

DESK-BASED ASSESSMENT  
AT  
BELL LANE,  
LOWER BROADHEATH,  
WORCESTERSHIRE



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Worcestershire Archaeology  
Worcestershire Archive and Archaeology Service  
The Butts  
Sawmill Walk  
The Butts  
Worcester  
WR1 3PB

Status:  
Date: 13 November 2012  
Author: Simon Woodiwiss (swoodiwiss@worcestershire.gov.uk)  
Contributors:  
Illustrator: Carolyn Hunt  
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## **Desk-based assessment at Bell Lane, Lower Broadheath, Worcestershire**

Simon Woodiwiss

### **Summary**

A desk-based assessment for the historic environment was undertaken at Bell Lane, Lower Broadheath, Worcestershire (NGR SO 81206 56836). It was undertaken on behalf of Taylor Wimpey UK Limited, who intends the construction of houses, for which a planning application will be submitted.

Whereas there are no heritage assets within the development area, their absence has not been demonstrated and the potential impact is unknown. The proposed development is visible from one designated heritage asset (a grade II listed building, the former Countess of Huntingdon's Chapel), and two undesignated assets (Broadheath Stores and The Bell Inn). The impact is considered not to be significant, but for the undesignated assets may be considered beneficial.

## Report

### 1 Background

#### 1.1 Reasons for the project

A desk-based assessment for the historic environment was undertaken at Bell Lane, Lower Broadheath, Worcestershire (SO 81206 56836). It was undertaken on behalf of Taylor Wimpey UK Limited, who intends to construction of houses for which a planning application will be submitted to Malvern Hills District Council.

The proposed development site is considered to include potential heritage assets, the significance of which may be affected by the application.

No brief was sought from the planning authority but the project aims to conform to the generality of briefs prepared by Worcestershire Archive and Archaeology Service who advise Malvern Hills District Council on the historic environment and for which a project proposal (including detailed specification) was produced (WA 2012).

The project also conforms to the *Standard and guidance for archaeological desk-based assessment* (IfA 2008), *Standards and guidelines for archaeological projects in Worcestershire* (WCC 2010).

The event reference for this desk-based assessment given by the Historic Environment Record is WSM 47426.

#### 1.2 Planning background

Present government planning policy is contained within the *National Planning Policy Framework* (DCLG 2012). This is supplemented by detailed guidance which had related to earlier government policy but which is at least partially still relevant to the present policy (DCLG/DCMS/EH 2010).

The following in drawn from the Malvern Hills Local plan 2006 has two saved policies relevant to the historic environment and the development site.

##### **Policy QL13 – New development affecting the setting of listed buildings.**

Planning permission will not be granted for development which would harm the character or setting of a listed building.

##### **Reasoned justification**

The setting of a listed building is often an essential and integral part of its character and special interest. Many listed buildings have an intimate and historically or architecturally important relationship with their settings. The setting of a building can extend beyond the immediate curtilage of the building to include the relationship of the principal building with its curtilage buildings, nearby buildings which may be in separate or unrelated use, for example buildings in a street scene, or may extend much wider, for example, the parkland setting of country house, or distant views of building in the landscape. Inappropriate development within the setting can cause as much harm to the special interest of a listed building as an inappropriate alteration or extension. Care needs to be taken in development proposals to avoid isolating a building from its surroundings and to ensure that any new development is sensitively sited and appropriately designed.

4.4.16. The sub-division of space around a listed building, a change of use of space or the introduction of surfacing materials can also be damaging to the setting of listed buildings. The introduction of new boundaries to define new curtilages to converted buildings, for example, can isolate a building from its setting and can harm its relationship with associated buildings. The introduction of car parking can be harmful to the setting of a building by the presence of vehicles seen in context with the building and by the introduction of inappropriate surfacing materials to create the parking area.

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4.4.17. Where the siting of new development is acceptable great care will be taken by the District Council to ensure that the design of the development is appropriate in scale, density, form, materials and detail to the quality of the setting.

**Policy QL14 – Scheduled ancient monuments and other archaeological sites.**

1. Development which would have a direct or indirect adverse effect on the site, setting or amenity value of a scheduled ancient monument, or other archaeological remains of national importance, will not be permitted as there will be a presumption in favour of the physical preservation of such remains in situ.
2. Development which would have a direct or indirect adverse effect on the site or setting of archaeological remains of regional, county or local importance will not be permitted unless it is clearly demonstrated that the following criteria are met: -
  - a. there is no reasonable alternative means of meeting the need for development appropriate to the level of importance of the archaeological site and its setting; and
  - b. the reasons for the development outweigh the archaeological importance of the site and its setting and the need to safeguard the wider stock of such settings.

**Reasoned justification**

4.5.1. Archaeological remains are a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. They occur in the form of below ground remains and upstanding structures and are evidence of human activity from all periods of the past. Government guidance in Planning Policy Guidance Note 16 is clear in its advice to District Councils that the preservation of archaeological sites is a material consideration in the planning process and development proposals will be assessed against potential impact on these sites.

4.5.2. Malvern Hills District has a significant number of sites of national archaeological interest including Iron Age, Roman, Norman, Medieval and later periods. These known archaeological sites are recorded in the County Sites and Monuments Record maintained and constantly updated by the County Archaeological Service. The Central Marches Historic Survey is compiling maps which indicate the extent of Areas of Urban Archaeological Interest. This information will be produced in the form of archaeological constraint maps to which the District Council will have regard when considering development proposals in such areas.

4.5.3. Many of the sites in the Plan area are statutorily protected by the Secretary of State through inclusion in the Schedule of Ancient Monuments. The Ancient Monuments and Archaeological Areas Act 1979 requires that consent is required for the Secretary of State for any works affecting a Scheduled Ancient Monument.

4.5.4. Many other sites as yet not scheduled or recorded may be equally important and worthy of protection and evaluation. The evaluation of sites may vary from large scale rescue excavation through to watching brief work.

4.5.5. Planning Policy Guidance Note 16 states that in exercising its development control function the District Council must consider the effect of development proposals on archaeological sites as material to the determination of planning applications. Unsympathetic development can prejudice the use of these sites for education, leisure or tourist opportunities. Planning policies should seek to reconcile the need for development with the interests of conservation including archaeology.

4.5.6. The District Council places great importance on whether archaeological remains exist on potential development sites and the likely implications arising from the proposed development. To speed up the process and organise the scope for mitigation developers should seek to determine, prior to the submission of a planning application, the presence of and extent of archaeological remains on the proposed site. The first step in this respect would be to contact the County Archaeological Officer who holds the Sites and Monuments Record. Prospective developers should commission their own archaeological assessment by a suitably qualified consultant / organisation. Such an assessment does not necessarily involve field work and usually involves only desk based evaluation of existing information. The basis for such an assessment should be an agreed brief initially prepared by the County Archaeological Service acting as advisors to the District Council. The District Council will consult the County Archaeological Officer on proposals for development likely to affect the site or setting of archaeological remains.

4.5.7. Should the site be of known or potential archaeological or the findings of an archaeological assessment reveal the presence of or potential for archaeological interest, then an archaeological evaluation will be required. In order to define the character and extent of potential important archaeological remains and to help identify options for minimising or avoiding damage the applicant must arrange for an archaeological field evaluation to be carried out prior to determination of the application. This usually involves ground survey and small scale trenching, carried out by a suitably qualified archaeologist.

4.5.8. In order to preserve archaeologically sensitive sites the District Council will:

- a. ensure that where an archaeological field evaluation has been submitted and approved, its recommendations based on this evaluation have been taken fully into account;
- b. where appropriate, ensure that remains are preserved in-situ by the careful design, layout and siting of new development;
- c. seek to ensure that where an archaeological site does not warrant physical preservation but is nevertheless seen as important, appropriate provision for the excavation, recording and publication of the archaeological site is made; and
- d. approve proposals which encourage the enhancement and management of archaeological sites that develop the educational, recreational or tourism potential of the site provided this has no significant affect on the site or its setting.

