



# Land at Leigh Sinton, Malvern, Worcestershire

*Historic Environment Desk-Based Assessment*



*Report prepared for:*  
Lone Star Developments

CA Project: CR0607

CA Report: CR0607\_1  
WHER ref: WSM73796

May 2021

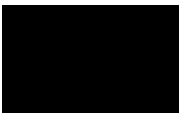


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date	March-April 2021
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date	May 2021
issue	1

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## SUMMARY

**Project Name:** Land at Leigh Sinton

**Location:** Malvern, Worcestershire

**NGR:** 377925, 250497

Cotswold Archaeology was commissioned by Lone Star Land to undertake a Historic Environment Desk-Based Assessment in respect of land at Leigh Sinton, Malvern Hills, Worcestershire.

The proposed development will comprise the construction of residential development with associated access road, car parking and landscaping.

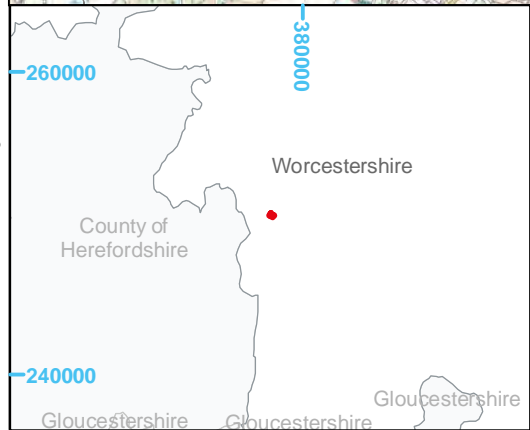
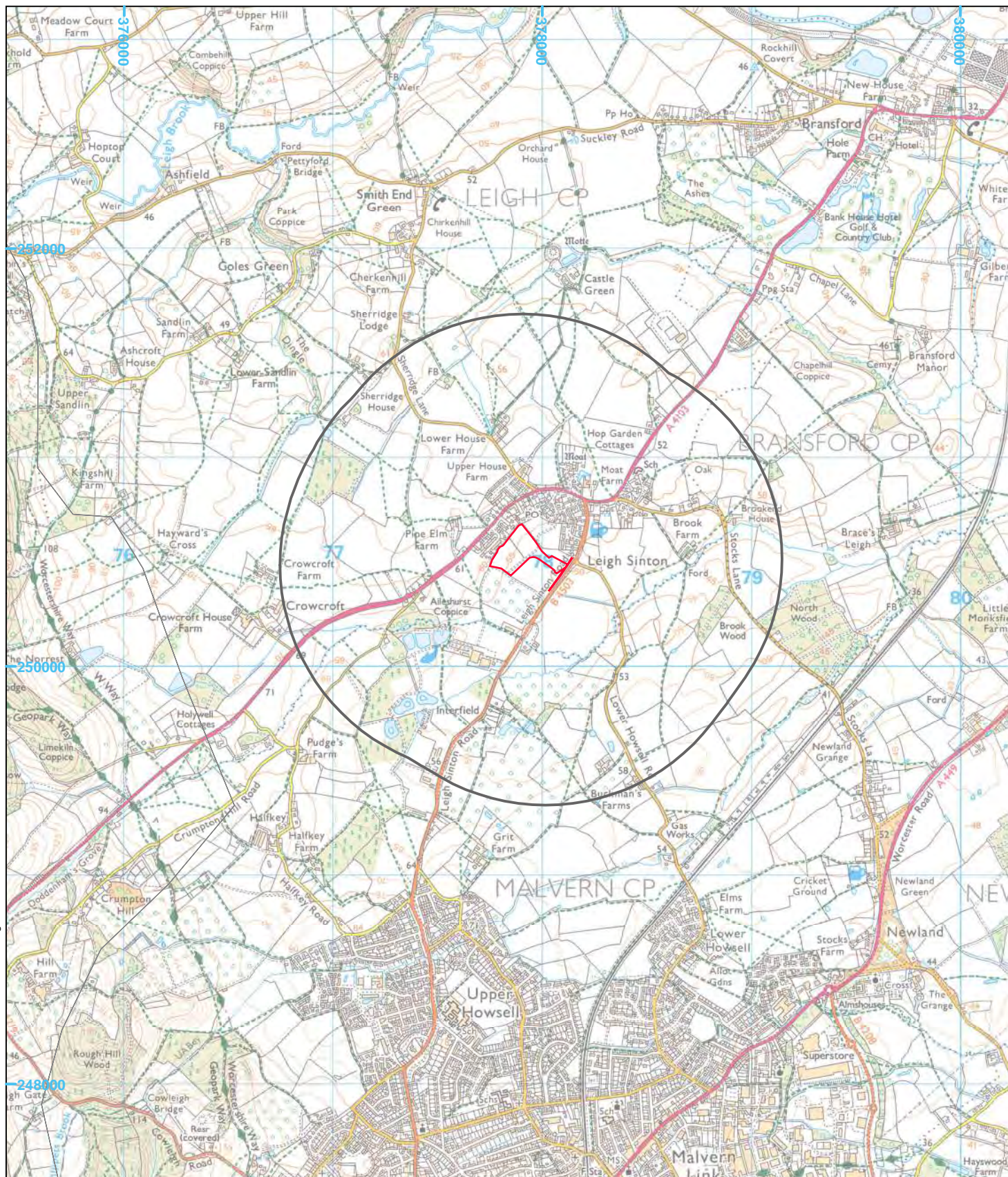
This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. Ongoing heritage assessment has informed the evolving masterplan, in accordance with the heritage objective of 'maximising enhancement and minimising harm'.

The only known heritage asset within the Site comprises the 'important' hedgerows, identified under the criteria for 'archaeology and history' of the Hedgerow Regulations 1997. The development proposals are for the retention of these hedgerows.

An overall low potential for currently unrecorded archaeological remains within the Site has been identified. On balance it is considered that the present report provides a proportionate level of information with regard to the archaeological potential of the Site, and any potential development effects. It is recommended that the requirement for any further archaeological survey or mitigation works is agreed with the archaeological advisor to Malvern Hills District Council.

A settings assessment has concluded that the proposals would result in no harm to the significance of any designated heritage assets through alteration of their setting. The proposals are therefore considered to be consistent with the requirements of paragraph 189 of the NPPF (2019) by describing the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail.





- Site
- Study Area



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Andover	01264 347630
Cirencester	01285 771022
Exeter	01392 826185
Milton Keynes	01908 564660
Suffolk	01449 900120

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**PROJECT TITLE**  
 Land at Leigh Sinton, Malvern,  
 Worcestershire

**FIGURE TITLE**  
**Site location plan**

<b>DRAWN BY</b>	<b>CJ</b>	<b>PROJECT NO</b>	<b>CR0607</b>	<b>FIGURE NO.</b>
<b>CHECKED BY</b>	<b>JS</b>	<b>DATE</b>	<b>20/01/2021</b>	
<b>APPROVED BY</b>	<b>RM</b>	<b>SCALE@A3</b>	<b>1:25 000</b>	<b>1a</b>



# 1. INTRODUCTION

- 1.1. In January 2021, Cotswold Archaeology (CA) was commissioned by Lone Star Land to undertake a Historic Environment Desk-Based Assessment in respect of land at Leigh Sinton, Malvern Hills, Worcestershire (hereafter referred to as 'the Site', centred on NGR: 377925, 250497; Fig. 1a).
- 1.2. The proposed development will comprise the construction of residential development with associated access road, car park and landscaping. The masterplan has been informed by ongoing heritage assessment and team discussion. This is in accordance with the heritage objective of 'maximising enhancement and minimising harm'. An extract from the masterplan is provided in Fig. 1b, below.



Fig. 1b Proposed development masterplan

## Objectives and professional standards

- 1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is

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presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

- 1.4. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

*‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020, 4).*

- 1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

*‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation’ (Historic England 2015, 3).*

#### ***Statute, policy and guidance context***

- 1.6. The Site is located in the local authority of the Malvern Hills District Council (MHDC). The Local Plan is the South Worcestershire Development Plan (2016), a conjoint document produced by the Worcester City District, the Malvern Hills District Council, and the Wychavon District Council. The heritage relevant policies within the document are SWDP6: Historic Environment, for which fuller detail is included within Appendix 1.
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.



Statute	Description
<b>Ancient Monuments and Archaeological Areas Act (1979)</b>	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
<b>National Heritage Act 1983 (amended 2002)</b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2019)</b>	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Statements of Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (2019)</b>	Provides guidance and information on the analysis and assessment of Heritage Significance in line with the NPPF (2019)
<b>South Worcestershire Plan (2016)</b>	Comprises the local development plan (local plan), as required to be compiled, published, and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
<b>Hedgerows Regulations (1997)</b>	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

**Table 1.1** Key statute, policy, and guidance

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### *Consultation*

- 1.8. Consultation was undertaken on the 21st January 2021 with Mr Aidan Smyth, the Archaeology and Planning Advisor for the Wychavon and Malvern Hills District Council, to enquire on any specific requirements on the scope and methodology for this assessment. An email confirmation from Mr Smyth was received on the same date establishing that a formal WSI was not required for the assessment.

## 2. METHODOLOGY

### *Data collection, analysis, and presentation*

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020 Coronavirus (COVID-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
<b>National Heritage List for England (NHLE)</b>	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
<b>Worcestershire Historic Environment Record (HER)</b>	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
<b>Historic England Archives (HEA)</b>	Not available due to COVID-19 closure requirements.
<b>Worcestershire Record Office</b>	Not available due to COVID-19 closure requirements.
<b>Historic England's Aerial Photograph Research Unit</b>	Not available due to COVID-19 closure requirements.
<b>Defra Data Services Platform (environment.data.gov.uk)</b>	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
<b>Genealogist, Envirocheck &amp; other cartographic websites</b>	Historic (Ordnance Survey and Tithe) mapping in digital format.
<b>The Rural Settlement of Roman Britain online resource</b>	A comprehensive resource detailing excavated evidence for Romano-British rural settlement and activity.
<b>British Geological Survey (BGS) website</b>	UK geological mapping (bedrock & superficial deposits) & borehole data.
<b>Grey literature</b>	Reports of relevant sites in and around the study area.

**Table 2.1** Key data sources



- 
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was not undertaken as part of this assessment due to Government imposed movement restrictions due to the COVID-19 outbreak. Photographic record was provided by the client, and will be used to inform this assessment, after a site visit was undertaken by the landscape team on the 8th of March of 2021.

#### **Aerial photographs held at Historic England Archives**

- 2.5. Aerial photographs held at Historic England were not examined as part of this assessment due to the government-imposed restrictions during the COVID19 pandemic. However, the Site and its study area was included within several programs of analysis of aerial imagery (including historic photographs) such as the Malvern Hills AONB National Mapping Programme (Winton 2005). These studies have examined existing aerial photographs of the area to provide primary information and synthesis for all archaeological sites and landscapes visible on aerial photographs, or other airborne remote sensed data, to enhance our understanding of past human settlement. The data and results produced by these studies has been provided by the HER and where relevant is discussed further at Section 3 of this report.
- 2.6. In addition, and to supplement the HER information received, a search of relevant aerial photographs was undertaken using the Britain from Above website (accessed January 2021), however, no relevant photographs for the Site were identified.

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### LiDAR imagery

- 2.7. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.8. EA Lidar DTM and DSM tiles were obtained from the Defra Data Services Platform ([environment.data.gov.uk](http://environment.data.gov.uk)), under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in [year of survey], for most of the study area. Both tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +-15cm, and relative error to be less than +-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +-40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +-20cm (ibid.).
- 2.9. The Lidar .asc files contain British National Grid as the “native” coordinate reference system.
- 2.10. Where necessary, both tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create several visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in *Airborne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.11. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection. DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 5.

### Assessment of heritage significance

- 2.12. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-

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standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

#### ***Assessment of potential development effects (benefit and harm)***

- 2.13. The present report sets out the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.14. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.15. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.16. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a*



*balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*

2.17. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should

Level of effect	Description	Applicable statute & policy
		be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.18. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

#### **Limitations of the assessment**

2.19. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by the WHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.20. A review of historic aerial photographs of the Site and study area was excluded from the scope of this assessment, given that the area was studied as part of the

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Malvern Hills AONB National Mapping Programme (Winton 2005). undertaken by Historic England and the transcripts of this are held and were provided by the HER.

