitted as part of the SHELAA that was not subject to a Level 1 constraint was assessed (for Heritage and Conservation purposes) by a team of in-house experts whereby the following implications were considered and worked into their site assessment response as necessary:

1. Potential assets that may be affected
2. The significance of the Heritage Assets
3. The impact of development
4. Conclusion for development
5. Potential mitigation
6. Potential enhancement

7.5 The sites were then given an internal Red-Amber-Green rating, and subsequently removed from the process where the impact to the Historic Environment was deemed too great.

Site assessment information can be found here:

<https://www.swdevelopmentplan.org/component/fileman/file/Documents/South%20Worcestershire%20Development%20Plan/SWDP%20Review/Evidence%20Base/SHELAA/SWC%20SHELAA%20Report%20-%20Sept%202022%20FINAL%2031102022.pdf?routed=1&container=fileman-files>

Other considerations:

- No world heritage sites are affected by any of the allocations proposed.
- It should be noted that officers were not asked specifically to consider impacts on registered historic battlefields, though such impacts were noted in the officer responses where applicable.
- The officer responses on archaeology include a local planning authority expectation for site assessment or investigation and anticipated requirements for mitigation in many cases.
- Sites at Broadway, Welland and Suckley have been identified as affecting AONBs.
- A small number of the sites are in or adjacent to conservation areas. This is particularly the case with urban sites (several in Evesham and Worcester) but a small number of village sites are also affected (Elmley Castle, Himbleton, Hartlebury, Broadway, Cleeve Prior). Significant attention to design will be needed in such areas.
- The majority of the proposed sites have been identified as having probable or possible impact on archaeological remains. This can be expected to be very considerable in some cases; however very few of these sites have as yet been subject to any level of (desk-based) assessment or field investigation.
- Sites at Tunnel Hill, Suckley, Pershore, Malvern, Worcester, Evesham, Broadway, and Leigh Sinton are identified as having potential impacts on the settings of listed buildings (listed building grades are generally not specified in officer comments). Further information may be required on these impacts, including potential mitigation requirements, before the sites are developed.
- Part of the Riverside Shopping Centre (Evesham) mixed use allocation is within the Evesham Abbey scheduled monument. Although this site has been previously developed in the 20th century for the existing shopping centre, further information would no doubt be required on

the archaeological implications of this allocation, as well as on impacts on the setting of the remainder of the monument, which is currently open space.

- No other sites contain scheduled monuments. Only one (Malvern) is identified as potentially affecting the setting of a scheduled monument. This would require assessment before the site is allocated.
- No sites have been identified as having a detrimental impact on registered historic parks or gardens or registered battlefields.
- Ancient woodland and ancient hedgerows are not considered here.
- Some of the proposed allocations are larger in extent and the impacts, especially on heritage assets with archaeological interest, can be expected to be larger and more complex. These include the four strategic allocations (Worcestershire Parkway, Throckmorton, Rushwick, and Mitton).

Glossary

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage. [NPPF]

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS). [NPPF]

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. [NPPF]

Architectural Interest: To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (eg buildings displaying technological innovation or virtuosity) and significant plan forms. [Principles of Selection for Listing Buildings, DCMS, 2010]

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. [NPPF]

Conservation Area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance [s69(1)(a) Planning (Listed Building and Conservation Areas) Act 1990]

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. [NPPF]

Grade I: For buildings, Grade I (one) indicates that the building is of exceptional interest. [Principles of Selection for Listing Buildings, DCMS, 2010]

For registered parks and gardens Grade I (one) indicates that the site is of exceptional interest. [Parks and Gardens Selection Guide]

Grade II: For buildings, Grade II (two) indicates that buildings are of special interest, warranting every effort to preserve them. [Principles of Selection for Listing Buildings, DCMS, 2010]

For registered parks and gardens, Grade II (two) indicates that the site is of special interest, warranting every effort to preserve [it]. [Parks and Gardens Selection Guide]

Grade II*: For buildings, Grade II* (two star) indicates that buildings are particularly important...of more than special interest. [Principles of Selection for Listing Buildings, DCMS, 2010]

For registered parks and gardens, Grade II* (two star) indicates that the site is particularly important, of more than special interest. [Parks and Gardens Selection Guide]

Heritage: All inherited resources which people value for reasons beyond mere utility. [Conservation Principles, English Heritage, 2008]

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). [NPPF]

Historic England: The Government's statutory adviser on the historic environment, championing historic places and helping people to understand, value and care for them. Officially known as the Historic Buildings and Monuments Commission for England, Historic England is an executive non-departmental public body sponsored by the Department for Culture, Media and Sport. [SWDPR Preferred Options consultation report]

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. [NPPF]

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. [NPPF]

Historic Interest: To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. [Principles of Selection for Listing Buildings, DCMS, 2010]

Listed Building: ...means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act -
(a) any object or structure fixed to the building;
(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,
shall subject to subsection (5A)(a) be treated as part of the building. [S1(5) Planning (Listed Buildings and Conservation Areas) Act 1990]

Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

[\[What is Listing? | Historic England\]](#)

National Heritage List for England: The National Heritage List for England is an online database of designated heritage assets excluding conservation areas. It holds official records for:

1. Listed buildings
2. Scheduled monuments
3. Protected wreck sites
4. Registered parks and gardens
5. Registered battlefields

It also holds a convenient collated version of the record of World Heritage Sites (the official record is held by UNESCO). It also contains details of certificates of immunity from listing and building preservation activities received by Historic England.

Registered Battlefield: A site included on the Register of Battlefields in England, maintained by Historic England.

Registered battlefields are designated heritage assets and subject to the planning policies within the NPPF.

Registered Park and Garden: A site included on the Register of Historic Parks and Gardens in England.

Registered parks and gardens are designated heritage assets and subject to the planning policies within the NPPF.

Scheduled Monument: ...'scheduled monument' means any monument which is for the time being included in the schedule [compiled and maintained by the Secretary of State for Culture, Media and Sport]. [s1(11) Ancient Monuments and Archaeological Areas Act 1979]

Scheduling is the selection of nationally important archaeological sites. Although archaeology is all around us, Scheduled sites form a carefully chosen sample of them, which are closely managed.

Scheduled Monument Consent: Consent given by the Secretary of State for Culture, Media and Sport for:

(a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;

(b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and

(c) any flooding or tipping operations on land in, on or under which there is a scheduled monument.

[s2 Ancient Monuments and Archaeological Areas Act 1979]

Setting of a heritage asset: 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. [NPPF]

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. [NPPF]

Appendices

Appendix 1 and Appendix 2 are published in the Examination Document Library and can be read via the links below:

Appendix 1 – Historic Environment Policies (SP25)

[Historic Environment Topic Paper Appendix 1.pdf \(swdevelopmentplan.org\)](https://www.swdevelopmentplan.org/Historic%20Environment%20Topic%20Paper%20Appendix%201.pdf)

Appendix 2 - Maps of Designated Heritage Assets (SP26)

[Historic Environment Topic Paper Appendix 2.pdf \(swdevelopmentplan.org\)](https://www.swdevelopmentplan.org/Historic%20Environment%20Topic%20Paper%20Appendix%202.pdf)

Appendix 3 – Heritage Appraisals – to be published as a separate examination document