4.5.9. Where archaeological excavation work is to be carried out on a development site a condition or Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) may be necessary to ensure satisfactory provision is made for excavation, recording and publication.

## 2 Aims

The general aims of this assessment are to:

- establish the nature and extent of the heritage assets;
- assesses the significance of the heritage assets within the application site and affected by the proposed development;
- assess the impact of the application on the heritage assets.



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## 3 Methods

### 3.1 Personnel

The assessment was undertaken by Simon Woodiwiss (BA, MIfA); who joined Worcestershire Archaeology in 1982 and has been practicing archaeology since 1980. The report was reviewed by Tom Rogers (BA, MSc). Illustrations were prepared by Carolyn Hunt.

### 3.2 Documentary research

All relevant information on the history of the site and past land-use was collected and assessed. Records of known archaeological sites and monuments were obtained from Worcestershire Historic Environment Record (HER). Historic maps and published sources were consulted at Worcestershire County Records Office. Other sources were obtained from the client.

The results are mapped on Figure 2 for the 500m study area and in details given in Appendix 1. For the 500m-2km study area the results are mapped on Figure 3 and details give in Appendix 2.

### 3.3 List of sources consulted

#### *Cartographic sources*

- BGS 1993, British Geological Survey, solid and drift, 1:50,000, England and Wales sheet 199.
- RO 1747 An exact plan of the west part of Hallow, containing the hamlets of Lovington, Peachley, Partridge, The Elms, Culitors and Woodal Farms, belonging to the bishopric of Worcester, Records Office r009:1, 5403, 4
- RO 1841 Tithe map, digital copy held by the Record Office

#### *Documentary sources*

- Anon, no date, *The future of Broadheath, Worcs*, unpublished booklet held by Worcestershire County Council, Libraries
- DCLG 2012 *National Planning Policy Framework*, Department for Communities and Local Government
- DCLG/DCMS/EH 2010 *PPS5 Planning for the historic environment: historic environment planning practice guide*, Department for Communities and Local Government/Department for Culture, Media and Sport/English Heritage
- English Heritage 2011 *The setting of heritage assets*, English Heritage
- IfA 2008 *Standard and guidance for archaeological desk-based assessment*, Institute for Archaeologists
- Mindykowski, A, Atkin, M, Hancox, E, and Rogers, T 2010 *Historic environment assessment for the South Worcestershire Joint Core Strategy area*, Historic Environment and Archaeology Service, Worcestershire County Council, report **1672**
- Ricketts, D, and Chapman, E, 1995 *The story of Lower Broadheath*,
- VCH III, Page, W (ed), 1913 *Victoria History of the County of Worcestershire, III*
- WA 2012 *Proposal for an archaeological desk-based assessment at land off Bell Lane, Lower Broadheath, Worcestershire*, Worcestershire Archaeology, Worcestershire County Council, unpublished document dated 29 October 2012, P3990
- WCC 2010 *Standards and guidelines for archaeological projects in Worcestershire*, Planning Advisory Section, Historic Environment and Archaeology Service, Worcestershire County Council unpublished report 604, revised December 2010

### 3.4 Hedgerows

The consideration of the application of the *Hedgerows Regulations 1997* is intended to be indicative rather than definitive, as consideration is restricted to aspects of the historic environment. Searches relating to the information necessary for the regulations is restricted to those that are readily available. For instance, Worcestershire Archaeology will not usually have undertaken exhaustive searches of documents (particularly textual documents) held by a Records Office. Wildlife and landscape criteria are also beyond the scope of this report and have not been considered.

### 3.5 Other methods

A site visit was undertaken on 31 October 2012.

Consultation has not been undertaken with Mike Glyde of the Archive and Archaeology Service, Worcestershire County Council who advises the planning authority on the historic environment.

### 3.6 Impact assessment criteria

The criteria cited in Table 1 have been used in this assessment.

<p><b>Major Beneficial:</b> Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area's significance.</p>
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<p><b>Beneficial:</b> Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of improvement will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).</p>
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<p><b>Not Significant:</b> Impacts that have no long-term effect on any heritage asset.</p>
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<p><b>Minor Adverse:</b> Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably have a minor affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
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<p>Partial removal of a historically important hedgerow (after the Hedgerows Regulations).</p>
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<p><b>Moderate Adverse:</b> Minor harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites.</p> <p>Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p> <p>Removal of a historically important hedgerow (after the Hedgerows Regulations).</p>
<p><b>Major Adverse:</b> Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p> <p>Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of archaeological interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.</p>
<p><b>Severe Adverse:</b> Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of archaeological interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole.</p>
<p><b>Unknown:</b> Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.</p>

*Table 1: Impact assessment criteria for heritage assets*

## 4 The application site

### 4.1 Location and size

The study area included the application site (Fig 1), though heritage assets were considered within 500m (Fig 2) of the development site in order to provide a broader understanding of the local context. In addition an extended area of search (2km. Fig 3) was made to encompass the settings of designated assets. The site is c2.1ha in area.

### 4.2 Topography, geology and soils

The field development site rises very gradually to the centre and then gradually slopes down to the north-west. The development site lies on the fifth terrace of the River Severn (sand and gravel) which overlies the Eldersfield Mudstone Formation (BGS 1993).

### 4.3 Current land-use

The development site (Plates 1 and 2) is currently under crop (cabbage).

#### **4.4 Historic land-use and archaeological character**

Any clues to a past older than the post-medieval period are rare in this particular area. There is an unlocated prehistoric flint (possibly a scraper) from near the village of Broadheath (WSM 42283), though Ricketts and Chapman (1995, 26) place it from within fields at the end of Sling Lane, around 1km from the development site. A number of the field boundaries (though not those of the development site) exhibit the reversed S, and curved shape that indicates the presence of ridge and furrow, likely to date to the medieval period, but no earthworks are known.

The archaeological character of Broadheath has been described as

This zone is mainly comprised of dispersed 19<sup>th</sup> century, or earlier domestic buildings with late 20<sup>th</sup> century infill and expansion, particularly at Lower Broadheath. There is a small assemblage of listed buildings and non-listed buildings recorded on the Historic Environment Record principally scattered throughout Lower Broadheath with several examples relics of Peachley. Few archaeological deposits have been recorded and modern expansion is likely to have damaged deposits that are present, however, there is a greater potential for survival of medieval deposits at Upper Broadheath where there has been less impact from modern development (Mindykowski *et al* 2010, 46).

This also goes on to note that there has been relatively little archaeological activity in this area. Attention is also drawn to the good survival of historic buildings, and that Lower Broadheath has retained a dispersed feel to the settlement despite modern development. The distinctive settlement pattern is highly sensitive to change. Mindykowski *et al* 2010, 46).

The Record Office contains an early map of the Broadheath area dating to 1747 (RO 1747). There presumably was once a terrier but this appears to be missing. Within the immediate vicinity of the development area the field pattern is remarkably little altered (Fig 4). The development area itself occupies a significant part of an open area of land described as "The Broadheath" and without any indication of it being under ownership. This is presumably common land. There are a number of houses shown on the map, the early form of what is now the village of Lower Broadheath. One of these houses is within the common land (but outside of the development area), indicating encroachment, and is a reminder that such encroachments may have occurred before or after the date of the map.

The 1841 tithe map (Fig 5; digital copy held by the Record Office) indicates that this area had been enclosed, albeit with the name "Common Piece", referring to its previous status.

Until 1910 the area was within the parish of Hallow (VCH III, 371), and until 1952 part of the civil parish of North Hallow (Ricketts and Chapman 1995, foreword).

The development site is shown as a single field on the first edition Ordnance Survey map (1885; Fig 6), and again for the 1904 map (Fig 7). The 1927-8 map (Fig 8) shows the field divided into two and a narrow strip of woodland/orchard, which existed until fairly recently as it is shown on the Worcestershire County Council internal website highways aerial photographs (unknown date).