- 2.21. A selection of archival material pertaining to the Site and study area was not consulted in person at the Worcestershire Archives due to the current lockdown restrictions imposed by the Government. Available online sources were consulted (i.e. the Genealogist, Ordnance Survey maps) to complement any information gaps. There may be other relevant material held by the local, National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.
- 2.22. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.23. A walkover survey was not conducted within the Site, at this time, due to the restrictions imposed by the Government. A member of the Landscape team for the project went to Site on the 8th March 2021 and the photographic record of such visit was made available by the client to the other members of the team, and is used within this assessment.



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### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

- 3.1. The Site is located to the west of Leigh Sinton Road being bound by it to the east, by residential development to the north and west, and agricultural to the south. The land within the Site sits within rolling, lowland topography and gently slopes downward towards the south-east and averages c.55m to 53m aOD.
- 3.2. The previous character of the landscape, of small to medium irregular or rectilinear fields, has been largely replaced by later field amalgamation. However, there is a significant amount of post-1880s orchard remaining within the study area, although the traditional orchards have been largely replaced by modern bush varieties. The settlement pattern within the landscape is typically one of dispersed villages and hamlets. The nucleated settlement of Leigh Sinton, which covers a large part of the study area, has seen some modern expansion.

#### *Geology*

- 3.3. The geology within the Site comprises sedimentary bedrock of the Sidmouth Mudstone Formation formed between 250 and 228.4 million years ago during the Triassic period. No superficial deposits are recorded within the Site (BGS 2021). No relevant borehole information is available for the Site (BGS 2021).

#### *Designated heritage assets*

- 3.4. There are no designated heritage assets recorded within the Site. Within the study area there are no Conservation Areas, Scheduled Monuments or Registered Parks and Gardens, but there are several Grade II Listed Buildings, as follows (and see Fig. 2):

- Meadow View, Eastleigh, and former Manse adjoining to south-west c.70m to the north (Fig. 2, **LB1**), Pipe Elm Farmhouse c.270m to the west (Fig. 2, **LB2**), Sinton House Farmhouse c.280m (Fig. 2, **LB3**), The Oast House c.310m (Fig. 2, **LB4**), Ahimsa c.280m (Fig. 2, **LB5**) and Iris, Jasmine and Peony Cottages c.440m to the north-east (Fig. 2, **LB6**), Upper House Farmhouse c.230m (Fig. 3, **LB7**) and Teme House c.500m to the north-west (Fig. 2, **LB8**), Howsell Court c.880m to the south-east (Fig. 2, **LB9**), Sherridge House c.1km to the north-west (Fig. 2, **LB10**) and Great Buckman's Farmhouse and attached cottage to the rear (Fig. 2, **LB11**) and

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Barn to Great Buckman's Farm (Fig. 2, **LB12**) c.1km to the south-east of the Site.

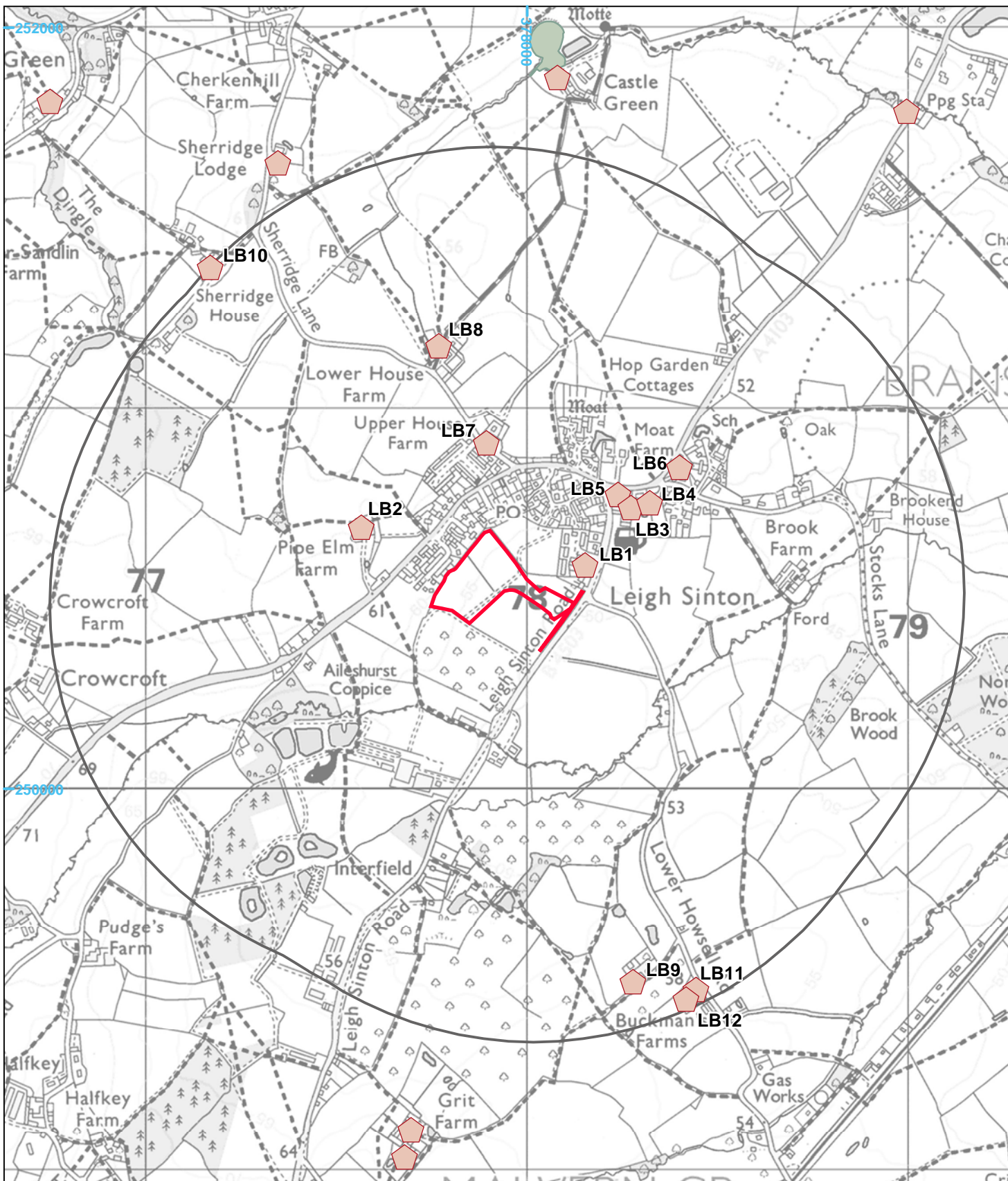
- 3.5. These assets are illustrated on Fig. 2 and are discussed in further detail within Section 5 of the current report as well as where relevant in the period sections below.

#### *Previous archaeological investigations*




- 3.6. Several programs of archaeological fieldwork have previously been carried out within the study area although none is recorded within the Site itself. Previous investigations, which included assessments as well as a range of intrusive works, such as watching briefs, evaluations, and excavations, if of relevance to this assessment are listed in Appendix 2 and their results are discussed chronologically below.
- 3.7. The exception will be two programs of works located immediately north and west of the Site's boundaries (Fig. 3, **A** and **B** respectively). These will be briefly summarised below.

#### *Archaeological evaluation at Kiln Lane (Fig. 3, A; CA 2013)*

- 3.8. The fieldwork comprised the excavation of 12 trenches, each measuring 30m in length and 1.8m in width. The natural geological substrate within each of the excavated trenches comprised clay with occasional patches of gravel. This was overlain by between 0.14m and 0.36m thickness of subsoil which was itself overlain by between 0.12m and 0.36m thickness of modern topsoil and turf.
- 3.9. Evidence of medieval and/or post-medieval agricultural practice, comprising the ploughed out remains of ridge and furrow field systems, was identified in Trenches 2, 3, 5-7, 9 and 10. No further archaeological features or deposits were encountered during the archaeological evaluation, and despite the scanning of spoil both visually and with a metal detector, no finds were recovered.



## Legend

-  Site
-  Study Area
-  Grade II Listed Building

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0 600m



Andover 01264 347630  
 Cirencester 01285 771022  
 Exeter 01392 826185  
 Milton Keynes 01908 564660  
 Suffolk 01449 900120

www.cotswoldarchaeology.co.uk  
 enquiries@cotswoldarchaeology.co.uk

### PROJECT TITLE

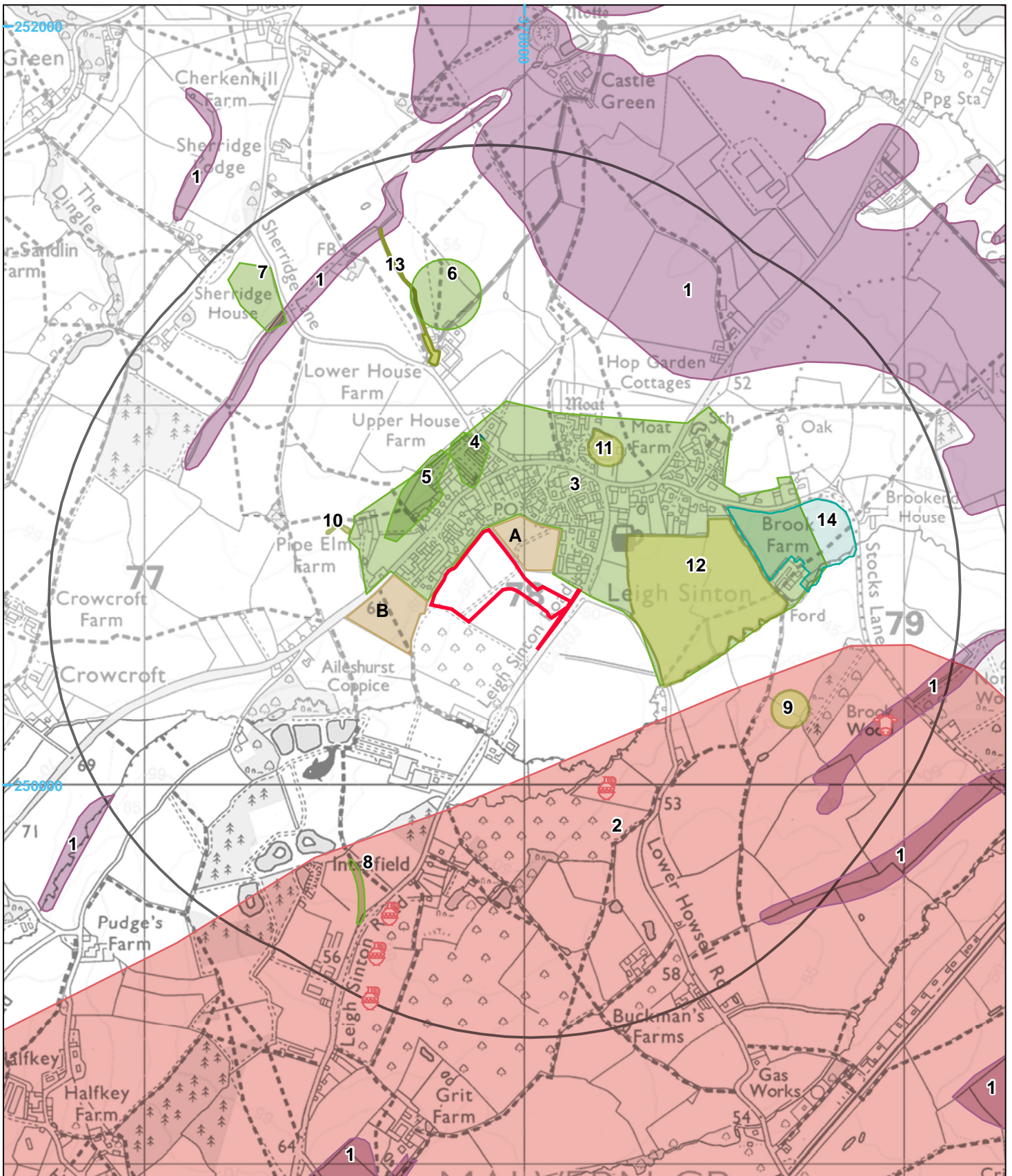
Land at Leigh Sinton, Malvern,  
 Worcestershire

### FIGURE TITLE

**Site location showing designated  
 heritage assets**

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**Legend**

- Site
- Study Area
- Previous works

**Periods**

- Prehistoric
- Romano-British
- Medieval
- Medieval to Post-Medieval
- Post-Medieval

**Symbols**

- Farmsteads
- Pottery scatters



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**PROJECT TITLE**

Land at Leigh Sinton, Malvern, Worcestershire

**FIGURE TITLE**

**Site location showing archaeological features**

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*Archaeological evaluation at land off Hereford Road (Fig. 3, B; CA 2019)*

- 3.10. The fieldwork comprised the excavation of four trenches. No archaeological features were identified in the work. Within Trenches 1 and 4 the natural substrate was directly overlain by the existing topsoil. In Trenches 2 and 3 the natural substrate was sealed by subsoil which was in turn sealed by the existing topsoil which was c.0.36m deep.
- 3.11. Due to the proximity it is likely that a similar resource may be encountered within the Site.