The village was identified for expansion in the 1960's (Anon nd), which included new roads to bypass the centre and new housing etc. Though some of the housing was subsequently been built, in the north-eastern sector of the village, none of that intended to the west of the main road was constructed. The development area was identified as housing in the western half and as existing development in the eastern. The latter contrasts with the generally undeveloped nature of the site but photographs do show sheds and light buildings at the road junction (Anon nd, photo 25; Fig 9a) and a filling station (Anon nd, photo 22; Fig 9b), but the latter is outside of the development area.

## **5 Heritage assets**

### **5.1 Designated heritage assets**

There are no designated heritage assets within or immediately adjacent to the development area.

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There is a medieval moat on the 2km border of the search area (WSM 3357) near The Elms, which is scheduled as an ancient monument (English Heritage reference 1017342). But this is very unlikely to be visible from or to the development site.

There are five listed buildings within the 500m search area (WSM 4604, 8265, 29421, 35328, 35418, 35419), and of these one, the Countess of Huntingdon's Chapel (WSM 4604) dating to 1825 (VC III, 371), has views to and from the development site.

There are a further thirteen listed buildings within 2km of the development site, but these are at a considerable distance.

There are no Conservation Areas, registered battlefields, registered parks or gardens directly affected by the development site or within either of the study areas. These forms of designation will not be considered further in this assessment.

## **5.2 Undesignated heritage assets**

There are no undesignated heritage assets recorded by the Historic Environment Record within or immediately adjacent to the development site.

There are four historic buildings within the 500m search area (WSM 29421, 36412, 44990, 45001), and of these two, the Bell Inn and the Broadheath Stores (WSM 36412, 45001), have views to and from the development site.

There are a number of buildings associated with activity from the Second World War such as the Church Hall being used as the Home Guard headquarters (WSM 29421), before being moved to the Scout Hut (not recorded on the HER) and Christ Church (WSM 8265) being used as an observation post from 1940.

## **5.3 Potential heritage assets**

Aside from a photographic record (WSM 44484) in 1999, undertaken prior to conversion of the Countess of Huntingdon's Chapel to a dwelling, there are no other records of any archaeological activity in the study area. Whereas the possibility of some early evidence (prehistoric or Roman being the most likely) of settlement cannot be ruled out, there is little to suggest that any such may be located within the development site. Historically this is an area of dispersed settlement and the most likely remains may relate to medieval or early post-medieval houses, encroaching on the common land; though again there is no direct cartographic evidence.

Though there is some evidence of later occupation that may have disturbed buried remains these are of very limited extent. Any buried remains are likely to be in a fair state of preservation. There is nothing to suggest that there are any exceptional circumstances (such as waterlogging) which tends to produce very good levels of preservation. Any buried remains are likely to exist as largely unstratified isolated features.

# **6 Assessment of the significance of heritage assets**

## **6.1 Designated assets**

### **6.1.1 Scheduled ancient monument**

At a distance of 2km the closest scheduled ancient monument (moat near The Elms, WSM 3357) is very unlikely to be visible to or from the development site, and its setting is unaffected.

### **6.1.2 Listed buildings**

The one listed building (Countess of Huntingdon's Chapel, WSM 4604. Plate 3) with clear views of the development site (Plate 4) is Grade II. The proximity of domestic dwellings to chapels is common. The houses in the vicinity of the chapel are a mixture of those which are broadly contemporary and more recent. There is nothing within its current setting that contributes to its significance.

Of those listed buildings at a greater distance one, the church of St Philip and St James, Hallow (WCM 38847) is Grade II\*, but none are clearly visible to or from the development site.

## **6.2 Undesignated assets**

### **6.2.1 Historic buildings**

Broadheath Stores is recorded on the HER (WSM 45001. Plate 5) but this does not record any aspects that would ascribe it any significance. The Bell Inn is also recorded on the HER (WSM 36412. Plate 7), and aside from its being used as a first aid post during the Second World War, there is again nothing that would ascribe any particular significance. Both are part of the historic character of Lower Broadheath, but the proximity of houses is entirely in keeping with their setting (views from the Broadheath Stores and Bell Inn are given in Plates 6 and 8).

### **6.2.2 Sites of archaeological interest**

#### *Nature of the archaeological interest in the site*

The presence or absence of any buried remains is unknown, and if any their significance is also unknown. The most likely buried remains would relate to prehistoric or Roman settlement, or to medieval/early post-medieval encroachment into common land.

#### *Relative importance of the archaeological interest in the site*

Should any buried remains of this nature exist their significance is particularly likely to rest on their hitherto rarity in this area.

#### *Physical extent of the archaeological interest in the site*

The physical extent of any buried remains is unknown. Should they exist however, they are very likely to exist within 1m of the present surface and would be vulnerable to disturbance during construction.

## **6.3 Hedgerows**

The *Hedgerow Regulations* 1997 sets out the archaeological and historical criteria for determining 'Important' hedgerows (wildlife and landscape criteria are beyond the scope of this report). The hedge must fulfil the first criterion in Table 2 and at least one of the succeeding criteria. Hedges are excluded from the regulations for the reasons given in Table 3.

<b>Hedge/criteria</b>	<b>North-eastern hedge (excluding that part adjoining Woodbury View (post and rail))</b>	<b>South-eastern hedge</b>	<b>South-western hedge (excluding the fenced boundary with an adjacent house)</b>	<b>North-western hedge</b>
Hedge has existed for 30 years or more	Yes, this is likely as a boundary is shown on maps dating from 1841 onwards and it is reasonable to expect this is in the form of a hedge	Yes, this is likely as a boundary is shown on maps dating from 1841 onwards and it is reasonable to expect this is in the form of a hedge	Yes, this is likely as a boundary is shown on maps dating from 1841 onwards and it is reasonable to expect this is in the form of a hedge	Yes, this is likely as a boundary is shown on maps dating from 1841 onwards and it is reasonable to expect this is in the form of a hedge
On parish boundary (pre-1850)	No	No	No	No
Incorporates a feature which is part of a scheduled ancient monument*	No	No	No	No
Incorporates a feature which is part of a site registered with the HER/SMR (pre-24 March 1997)*	No	No	No	No
Marks the boundary of a pre-1600 AD estate or manor registered with the HER/SMR (pre-24 March 1997), or is visibly related to a building or other feature of such an estate or manor	No	No	No	No

<b>Hedge/criteria</b>	<b>North-eastern hedge (excluding that part adjoining Woodbury View (post and rail))</b>	<b>South-eastern hedge</b>	<b>South-western hedge (excluding the fenced boundary with an adjacent house)</b>	<b>North-western hedge</b>
Marks the boundary of a pre-1600 AD estate or manor in a document held by a Record Office (pre-24 March 1997), or is visibly related to a building or other feature of such an estate or manor	No – none known	No – none known	No – none known	No – none known
Recorded in a document held by a Record Office (pre-24 March 1997) as an integral part of a field system predating the Inclosure Acts, or is part of, or visibly related to, any building or other feature associated with such a system (the system must be substantially complete) or part of a historic landscape characterisation adopted for development control purposes pre-24 March 1997)	No – the 1747 map indicates that a hedge is unlikely	No – the 1747 map indicates that a hedge is unlikely	No – no boundary is shown on the 1747 map	No – no boundary is shown on the 1747 map

\* can be wholly or partly within, or adjacent to, such sites, and must be associated with such sites.

Table 2. Importance of hedgerows.



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<b>Hedge/criteria</b>	<b>North-eastern hedge</b>	<b>South-eastern hedge</b>	<b>South-western hedge</b>	<b>North-western hedge</b>
Less than 20m in length and not joined to another hedge	No	No	No	No
Boundary of the curtilage of a dwelling-house	Part	Part	Part	No

Table 3. Hedgerows excluded from the regulations.



## **7 The impact of the development**

### **7.1 Impacts during construction**

The impact of the proposed development has been ascribed as "Unknown" (see Table 1) as the absence of significant heritage assets in the form of buried remains has not been established. The archaeological context of the site, at least in within the 500m study area, coupled with the relatively small area, however, suggests that the location of any significant remains is unlikely. Such buried remains are, however, known from the parish as a whole.

### **7.2 Impacts on sustainability**

The NPPF emphasises the importance of sustainability (DCLG 2012, section 131). The following lies outside of the scope of this assessment, but a case may be made that the proposed development may have a "Beneficial" (see Table 1) effect, in that the development will increase the market of the shop and inn and thereby increase the likelihood that they will continue in their present function.

### **7.3 Residual impacts**

Purely in archaeological terms the impact of the proposed development on the setting of heritage assets (designated or otherwise) has been ascribed as "Not Significant" (see Table 1), primarily as housing is a normal part of the setting of the heritage assets identified above.

## **8 Publication summary**

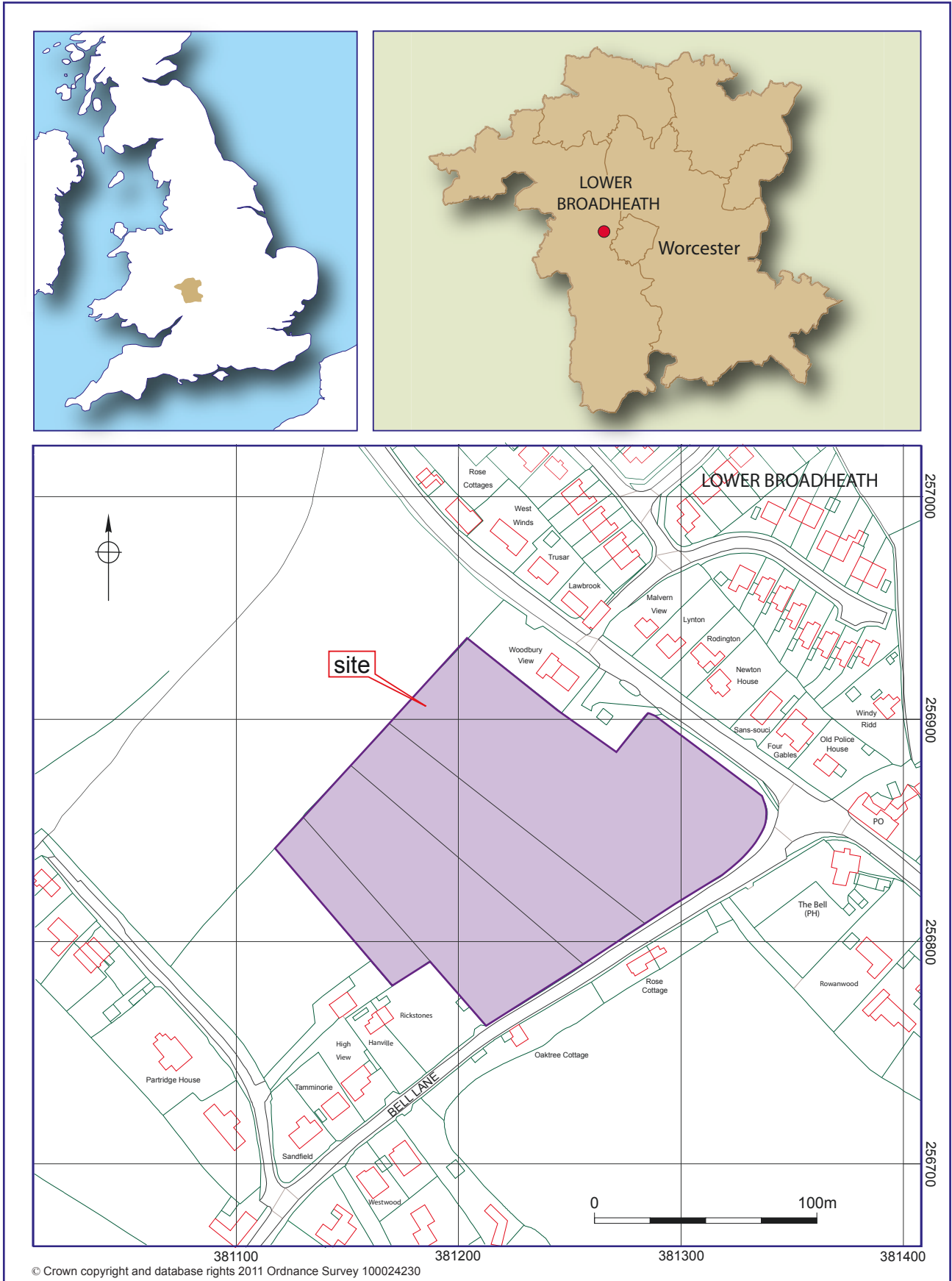
Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

*A desk-based assessment for the historic environment was undertaken on behalf of Taylor Wimpey UK Limited at Bell Lane, Lower Broadheath, Worcestershire (NGR ref SO 81206 56836); HER ref WSM 47426). An early map (1747) shows this area as unenclosed common land, "The Broadheath".*

## **9 Acknowledgements**

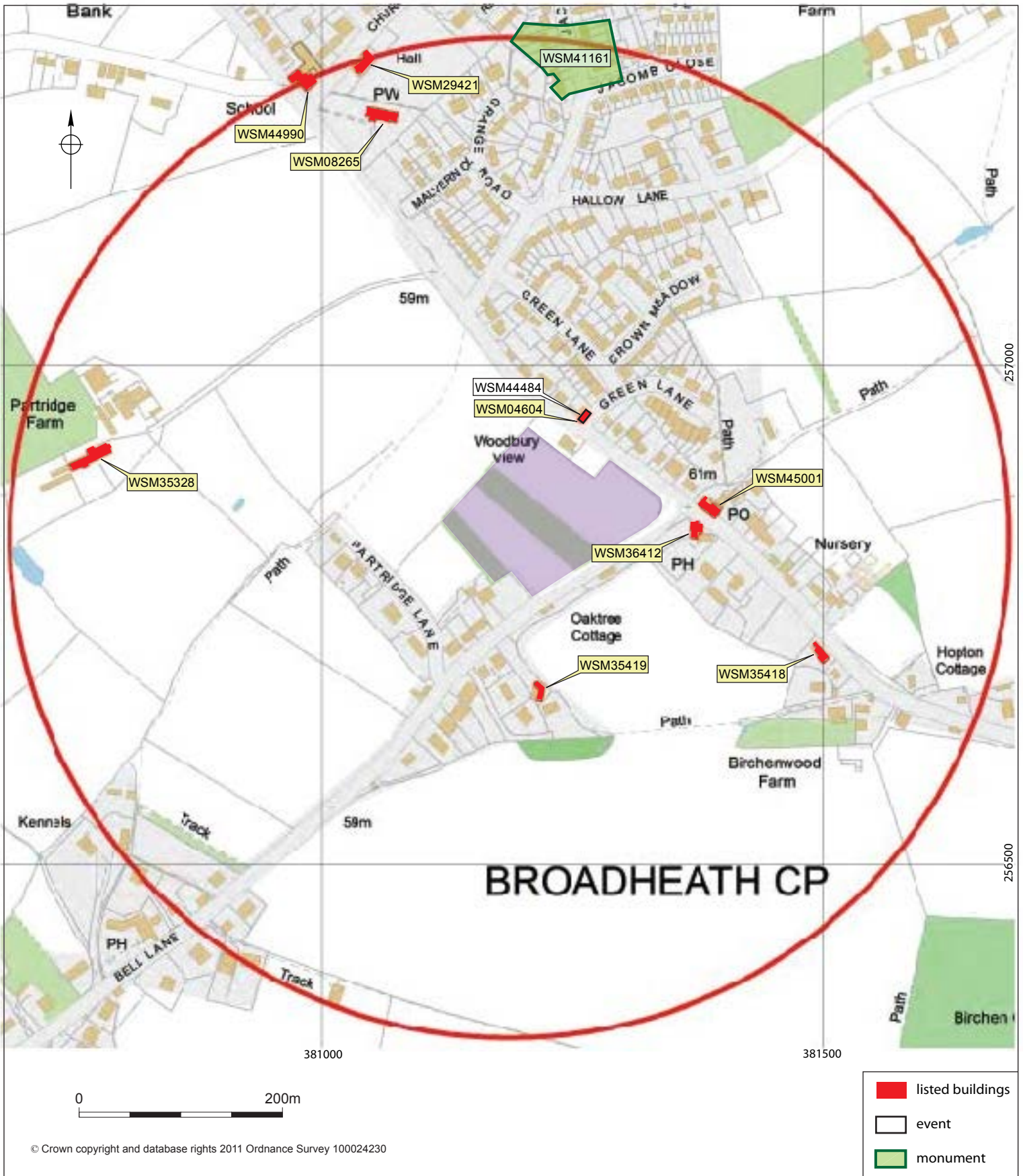
Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Rob Beattie of Taylor Wimpey UK Limited, and the current landowner/tenant.