***Prehistoric***

- 3.12. There are no known remains of the prehistoric period recorded within the Site.
- 3.13. Within the study area, Head deposits, which represent areas with heightened Palaeolithic potential, are recorded. These deposits were assessed in 2013 by the Worcestershire Archive and Archaeology Service which identified several areas of these deposits scattered across the study area (Fig. 3, 1). Due to their characteristics they may conceal and preserve earlier land surfaces and may also contain unstratified/reworked artefactual remains (Daffern 2014). The closest of area of Head deposits to the Site is c.630m to the north of the Site.
- 3.14. Although in relative proximity of an area of identified Palaeolithic potential it is considered that the potential for the Site itself remains low as there is a lack of evidence recorded for any of the later prehistoric periods within the study area. Also, no Head Deposits are recorded within the Site meaning that it was not geologically ideal for settlement during this period.

***Roman***

- 3.15. There are no known remains of the Roman period recorded within the Site.
- 3.16. Within the study area an extensive area c.290m to the south of the Site (Fig. 3, 2), which extends from the south-west to the north-east, has been recorded as being a large-scale Romano-British pottery industry area, evidenced by kiln and waster sites scattered across that area. The principal products were Severn Valley ware vessels, although there were also coarser Malvernian vessels made in the Iron Age tradition, particularly for usage as cooking pots. The polygon is conjectural but covers all known kiln and waster sites in the Malvern area (Peacock 1967). The area also includes a possible Romano-British farmstead and several scatters of



---

Romano-British pottery found during archaeological works (TWAS 1984; Evans et al. 2000).

- 3.17. The Site seems to be located outside of this area of Romano-British activity and the two programs of investigation immediately adjacent to the Site (Fig. 3, **A** and **B**) did not record any evidence of Romano-British presence. .

#### *Early medieval to post-medieval*

- 3.18. There are no known remains relating to the early medieval to the post-medieval periods within the Site.

- 3.19. From the 6th century AD, Leigh Sinton and the surrounding area was part of the Kingdom of the Hwicce, with the eastern boundary of the kingdom being defined by the Malvern Hills (Hooke 1985). Leigh Sinton (recorded as *Sodyngton*, *Lye Sinton* or *Syddington*) was held of the Abbey of Pershore by the Andrews family from an early date. Richard Andrews of Leigh held it from the mid-13th century, and it remained with that family until 1542 when it is first mentioned as a Manor (Page 1924). It is believed that the medieval extent of Leigh Sinton, defined from cartographic and aerial photographic evidence, was adjacent to the north and west boundaries of the Site (Fig. 3, **3**). Aerial photographs of earthworks (i.e. moats) visible within this area suggest that the village was once either larger, extending to the south, or that it has migrated slowly northwards (Winter 2005). Other earthworks similarly identified but located outside of the tentative settlement foci comprise:

- Ridge and furrow blocks located adjacent to the north of the Site (Fig. 3, **A**), c.110m (Fig. 3, **4**), c.540m (Fig. 3, **6**) and c.750m (Fig. 3, **7**) to the north-west of the Site,
- Cropmark of a bank located c.140m to the north-west of the Site (Fig. 3, **5**), and
- A trackway north of Bregar Bungalow, c.710m to the south-west of the Site (Fig. 3, **8**).

- 3.20. Due to their characteristics, several earthwork features may relate to either the medieval or the post-medieval periods, as follows:

- A pond or quarry pit located c.650m to the east of the Site (Fig. 3, **9**)
- Possible moats located c.190m to the west of the Site (Fig. 3, **10**) and c.530m to the north-west of the Site (Fig. 3, **13**), and

- 
- Probable house platforms and hollow ways located c.140m to the east of the Site (Fig. 3, 12).
- 3.21. These features have not been investigated and hence their actual nature and dating is tentative and based on their morphology.
- 3.22. The sole feature that has been investigated within the area comprises a moat, located at Moat Farm, c.290m to the north of the Site (Fig. 3, 11). The moat was excavated across its southern arm in 2006. This identified the northern edge, but not the southern, indicating that the moat is over 10m wide at this point. Hand augering revealed the base to be generally flat, at 0.78-1.10m below the existing ground surface. Although waterlogged, no suitable deposits were identified for environmental analysis. The artefact assemblage comprised a small quantity of medieval to post-medieval brick and tile in addition to a single oyster shell. The entrance across the moat indicated in the tithe map of 1838 was not identified, nor were any other deposits, structures, or horizons. The uniform nature of the fill indicates that the moat was deliberately back filled, in the mid to late 19th century (Vaughn 2006). The area remained mostly agricultural during the post-medieval period with the manor being under the ownership of the 1st Earl Somers in the early 18th century. By the time the 3rd Earl died without a male heir, the estate passed to his daughter Isabel, by then Lady Henry Somerset. She instigated the sale by auction of many of the farms and their lands in 1898 (Page 1924).
- 3.23. The only clear post-medieval feature documented within the HER comprises earthworks associated with a former Orchard located c.460m to the east of the Site (Fig. 3, 14) which have been documented through the analysis of aerial photographs (Winter 2005). No other remains are documented within the study area. Considering the above the Site was clearly located within the agricultural hinterland of the settlement, most likely used for agricultural practices (both arable and pasture). There is potential for the survival of remains and horizons from both the medieval and post-medieval period although it is likely that some degree of disturbance may have occurred through intensive modern ploughing.

#### *Historic Landscape Characterisation*

- 3.24. The Historic Landscape Characterisation for Worcestershire (Crowther and Clarke 2012) classifies the Site as belonging to the Broad Type Fields and Enclosed Land (Fig. 4), and attributes it to the Modern Sub-Division – FEL16. This comprises a

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modern (20th century) configuration of varied morphology created as a consequence of subdividing an older landscape type into smaller allotments. This type is usually found mostly in proximity to settlements and more urbanised areas and is not considered of special interest or rarity within the county. It is thus considered that the landscape type within the Site is not of heritage significance in and of itself.

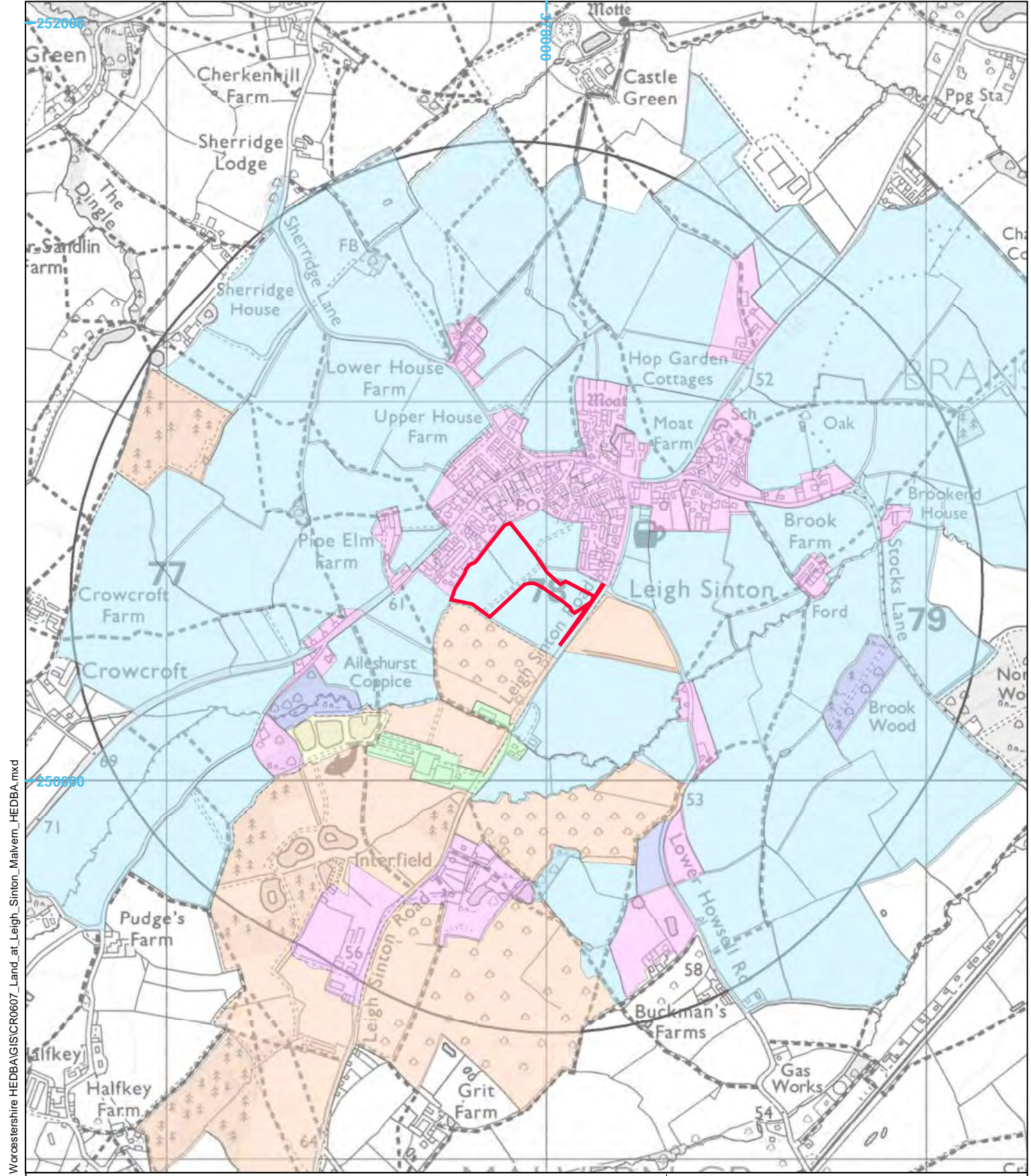
### *Lidar Analysis*

- 3.25. Lidar imagery was processed to investigate the presence of archaeological evidence within the Site (Fig. 5). The analysis does not clearly reveal any remains of clear archaeological nature. No ridge and furrow earthworks are visible, although modern ploughing covering the whole extent of the Site may either be masking earlier remains or have resulted in the truncation/disturbance of the upper levels.

### *Hedgerows*

- 3.26. The hedgerows bounding the Site are considered to be historic, and comprise 'important' hedgerows under the 1997 Hedgerow Regulations (as they are illustrated since at least the tithe map of 1839 on Fig. 6 below). 'Important' hedgerows comprise non-designated 'heritage assets' of low heritage significance.