**Figures**



Location of the site

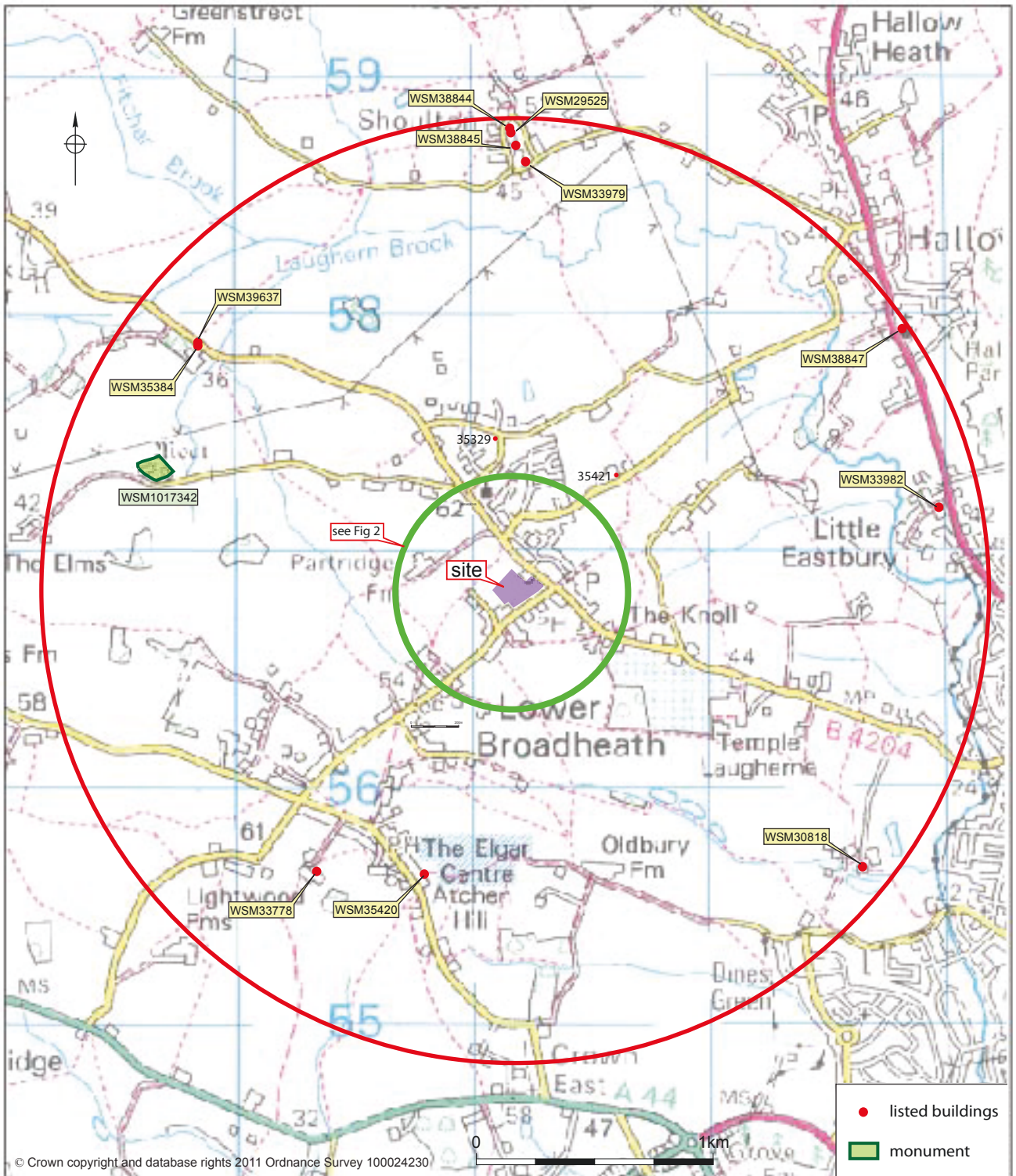
Figure 1



*Heritage assets within 500m of the development site*

*Figure 2*





Heritage assets within 2km of the development site

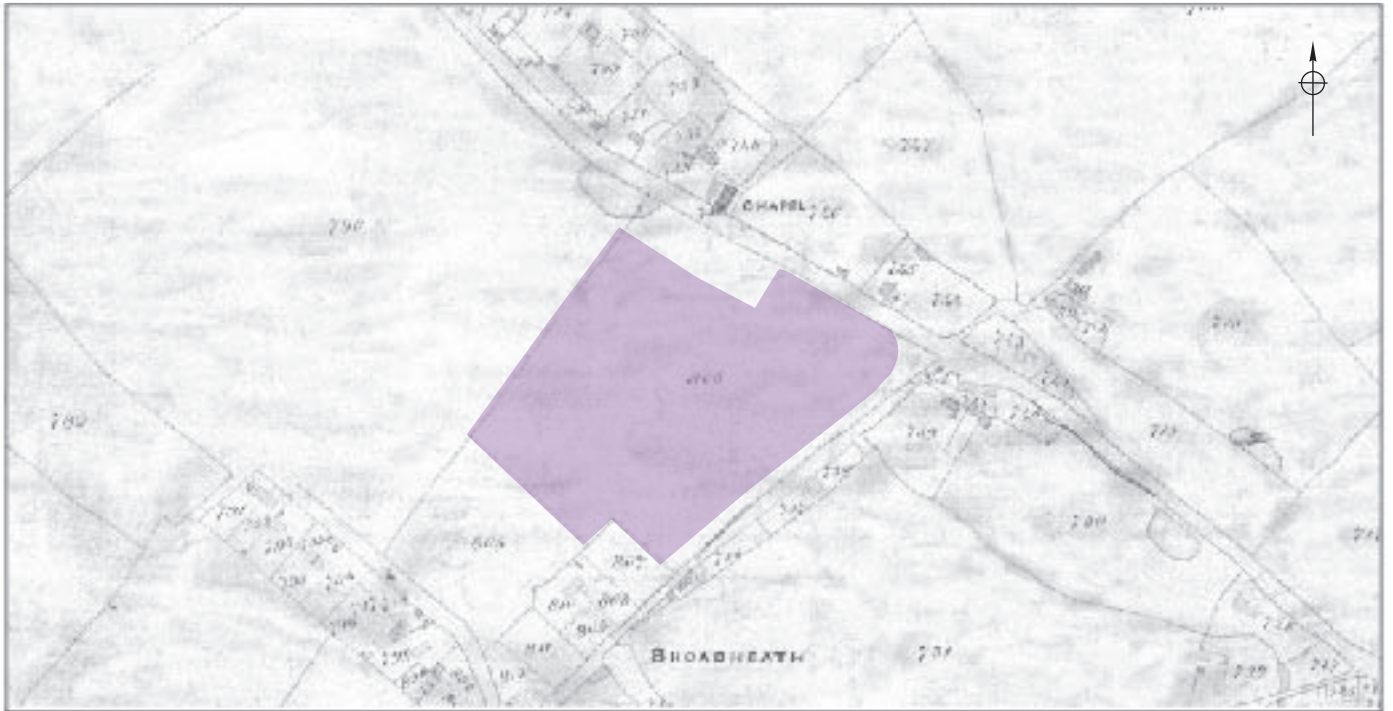
Figure 3



Extract from 1747 Map

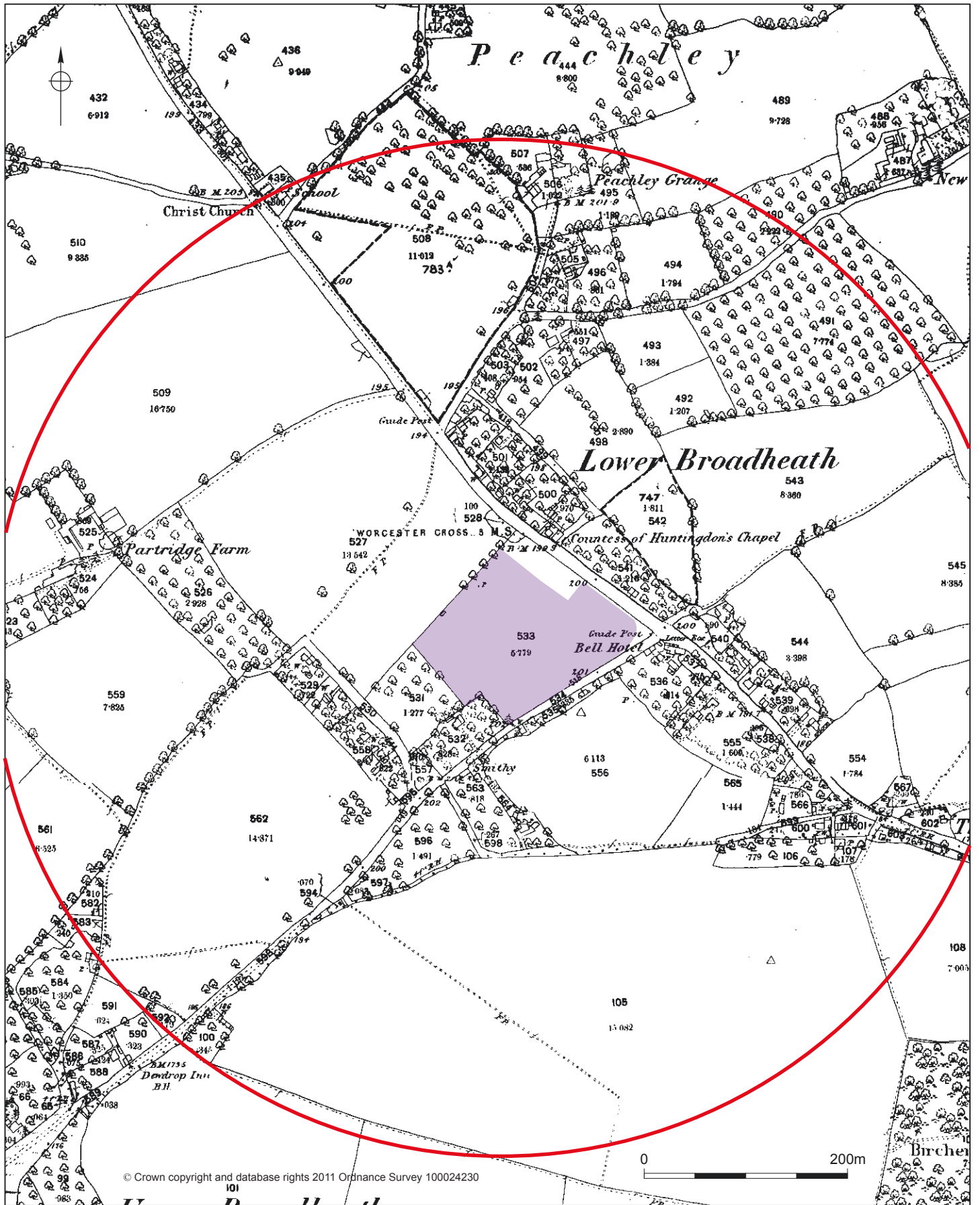
Figure 4





*Extract from 1841 tithe map*

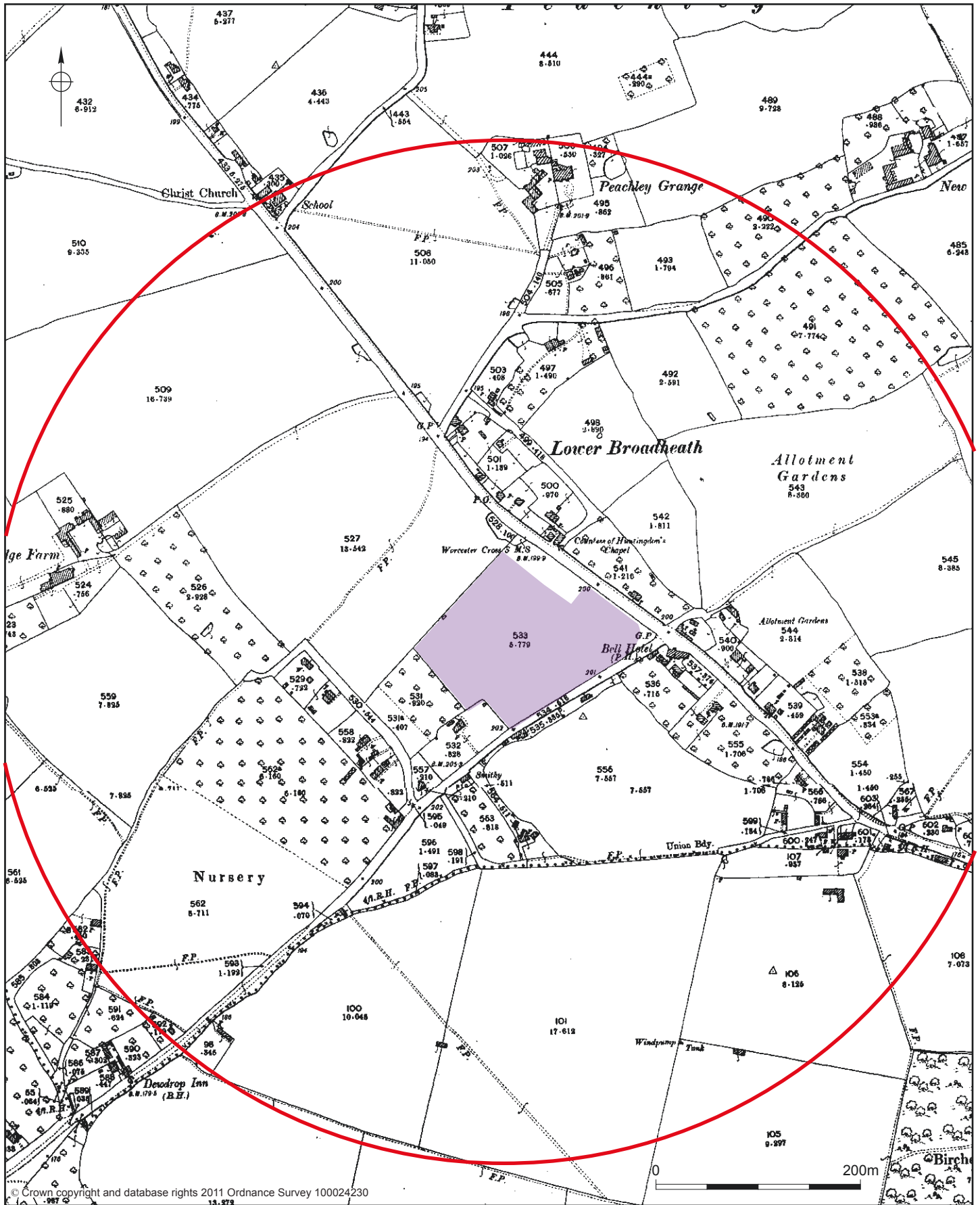
*Figure 5*



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Extract from the first edition OS map, 1885