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**Legend**

- Site
- Study Area

**Historic Landscape Characterisation**

- Fields and Enclosed Land
- Industrial and Extractive
- Orchards and Allotments
- Settlement
- Woodland
- Water and Valley Floor

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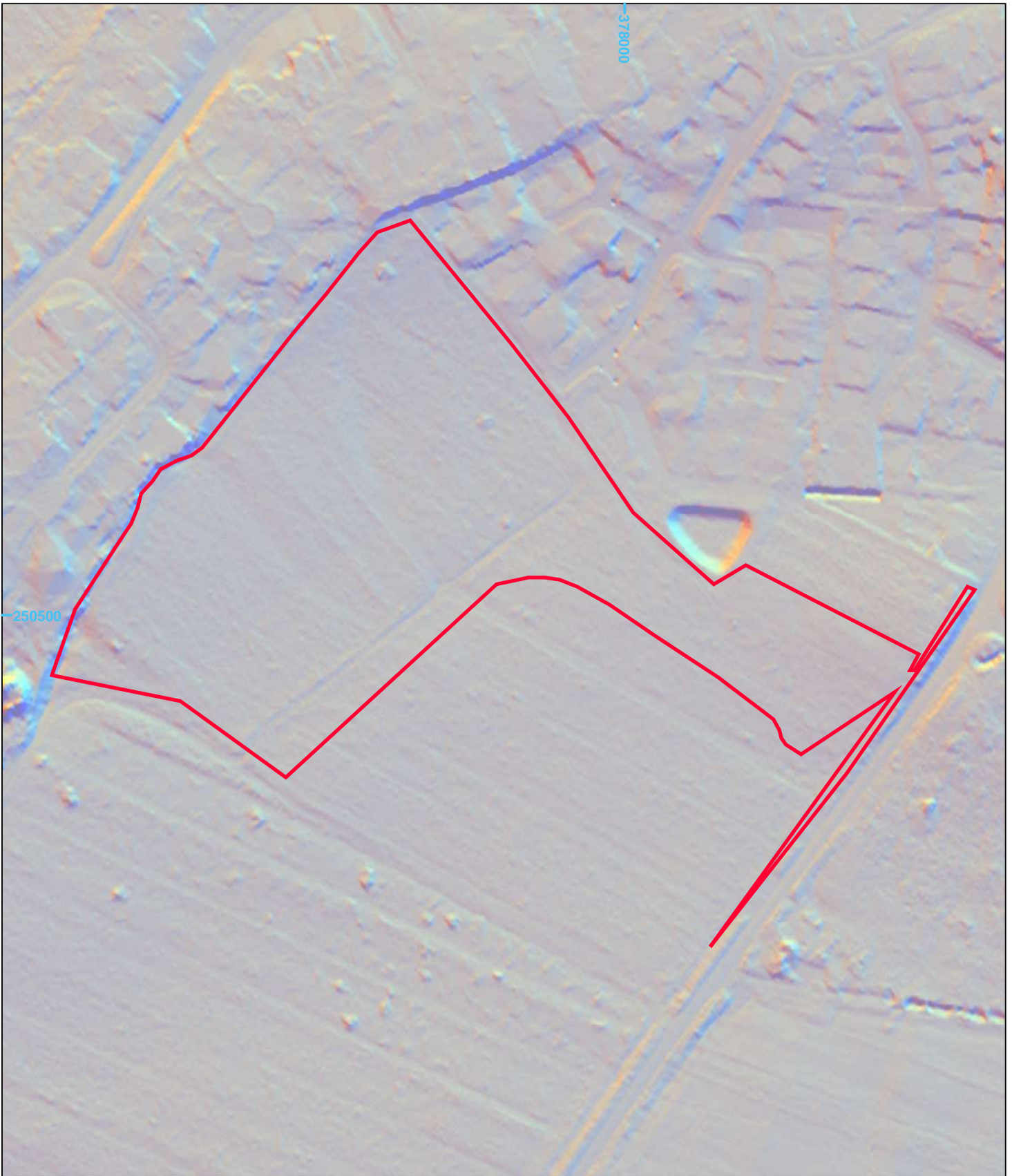
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**FIGURE TITLE**  
 Historic Landscape Characterisation

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FIGURE TITLE

Lidar analysis. DTM at 1m resolution

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### Recorded Site Development

3.27. The first available map of detail documenting the Site is the tithe survey *Plan of the Parish of Leigh Sinton in the County of Worcester of 1839* (Fig. 6). This map shows the Site occupying two distinct fields, as well as a small portion of a third one. No built form or earthworks is represented within the Site. The related apportionment is summarised below for ease of reference.

Plot No	Ownership	Tenant	Name and landuse
756	Right Honourable Earl John Somers	Benjamin Beaucroft	<i>Great Moors – Arable and Hops</i>
757	Right Honourable Earl John Somers	Benjamin Beaucroft	<i>Cut Ground - Pasture</i>
758	Right Honourable Earl John Somers	Benjamin Beaucroft	<i>Fiddlers - Arable</i>

**Table 3.1** Summary of tithe apportionment

3.28. The apportionment shows that the Site was used for agricultural activities, with a mix of arable and pasture, which were likely to alternate seasonally. The field names, although not referencing any possible archaeological remains, do give insights to past land use, features, and ownership. *Great Moor* references a larger parcel of land with very low yields usually left as waste (Field 1989). *Cut Ground* usually refers to land drained by deep furrows (Field 1989), which although indicative of the presence of such features, it is possible that the modern ploughing of the Site has, most likely, removed any possible aboveground remains, as is visible on the Lidar imagery discussed above (Fig. 5). *Fiddlers* most likely references past ownership.

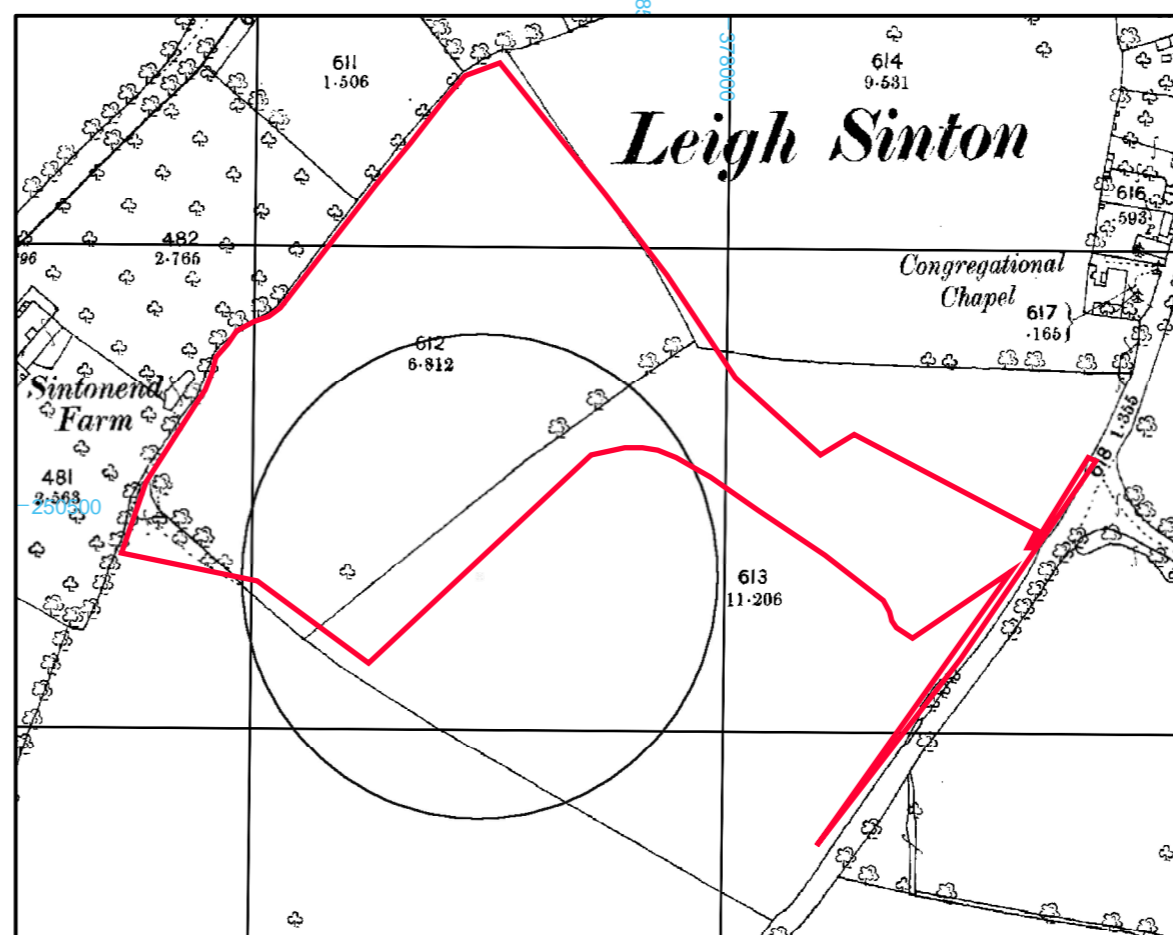
3.29. The 1885-87 1st Edition Ordnance Survey (Fig. 6) shows no significant changes from the previous map, with the Site having the exact same configuration. The only difference recorded is the depiction of trees lining the path crossing the Site, as well as along its western boundary.

3.30. No differences are recorded until the 1972 Ordnance Survey map (Fig. 6), which records the Site with the same layout but with a slight change in use; the planation of an orchard and the replacement of a field boundary with a track (which is still extant). A small pond is also represented to the south-western corner.

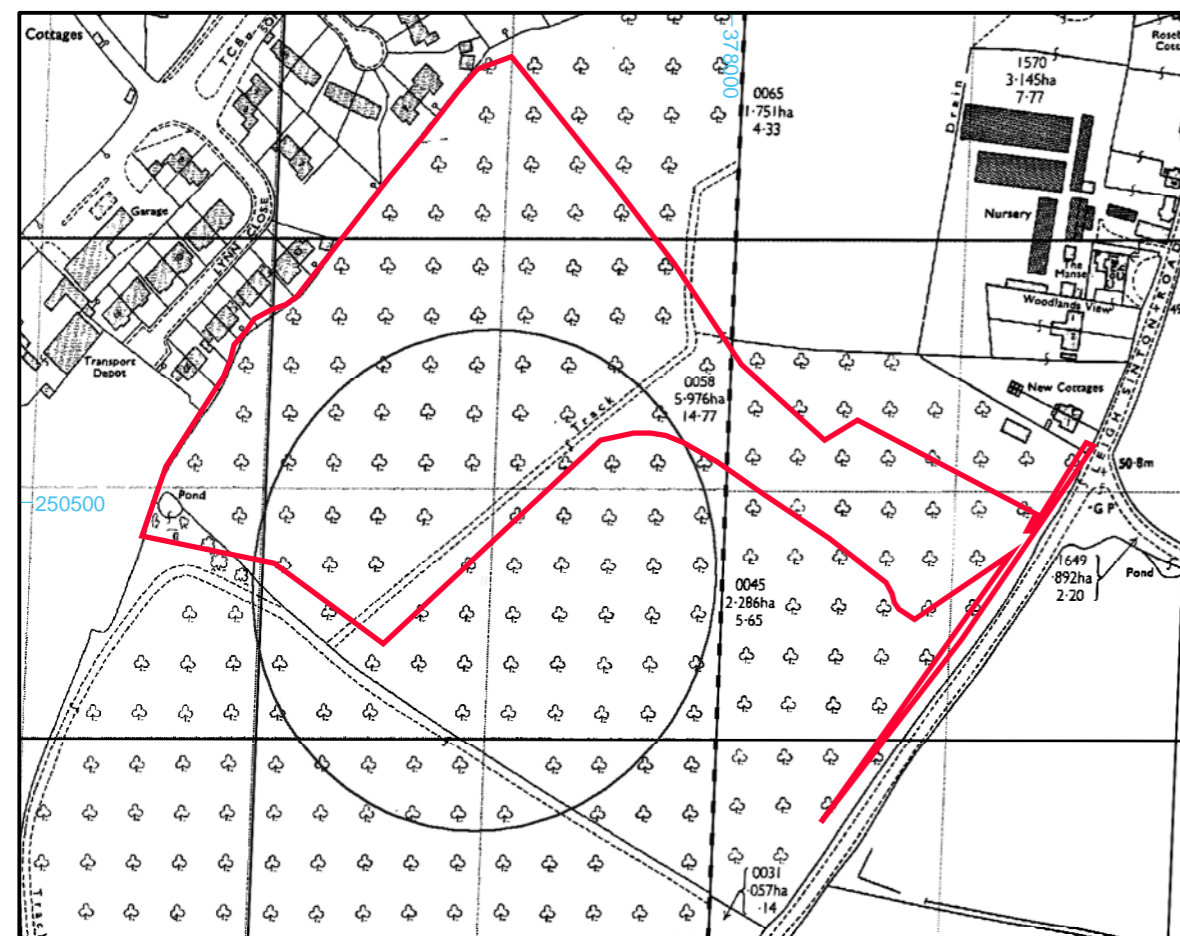




1839



1885



1972



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site



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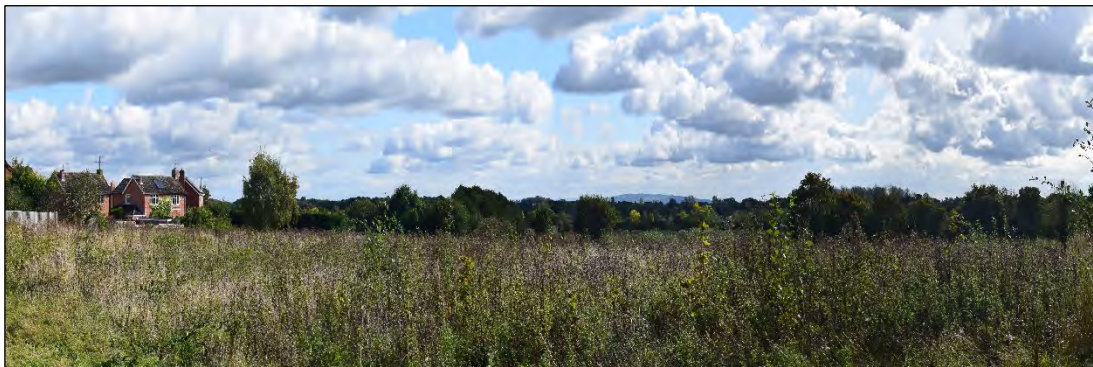
FIGURE TITLE  
Historic maps (1839 - 1972) and aerial  
imagery (2019)

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3.31. Current aerial imagery (Fig. 6) shows that the orchard was removed, and the Site is being used as arable land again. Wide regular trackways perpendicular to the original central trackway are shown crossing the Site from west to east and are very clear on the Lidar imagery as well (Fig. 5).