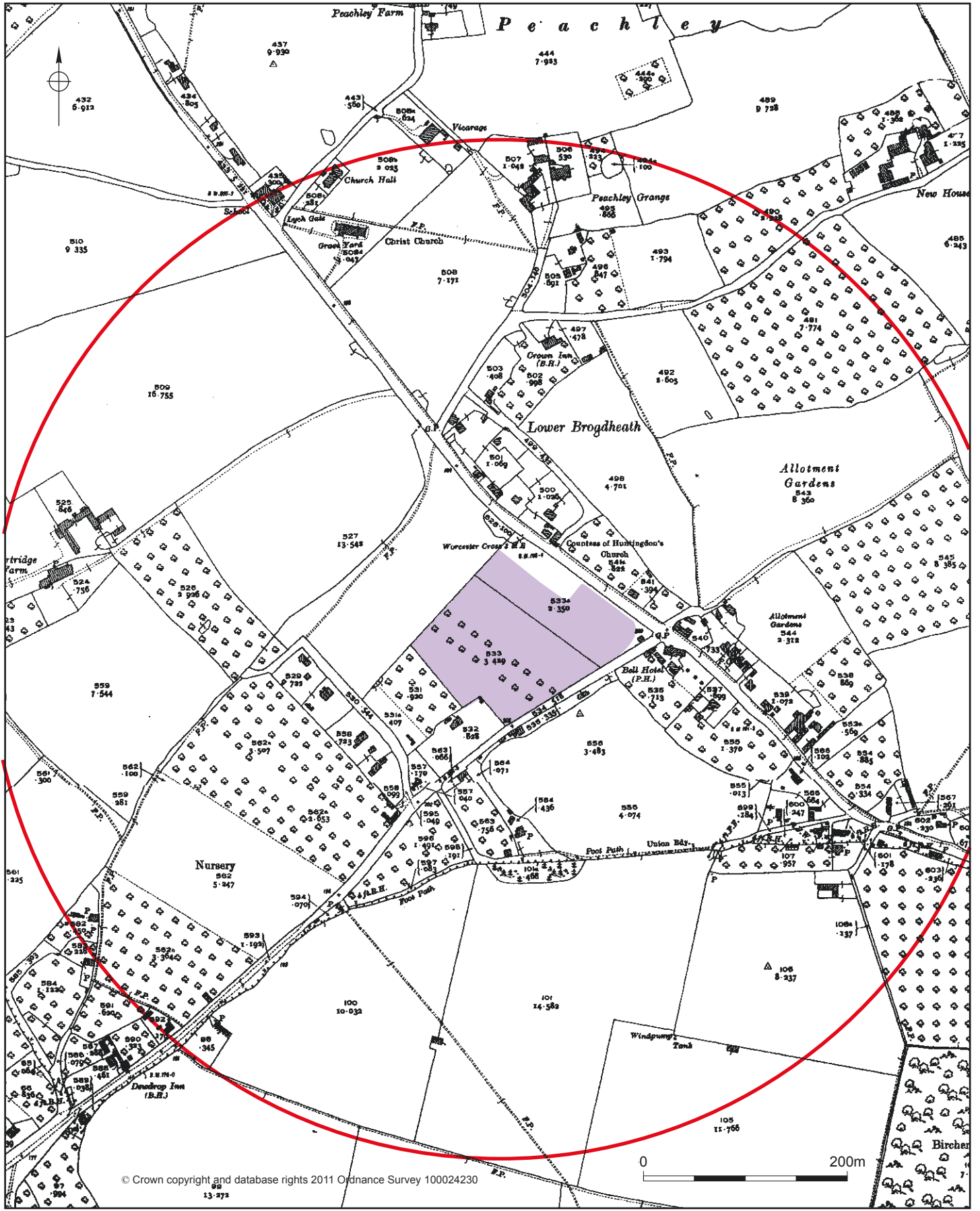
Figure 6



Extract from the 1904 OS map

Figure 7

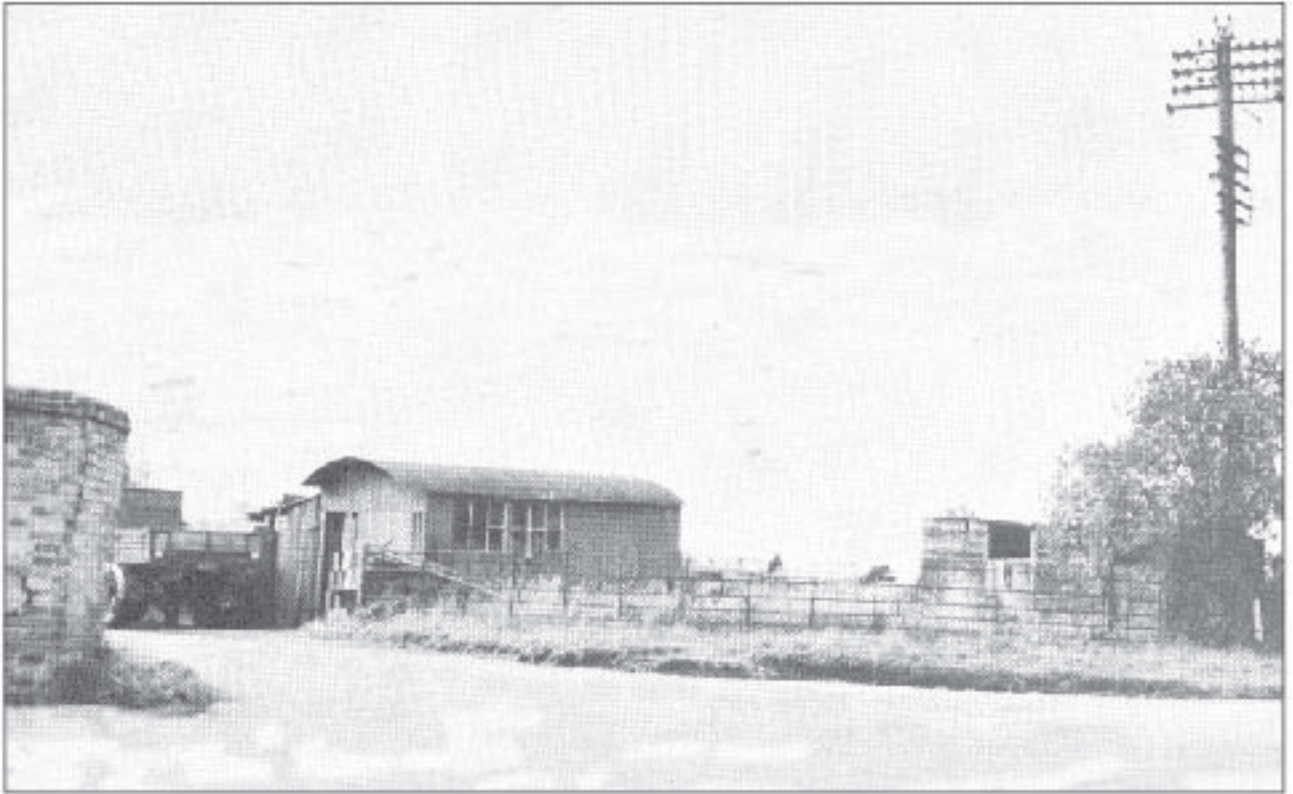




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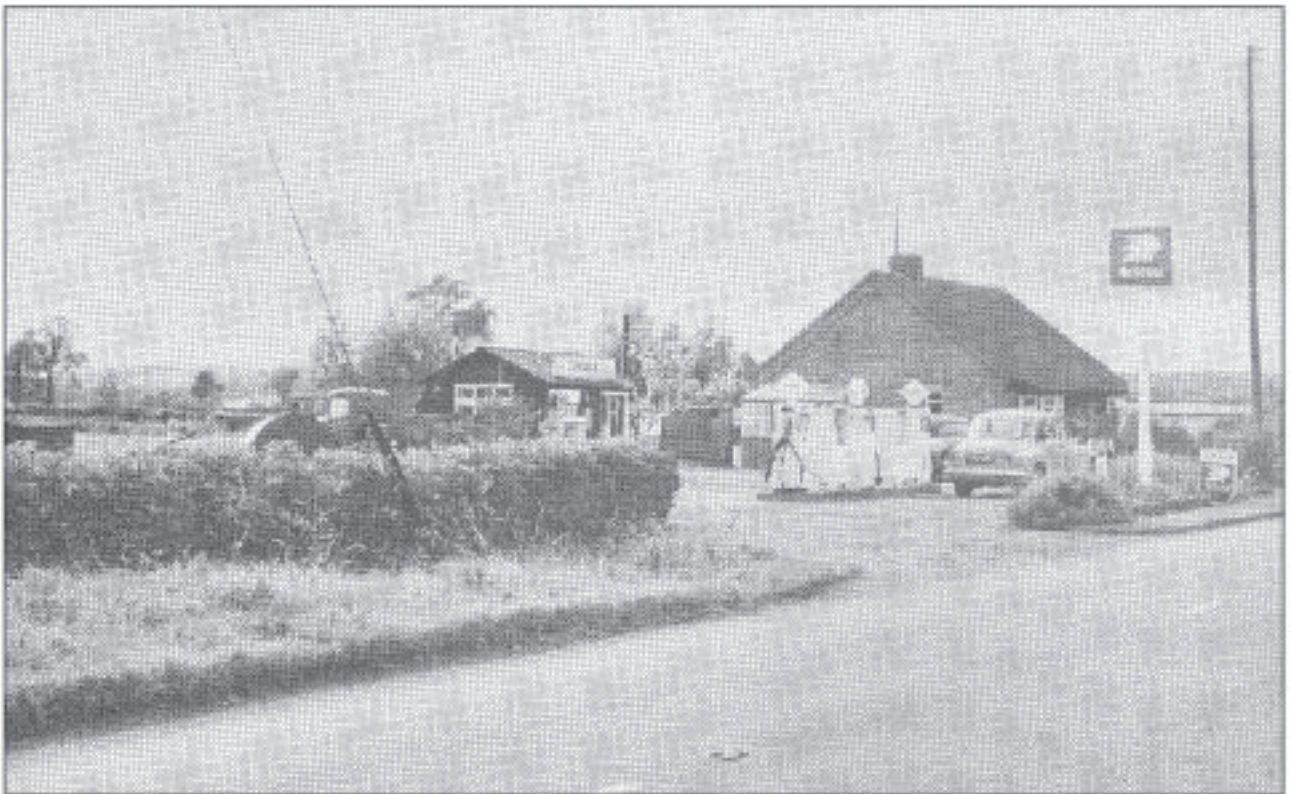
Extract from the 1927-8 OS map

Figure 8



*Centre of Broadheath*

*Figure 9a*



*The Garage*

*Figure 9b*



## Plates



*Plate 1 The development site from Bell Lane, looking west*



*Plate 2 The development site from Bell Lane, looking north-east*

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*Plate 3 The Countess of Huntingdon's Chapel (development site behind the photographer)*



*Plate 4 The development site from The Countess of Huntingdon's Chapel (Woodbury View is to the right)*

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*Plate 5 Broadheath Stores (the development site is over the left shoulder of the photographer)*



*Plate 6 The development site from Broadheath Stores*

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*Plate 7 The Bell Inn (the development site is to the right)*



*Plate 8 The development site from The Bell Inn*

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## Appendix 1 Heritage assets registered with the Historic Environment Record (within 500m of the development site)

HER number (and legal status)	Site name	Grid reference	Record type	Date	Description
WSM 4604 Listed building II	Countess of Huntingdon's Chapel	SO 8126 5694	Monument	1825	Former chapel now a house (converted in 1999/2000)
WSM 8265 Listed building II	Christ Church	SO 8105 5724	Monument	1903-4	Parish church by C Ford Whitcombe on new site Also WWII military observation site
WSM 29421	Church Hall	SO 8104 5730	Monument	1939-1942	Military headquarters before moving to scout hut
WSM 35328 Listed building II	Partridge Farmhouse	SO 8077 5690	Monument	Late 18 <sup>th</sup> century and later	Farmhouse and buildings
WSM 35418 Listed building II	Rose Cottage	SO 8149 5671	Monument	18 <sup>th</sup> century and later	Timber-framed
WSM 35409 Listed building II	Forge Cottage	SO 8121 5667	Monument	17 <sup>th</sup> century and later	Timber-framed building
WSM 36412	Bell Inn	SO 8137 5683	Monument	Mentioned in 1840 1939-1942	Public house Also WWII first aid post
WSM 44484	Countess of Huntingdon's Chapel	SO 8126 5694	Event	1999	Photographic recording – location of photographs unknown
WSM 44990	Broadheath CofE Primary School	SO 8098 5728	Monument	1874 and later	School
WSM 45001	Broadheath Stores	SO 8138 5685	Monument	19 <sup>th</sup> century and later	General store, formerly Post Office and bakery