3.32. Although not recorded on current mapping, more recent aerial imagery, available on Google Earth shows that the immediate plot to the north of the Site has been developed into a residential estate.



**Photo 1** The Site facing south-west



**Photo 2** The Site's access from Leigh Sinton Road facing south



**Photo 3** The Site facing south



**Photo 4** The Site (background) facing south from the recently developed residential estate



**Photo 5** Photomontage of access to Site facing west



**Photo 6** New residential development to the north of the Site and access



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## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 4.1. The Site was in agricultural use for most of its recorded history. This included use as pasture, meadow, and arable fields, as well as the planting of an orchard in the 20th century. The more intensive use of the Site as arable, which increased in the last century or so, and is clearly visible on Lidar (Fig. 5), is likely to have truncated the uppermost horizons of buried deposits, and levelled any earthworks which may have been present. However, the levels of such impact are difficult to ascertain without further invasive investigation.
- 4.2. An archaeological evaluation adjacent to the northern boundary of the Site (Fig. 3, **A**) recorded evidence of medieval/post-medieval agricultural practice, comprising the ploughed out remains of ridge and furrow cultivation. This is likely to be the same within the Site.

### *The significance of known and potential archaeological remains within the Site*

- 4.3. No designated archaeological remains are located within the Site, and no designated archaeological remains will be physically affected by development.
- 4.4. Two programmes of archaeological trial trenching have been carried out on land in immediate proximity to the Site, at Kiln Lane and Hereford Road. No significant archaeological remains were found in either programme of fieldwork. These results, and consideration of the baseline evidence described in Section 3 above, indicate a low potential for currently unrecorded archaeological remains within the Site. There is no evidence for the presence of significant remains of a value that may preclude residential development, or otherwise constrain development parameters.
- 4.5. The hedgerows within the Site comprise ‘important’ hedgerows under the 1997 Hedgerow Regulations. These comprise non-designated ‘heritage assets’ of low heritage significance. The Hedgerow Regulations require that suitable notice is given to the local planning authority (Malvern Hills District Council) prior to removal. The maintenance and/or improvement of existing important hedgerows can be of heritage benefit. It is normally the case that a degree of removal of boundaries is acceptable, although an emphasis on retention and/or improvement could be regarded as a benefit. No hedgerows are proposed for removal in the present proposals.



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4.6. There is some limited potential for the following forms of buried archaeological features:

- Romano-British remains which would have historic (illustrative) and evidential values as heritage assets, providing information on the early development of settlement patterns across the area these would most likely relate to rural field systems, paddocks, and similar type features. It is considered that due to distance and geology the potential for these remains is lower, but still cannot be discounted.
- Remains associated with the agricultural use of the area during the medieval and post-medieval periods that would have very limited historic (illustrative) and evidential values

#### *Potential development effects*

4.7. Any truncation (physical development effects) upon archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

- pre-construction impacts associated with ground investigation works;
- ground reduction;
- construction ground works, including excavation of building foundations, service trenches and stripping for roads/car parks;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

4.8. The only known heritage asset within the Site comprises the ‘important’ hedgerows, discussed in paragraph 4.5 above. The development plans are for the retention of these hedgerows.

4.9. An overall low potential for currently unrecorded archaeological remains within the Site has been identified. On balance it is considered that the present report provides a proportionate level of information with regard to the archaeological potential of the Site, and any potential development effects.

4.10. It is recommended that the requirement for any further archaeological survey or mitigation works is agreed with the archaeological advisor to Malvern Hills District Council.

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## 5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2, and shown on Figure 2 and 7. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

### *Step 1: Identification of heritage assets potentially affected*

5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

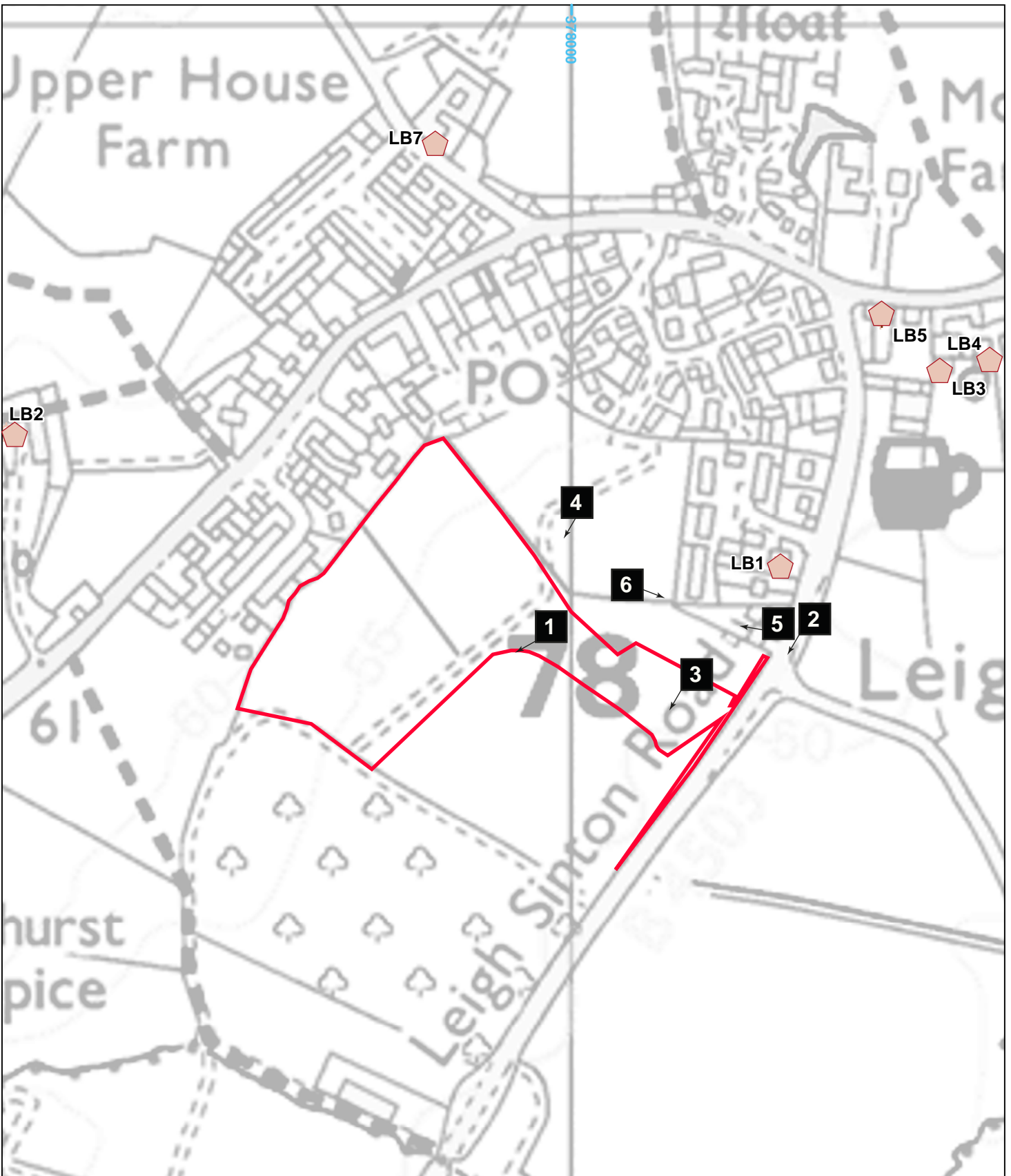
5.3. The assessment identified that there would be no non-physical impact upon the significance of any heritage assets as a result of changes to the use and/or appearance of the Site. This was identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

5.4. These unaffected assets include the Grade II Listed Pipe Elm Farmhouse c.270m to the west (Fig. 2, **LB2**), Sinton House Farmhouse c.280m (Fig. 2, **LB3**), The Oast House c.310m (Fig. 2, **LB4**), Ahimsa c.280m (Fig. 2, **LB5**) and Iris, Jasmine and Peony Cottages c.440m to the north-east (Fig. 2, **LB6**), Upper House Farmhouse c.230m (Fig. 2, **LB7**) and Teme House c.500m to the north-west (Fig. 2, **LB8**), Howsell Court c.880m to the south-east (Fig. 3, **LB9**), Sherridge House c.1km to the north-west (Fig. 2, **LB10**) and Great Buckman's Farmhouse and attached cottage to the rear (Fig. 2, **LB11**) and Barn to Great Buckman's Farm (Fig. 2, **LB12**) c.1km to the south-east of the Site. These assets are consistent with the local vernacular. Their setting comprises the hamlet of Leigh Sinton as well as its agricultural hinterland, a landscape in which they are best perceptible and




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intelligible as heritage assets. This setting would not be altered, and would be preserved, as would the assets' key contributing values and views.

- 5.5. This also includes Meadow View, Eastleigh, and former Manse adjoining to south-west (Fig. 2 and 7, **LB1**) located c.70m north of the Site which although in close proximity to the Site has no intervisibility with it due to existent built form (Photo 4 and 6).
- 5.6. Views of the surrounding landscape (including the Site) from these buildings are blocked by vegetation, topography and other built form, and there are no other discernible (nonvisual) historical or landscape associations between any of these assets and the Site (Photos 4 and 6). As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 5.7. Consideration has been given in development of the design plans to the location of listed buildings and the historical layout of the settlement at Leigh Sinton. As noted in the introductory chapter, this approach is in accordance with the heritage objective of 'maximising enhancement and minimising harm'. A suitable measure comprises the siting of the proposed new dwellings closer to areas of recent adjoining development, with substantial green areas and spaces between new build and the older parts of the settlement. This will provide a visual barrier and an appropriate screening which will mitigate adverse visual impacts and improve the appearance of the area of the Site in general. The development effectively lies between two areas of post-war settlement expansion.
- 5.8. Based on currently available information it is considered that proposals would not lead to harm to any designated heritage assets, including proximate listed buildings. Therefore, proposals would be consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act, 1990, which states that "special regard" should be given to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". The setting of the Listed Buildings will be "preserved" i.e. will not be "harmed".



### Legend

-  Site
-  Grade II Listed Building
-  Photograph locations

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*FIGURE TITLE*

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## 6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. Ongoing heritage assessment has informed the evolving masterplan, in accordance with the heritage objective of ‘maximising enhancement and minimising harm’.

### *Physical effects*

- 6.2. The only known heritage asset within the Site comprises the ‘important’ hedgerows, identified under the criteria for ‘archaeology and history’ of the Hedgerow Regulations 1997. The development proposals are for the retention of these hedgerows.
- 6.3. An overall low potential for currently unrecorded archaeological remains within the Site has been identified. On balance it is considered that the present report provides a proportionate level of information with regard to the archaeological potential of the Site, and any potential development effects. It is recommended that the requirement for any further archaeological survey or mitigation works is agreed with the archaeological advisor to Malvern Hills District Council.

### *Non-physical effects*

- 6.4. A full settings assessment has concluded that the proposals would result in no harm to the significance of any designated heritage assets through alteration of their setting. The proposals are therefore considered to be consistent with the requirements of paragraph 189 of the NPPF (2019) by describing the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail.



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### **Cartographic sources (viewed at....)**

- 1839 *Plan of the Parish of Leigh in the County of Worcester (The Genealogist)*
- 1885-87 1st Edition Ordnance Survey (Envirocheck)
- 1904 2nd Edition Ordnance Survey (Envirocheck)

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1927-28      Ordnance Survey (Envirocheck)

1972          Ordnance Survey (Envirocheck)

1973-79      Ordnance Survey (Envirocheck)

1994          Ordnance Survey (Envirocheck)

Subsequent Ordnance Survey maps viewed at: <http://www.envirocheck.co.uk/> and included in Appendix 3

### *Other sources*

Britain from Above

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses’.