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<b>HER number (and legal status)</b>	<b>Site name</b>	<b>Grid reference</b>	<b>Record type</b>	<b>Date</b>	<b>Description</b>
WSM 41161	Peachley Grange	SO 8124 5730	Monument	Recorded on 1839 Hallow tithe	Farmstead
WSM 42283	Finds in parish	Unlocated	Monument	Prehistoric	Possible scraper

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## Appendix 2 Heritage assets registered with the Historic Environment Record (within 500m-2km of the development site)

HER number (and legal status)	Site name	Grid reference	Record type	Date	Description
WSM 3357 Scheduled ancient monument	Moated site 590m north-east of The Elms	SO 7967 5734	Monument		
WSM 29525 Listed building II	Old Dovecote south-west of Headways Farm	SO 8116 5876	Monument	18 <sup>th</sup> century and later	Also cartshed, granary, and stable
WSM 30818 Listed building II	Lower Temple Laughern	SO 8266 5566	Monument	c1680 and later	House
WSM 33778 Listed building II	Upper Lightwood Farmhouse	SO 8034 5564	Monument	17 <sup>th</sup> century or earlier, with later alterations	Timber-framed
WSM 33979 Listed building II	Beechmount House	SO 8123 5862	Monument	17 <sup>th</sup> century and later	Timber-framed house
WSM 33982 Listed building II	Parkfield Nurseries	SO 8299 5719	Monument	Early 19 <sup>th</sup> century	House
WSM 35329 Listed building II	Peachley Farmhouse	SO 8111 5748	Monument	16 <sup>th</sup> century and later	Now a house
WSM 35384 Listed building II	Kenswick Mill Farmhouse	SO 7985 5787	Monument	17 <sup>th</sup> century and later	Timber-framed
WSM 35420 Listed building II	Elgar's Birthplace	SO 8078 5564	Monument	Mid 19 <sup>th</sup> century	House, coach house, stable, museum associated with composer Edward Elgar
WSM 35421 Listed	Peachley Manor	SO 8162 5732	Monument	18 <sup>th</sup> century and later	Shown on OS map as New House

<b>HER number (and legal status)</b>	<b>Site name</b>	<b>Grid reference</b>	<b>Record type</b>	<b>Date</b>	<b>Description</b>
building II					
WSM 38844 Listed building II	Headways Farmhouse	SO 8116 5877	Monument	17 <sup>th</sup> century and later	Timber-framed building
WSM 38845 Listed building II	Barn and cowhouse south-east of Headways Farm	SO 8118 5870	Monument	17 <sup>th</sup> century and later	Timber-framed barn and cowhouse
WSM 38847 Listed building II*	Church of St Philip and St James	SO 8285 5792	Monument	1867-9	By WJ Hopkins on new site
WSM 39637 Listed building II	Cornmill at Kenswick Mill	SO 7984 5787	Monument	19 <sup>th</sup> century and later	Cornmill

Bell Lane, Lower Broadheath, Worcestershire

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