### **Note on the extent of a Listed Building**

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to



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include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

Heritage assets comprise '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' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that '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.'* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made 'based on sound evidence'*, with this information *'accessible to the public to provide greater clarity and certainly for developers and decision makers'*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and

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impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The ‘setting’ of a heritage asset comprises ‘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 (2019), Annex 2). Thus, it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

### **Levels of information to support planning applications**

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

### **Designated heritage assets**

Paragraph 184 of the NPPF (2019) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 193 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Paragraph 194 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites) ...should be wholly exceptional’.

Paragraph 196 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against

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the public benefits of the proposal, including, where appropriate, securing its optimum viable use’.

### ***South Worcestershire Development Plan 2016***

#### ***Policy SWDP 6: Historic Environment***

A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.

B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:

i. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets.

ii. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

iii. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military, or institutional landscapes.

iv. Archaeological remains of all periods.

v. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.

vi. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.

vii. The civic, religious and market cores of south Worcestershire’s city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.

#### ***Good Practice Advice 1-3***

Historic England has issued three Good Practice Advice notes (‘GPA1-3’) which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do

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they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly ‘GPA2 – Managing Significance in Decision-Taking in the Historic Environment’ and ‘GPA3 – The Setting of Heritage Assets’.

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

GPA2 sets out the requirement for assessing ‘heritage significance’ as part of the application process. Paragraph 8 notes ‘understanding the nature of the significance is important to understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced...’. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its



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setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

### *Heritage significance*

Discussion of heritage significance within this assessment report makes reference to several key documents. Regarding Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This

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includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2019) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

#### **Effects upon non-designated heritage assets**

The NPPF (2019) paragraph 197 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

CA Ref.	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
Ev1	Archaeological Evaluation Kiln Lane	N/A	SO 7801 50646	WSM67040 WSM50206
1	Area of Palaeolithic Potential, Head Deposits	Prehistoric	N/A	WSM56936
2	Romano-British Pottery Industry, possible Roman farmstead, Stocks Lane and unstratified Roman pottery finds.	Roman	SO 7805 4886	MWR21210 MWR6192 WSM03700 WSM04584
3	Medieval extent of Leigh Sinton	Medieval	SO 7822 5068	WSM26407
4	Site of former Ridge and Furrow, Hop Pole Green	Medieval	SO 7785 5085	WSM72316
5	Cropmark of Bank, Pipe Elm Cottages	Medieval	SO 7771 5076	WSM72317
6	Ridge and Furrow, North of Teme House	Medieval	SO 7779 5129	WSM72315
7	Ridge and Furrow, Sherridge House	Medieval	SO 7729 5128	WSM72314
8	Trackway, North of Bregar Bungalow, Off Leigh Sinton Road	Medieval	SO 7755 4971	WSM72318
9	Pond or Quarry, Brook Wood, Malvern	Medieval to post-medieval	SO 7870 5020	WSM72327
10	Possible Moat, West of Pipe Elm	Medieval to post-medieval	SO 7751 5067	WSM07913
11	Moat Farm (Moat House Farm)	Medieval to post-medieval	SO 7821 5086	WSM35483 WSM35059
12	Probable House Platforms and Hollow Ways	Medieval to post-medieval	SO 7845 5049	WSM41558
13	Moat at Lower House Farm	Medieval to post-medieval	SO 7769 5128	WSM70251
14	Earthworks Associated with Former Orchard, Brook Farm	Post-Medieval	SO 7872 5065	WSM68245
<b>Designated heritage assets</b>				
LB1	Meadow View, Eastleigh, and former Manse adjoining to south-west	Grade II Listed	SO 78158 50585	<b>1166703</b> WSM49112
LB2	Pipe Elm Farmhouse	Grade II Listed	SO 77569 50688	<b>1078235</b> WSM49117
LB3	Sinton House Farmhouse	Grade II Listed	SO 78284 50735	<b>1157713</b> WSM49114

<b>CA Ref.</b>	<b>Description</b>	<b>Grade/Period</b>	<b>NGR</b>	<b>HE ref. HER ref. HEA ref.</b>
<b>Ev1</b>	Archaeological Evaluation Kiln Lane	N/A	SO 7801 50646	WSM6704 0 WSM5020 6
<b>LB4</b>	The Oast House	Grade II Listed	SO 78321 50745	<b>1349247</b> WSM49115
<b>LB5</b>	Ahimsa	Grade II Listed	SO 78239 50776	<b>1098769</b> WSM35128
<b>LB6</b>	Iris, Jasmine and Peony Cottages	Grade II Listed	SO 78401 50844	<b>1098770</b> WSM49116
<b>LB7</b>	Upper House Farmhouse	Grade II Listed	SO 77896 50911	<b>1166719</b> WSM52245
<b>LB8</b>	Teme House	Grade II Listed	SO 77770 51166	<b>1098773</b>
<b>LB9</b>	Howsell Court	Grade II Listed	SO 78280 49496	<b>1082777</b>
<b>LB10</b>	Sherridge House	Grade II Listed	SO 77170 51372	<b>1301247</b>
<b>LB11</b>	Great Buckman's Farmhouse and attached cottage to the rear	Grade II Listed	SO 78454 49464	<b>1082776</b>
<b>LB12</b>	Barn to Great Buckman's Farm	Grade II Listed	SO 78447 49445	<b>1156615</b>



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## APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

# Historical Mapping Legends

## Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

**Quarry** **Gravel Pit** **Sand Pit**  
**Clay Pit** **Shingle** **Refuse Heap**  
**Sloping Masonry** **Flat Rock**  
**Marsh** **Reeds** **Osiers**  
**Rough Pasture** **Furze** **Wood**  
**Mixed Wood** **Brushwood** **Orchard**  
**Fir** **Ford** **Stepping Stones**  
**Ferry** **Waterfall** **Lock**  
**Trig. Station** **Altitude at Trig. Station**  
**B.M. 325.9** **Bench Mark** **Surface Level**  
**Arrow denotes flow of water** **Antiquities (site of)**  
**Cutting** **Embankment**  
**Railway crossing Road** **Level Crossing** **Road crossing Railway**  
**Railway crossing River or Canal** **Road over single stream** **Road over River or Canal**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Administrative County & Civil Parish Boundary**  
**County Borough Boundary (England)**  
**County Burgh Boundary (Scotland)**  
**Co. Boro. Bdy.**  
**Co. Burgh Bdy.**  
**BP BS** Boundary Post or Stone **P.C.B** Police Call Box  
**B.R.** Bridle Road **P** Pump  
**E.P** Electricity Pylon **S.P** Signal Post  
**F.B.** Foot Bridge **SL** Sluice  
**F.P.** Foot Path **Sp.** Spring  
**G.P** Guide Post or Board **T.C.B** Telephone Call Box  
**M.S** Mile Stone **Tr.** Trough  
**M.P M.R** Mooring Post or Ring **W** Well

## Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

**Inactive Quarry, Chalk Pit or Clay Pit** **Active Quarry, Chalk Pit or Clay Pit**  
**Rock** **Boulders**  
**Cliff** **Slopes** **Top**  
**Roofed Building** **Glazed Roof Building**  
**Sloping Masonry** **Archway**  
**Non-Coniferous Tree (surveyed)** **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)** **Coniferous Trees (not surveyed)**  
**Orchard Tree** **Scrub** **Bracken**  
**Coppice, Osier** **Reeds** **Marsh, Saltings**  
**Rough Grassland** **Heath** **Culvert**  
**Direction of water flow** **Bench Mark** **Antiquity (site of)**  
**Cave Entrance** **Triangulation Station** **Electricity Pylon**  
**Electricity Transmission Line**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Civil Parish Boundary**  
**Admin. County or County Bor. Boundary**  
**London Borough Boundary**  
**Symbol marking point where boundary mereing changes**  
**BH** Beer House **P** Pillar, Pole or Post  
**BP, BS** Boundary Post or Stone **PO** Post Office  
**Cn, C** Capstan, Crane **PC** Public Convenience  
**Chy** Chimney **PH** Public House  
**D Fn** Drinking Fountain **Pp** Pump  
**EI P** Electricity Pillar or Post **SB, S Br** Signal Box or Bridge  
**FAP** Fire Alarm Pillar **SP, SL** Signal Post or Light  
**FB** Foot Bridge **Spr** Spring  
**GP** Guide Post **Tk** Tank or Track  
**H** Hydrant or Hydraulic **TCB** Telephone Call Box  
**LC** Level Crossing **TCP** Telephone Call Post  
**MH** Manhole **Tr** Trough  
**MP** Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap  
**MS** Mile Stone **W** Well  
**NTL** Normal Tidal Limit **Wd Pp** Wind Pump

## Large-Scale National Grid Data 1:2,500 and 1:1,250

**Cliff** **Slopes** **Top**  
**Rock** **Rock (scattered)**  
**Boulders** **Boulders (scattered)**  
**Positioned Boulder** **Scree**  
**Non-Coniferous Tree (surveyed)** **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)** **Coniferous Trees (not surveyed)**  
**Orchard Tree** **Scrub** **Bracken**  
**Coppice, Osier** **Reeds** **Marsh, Saltings**  
**Rough Grassland** **Heath** **Culvert**  
**Direction of water flow** **Triangulation Station** **Antiquity (site of)**  
**Electricity Transmission Line** **Electricity Pylon**  
**B.M. 231.60m** **Bench Mark** **Buildings with Building Seed**  
**Roofed Building** **Glazed Roof Building**  
**Civil parish/community boundary**  
**District boundary**  
**County boundary**  
**Boundary post/stone**  
**Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)**  
**Bks** Barracks **P** Pillar, Pole or Post  
**Bty** Battery **PO** Post Office  
**Cemy** Cemetery **PC** Public Convenience  
**Chy** Chimney **Pp** Pump  
**Cis** Cistern **Ppg Sta** Pumping Station  
**Dismtd Rly** Dismantled Railway **PW** Place of Worship  
**EI Gen Sta** Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station  
**EI P** Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge  
**EI Sub Sta** Electricity Sub Station **SP, SL** Signal Post or Light  
**FB** Filter Bed **Spr** Spring  
**Fn / D Fn** Fountain / Drinking Ftn. **Tk** Tank or Track  
**Gas Gov** Gas Valve Compound **Tr** Trough  
**GVC** Gas Governor **Wd Pp** Wind Pump  
**GP** Guide Post **Wr Pt, Wr T** Water Point, Water Tap  
**MH** Manhole **Wks** Works (building or area)  
**MP, MS** Mile Post or Mile Stone **W** Well

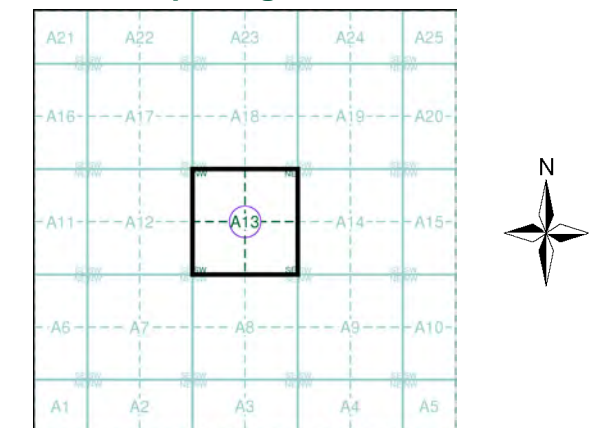
# Envirocheck®

LANDMARK INFORMATION GROUP®

## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Worcestershire	1:2,500	1885 - 1887	2
Worcestershire	1:2,500	1904	3
Worcestershire	1:2,500	1927 - 1928	4
Ordnance Survey Plan	1:2,500	1972 - 1973	5
Additional SIMs	1:2,500	1973 - 1989	6
Ordnance Survey Plan	1:2,500	1978	7
Additional SIMs	1:2,500	1992	8
Large-Scale National Grid Data	1:2,500	1994	9

## Historical Map - Segment A13



## Order Details

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 Customer Ref: CR0607  
 National Grid Reference: 377900, 250460  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

## Site Details

Site at, Leigh Sinton, Worcestershire

**Landmark**  
 INFORMATION GROUP

Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

**Worcestershire**

**Published 1885 - 1887**

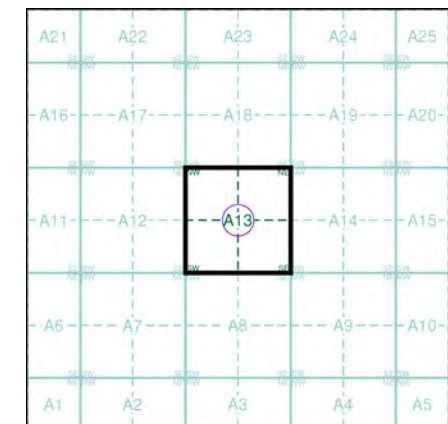
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

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039_04 1887 1:2,500	040_01 1887 1:2,500

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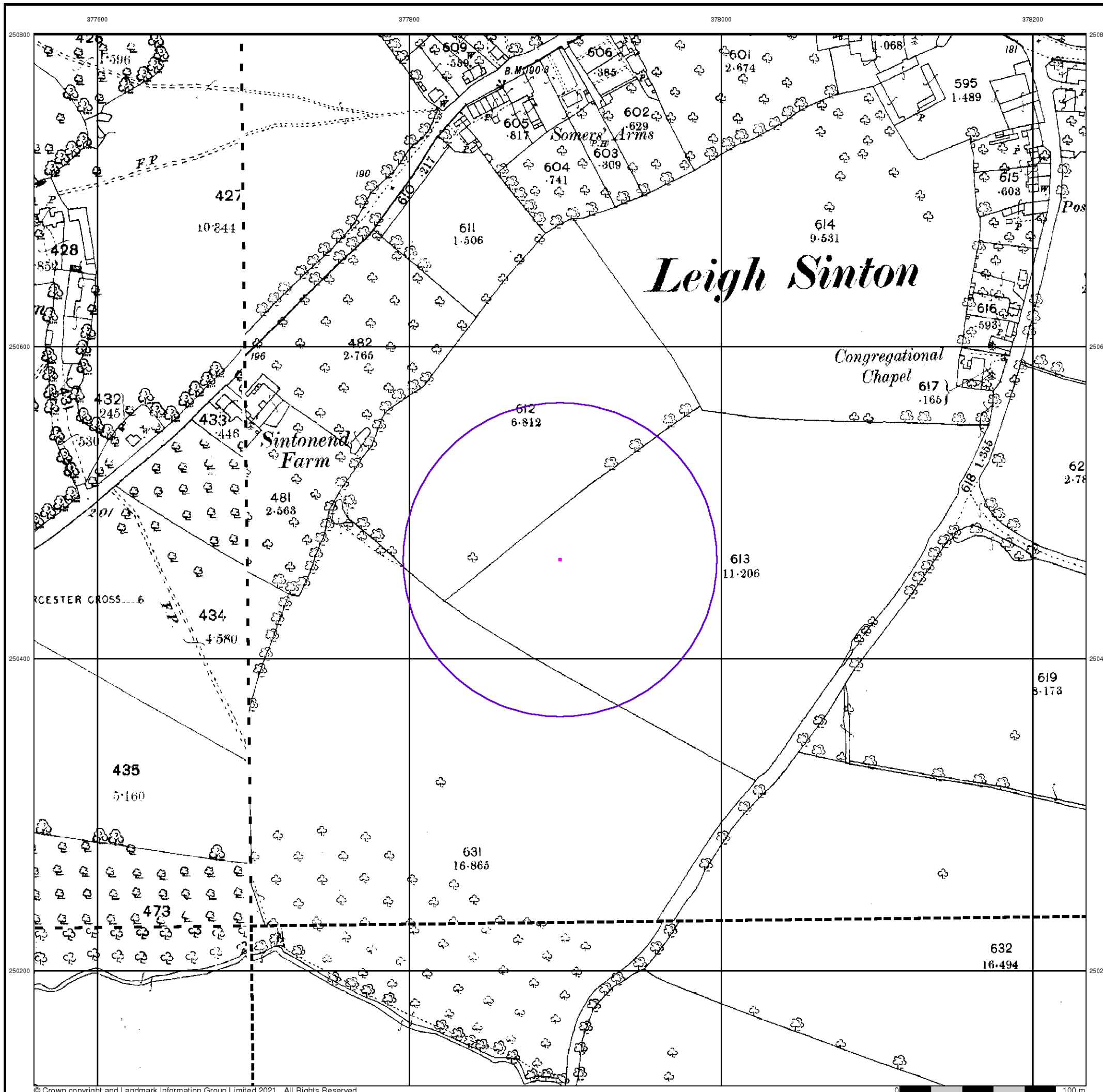


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 Search Buffer (m): 100

### Site Details

Site at, Leigh Sinton, Worcestershire





## Worcestershire

Published 1904

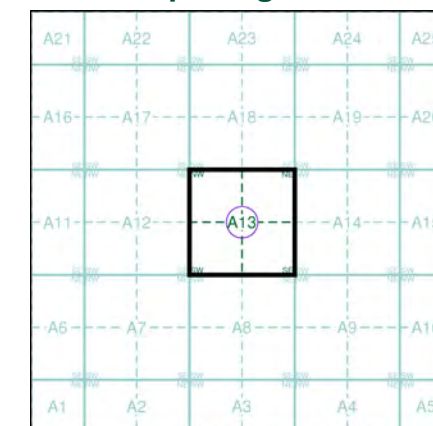
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### Map Name(s) and Date(s)

032_16 1904 1:2,500	033_13 1904 1:2,500
039_04 1904 1:2,500	040_01 1904 1:2,500

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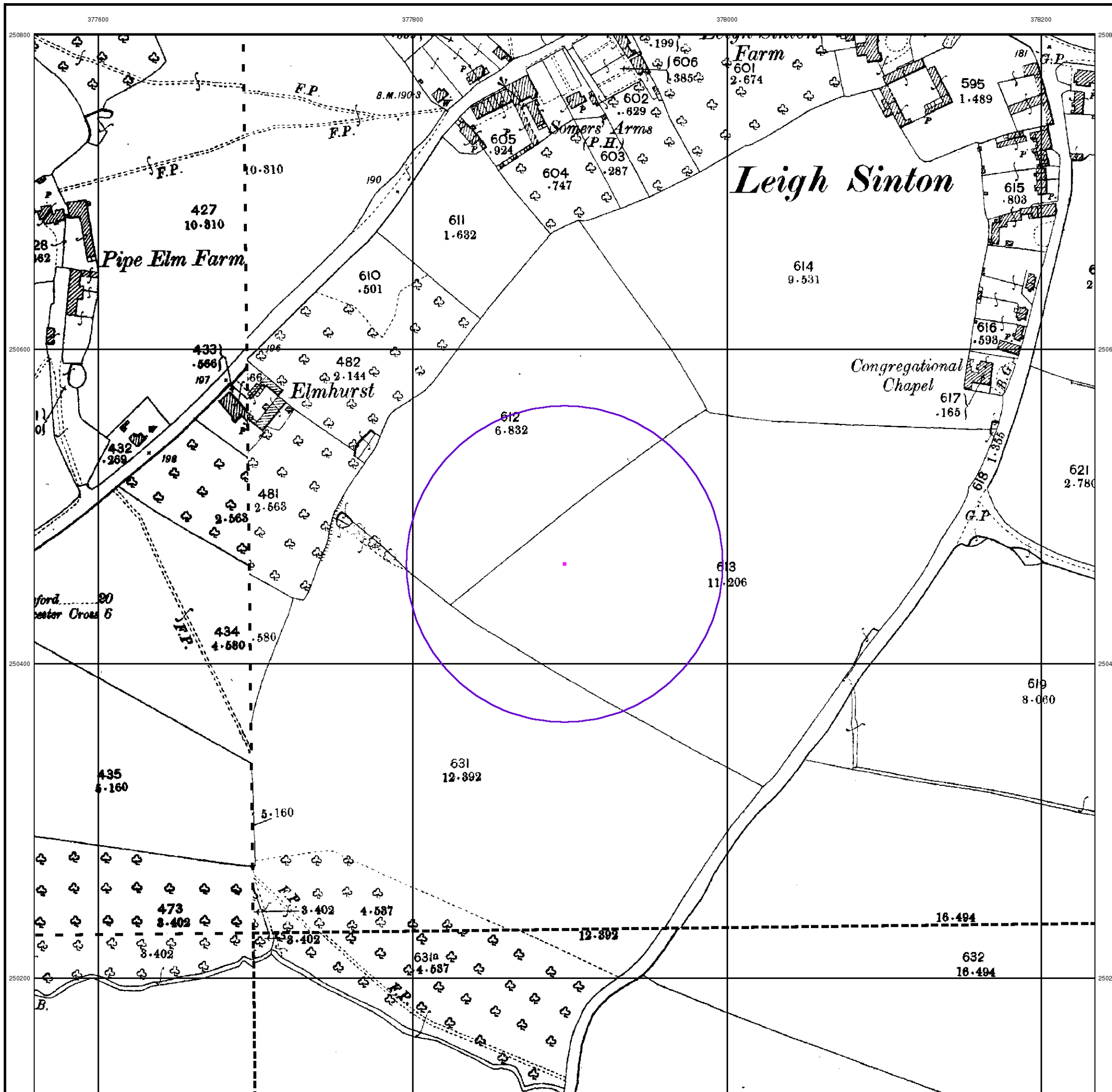


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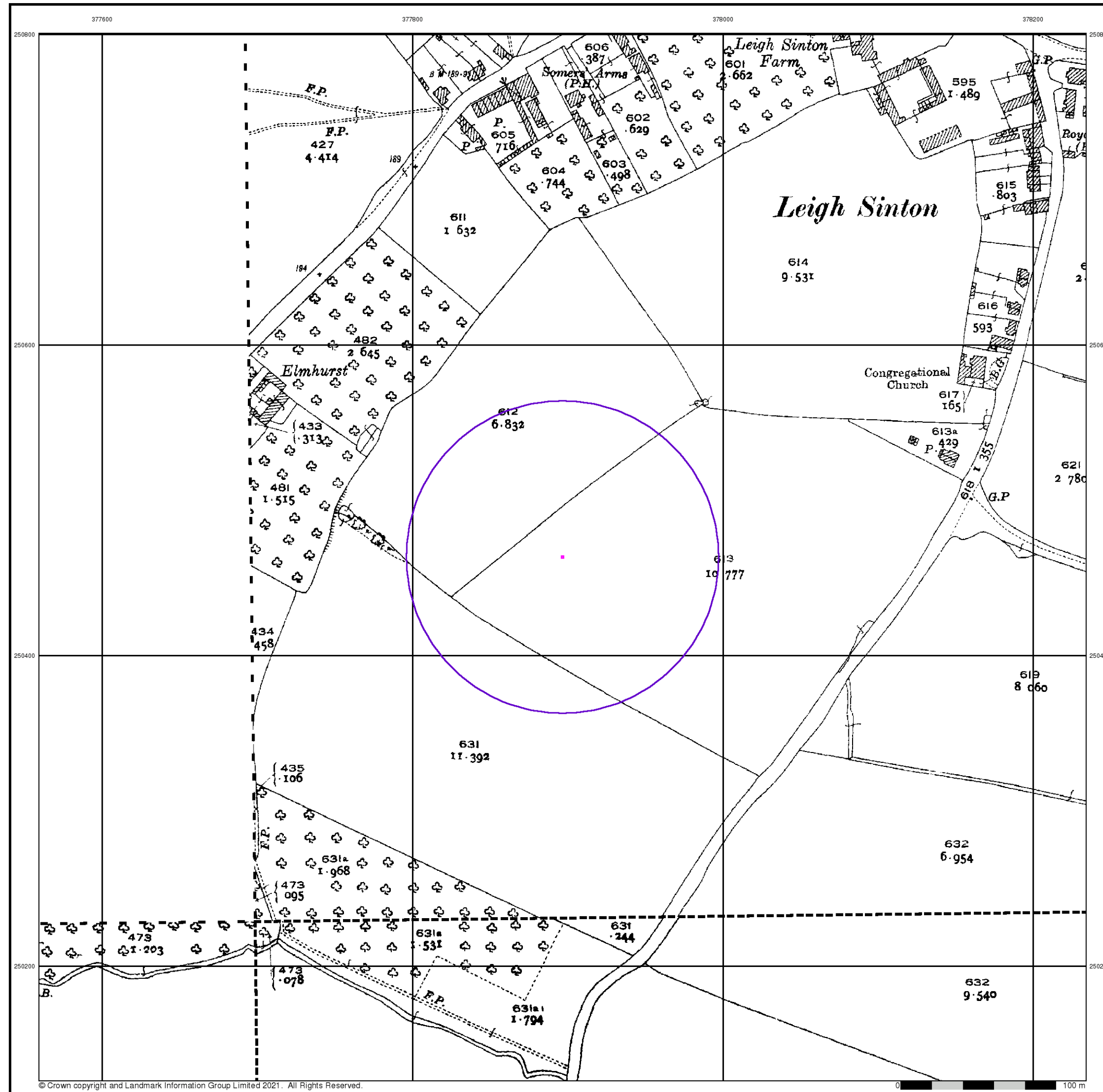
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### Site Details

Site at, Leigh Sinton, Worcestershire







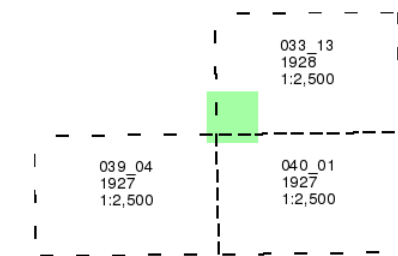
## Worcestershire

Published 1927 - 1928

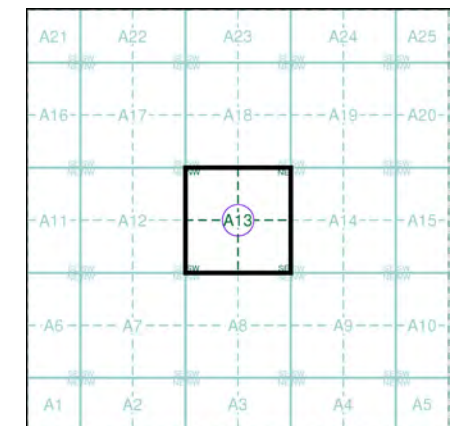
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

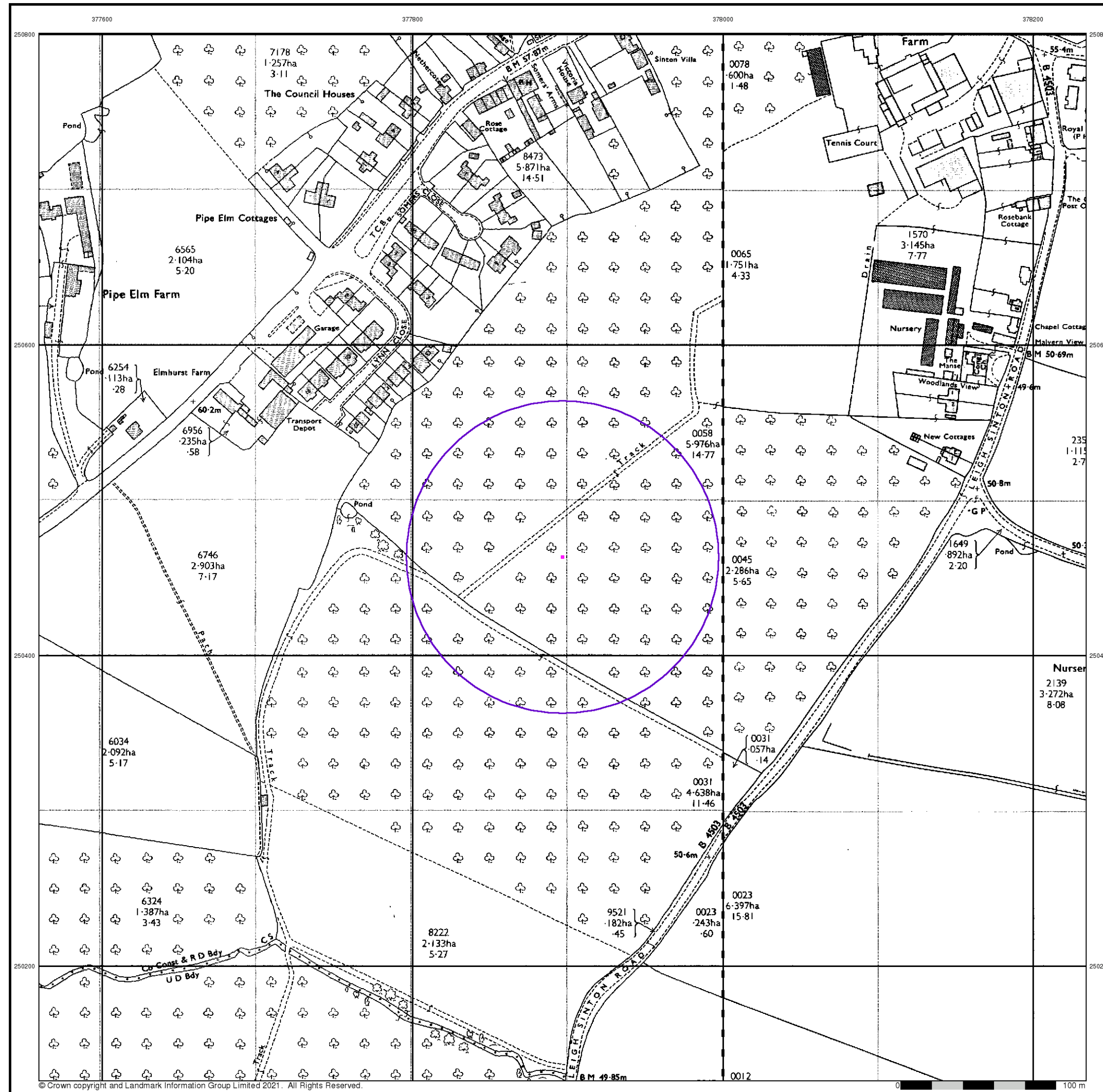


### Order Details

Order Number: 271549279\_1\_1  
 Customer Ref: CR0607  
 National Grid Reference: 377900, 250460  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Site at, Leigh Sinton, Worcestershire



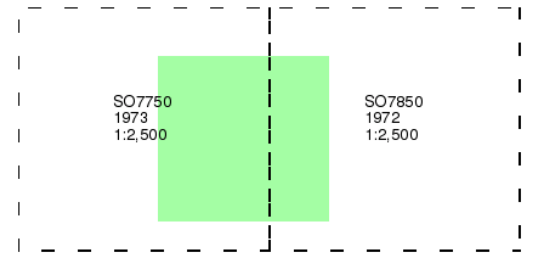
## Ordnance Survey Plan

Published 1972 - 1973

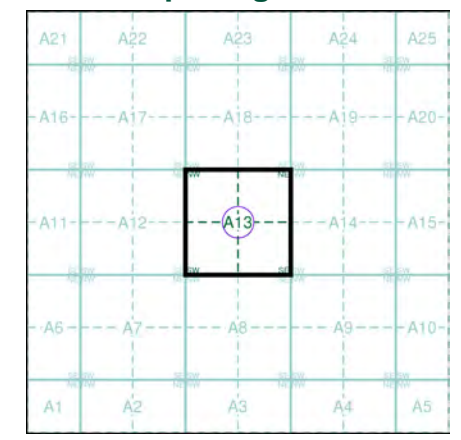
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

Order Number: 271549279\_1\_1  
 Customer Ref: CR0607  
 National Grid Reference: 377900, 250460  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Site at, Leigh Sinton, Worcestershire





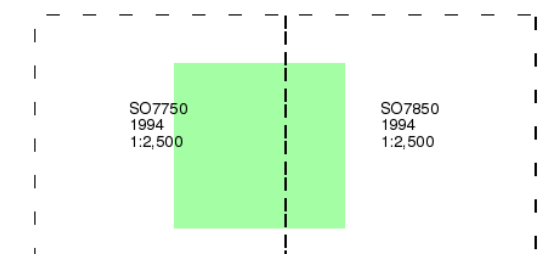
## Large-Scale National Grid Data

Published 1994

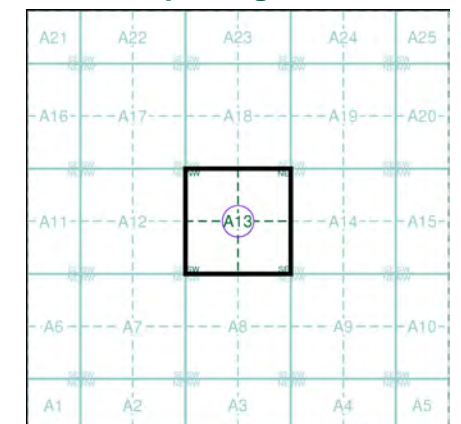
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

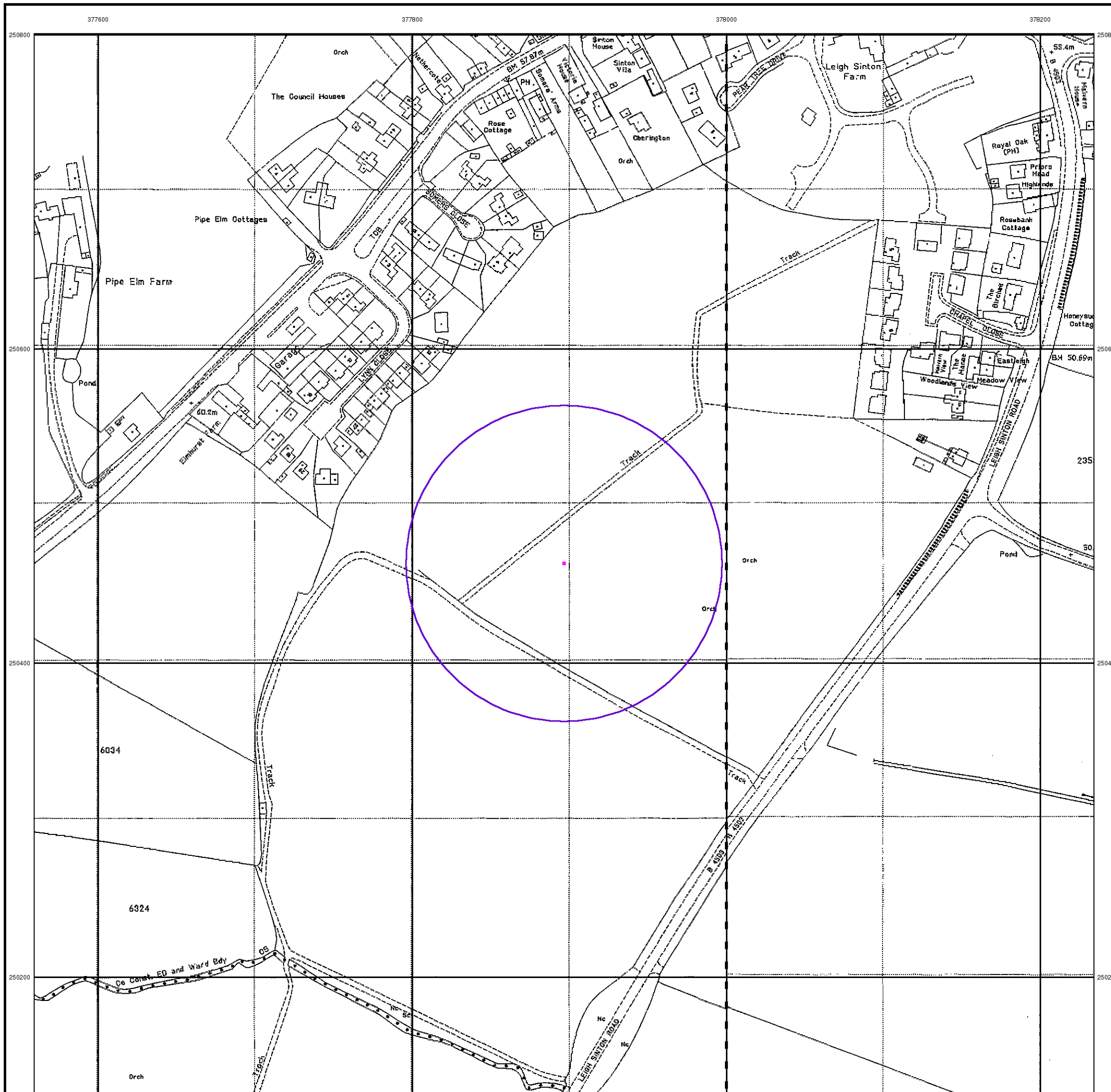


### Order Details

Order Number: 271549279\_1\_1  
 Customer Ref: CR0607  
 National Grid Reference: 377900, 250460  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 100

### Site Details

Site at, Leigh Sinton, Worcestershire





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