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Heritage Statement

Hither Green Lane, Redditch

April 2022

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1.0 INTRODUCTION

Project background

- 1.1 On behalf of our client, Barton Willmore, now Stantec has been instructed by David Wilson Homes Mercia ('the Applicant') to prepare an Archaeological Desk-Based Assessment regarding a planning application for a residential development at the Land off Hither Green, Redditch ("the Site").
- 1.2 The proposals are for '*Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure*' (the 'Proposed Development') as shown on **Figure 1** in **Appendix 2** and detailed in the supporting documentation, including the accompanying Planning Statement (Barton Willmore now Stantec 2022).

Scope, aims and objectives

- 1.3 Statutory provision for the safeguarding of heritage assets has been made at a national and local level. 'Heritage assets' may comprise below and above ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Site, Registered Park or Garden, Registered Battlefields and World Heritage Sites.
- 1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of [heritage] assets potentially affected by proposed development. These designated heritage assets are shown on **Figure 2**). This assessment will be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on that significance. That is the purpose of this statement. This purpose is achieved through the following objectives:
- Identify the presence of any known designated heritage assets that may be affected by the proposals.

- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival.
- Determine the contribution that setting makes to the significance of any sensitive (i.e., designated) heritage assets.
- Assess the likely impacts upon the significance of the assets arising from the Proposed Development (on how designated heritage assets are understood and experienced through changes to their setting).

1.5 There are no designated heritage assets within the Site therefore the scope of this Heritage Statement appraises the potential change in setting of heritage assets within the vicinity of the Site. This report covers both considerations for built heritage (listed buildings and structures of heritage significance) and archaeology (below ground non-designated heritage assets of archaeological interest).

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2.0 METHODOLOGY AND SOURCES

Heritage Statement Methodology

- 2.1 This report will set out the historic development of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the Proposed Development. It will go on to consider the potential impacts of the Proposed Development within the legislative and planning policy context.
- 2.2 The assessment of significance of the identified heritage assets will follow the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance'. The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF. The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b). (See Heritage Decision Making Framework section below).
- 2.3 To determine the full historic environment potential of the site, a broad range of standard documentary and cartographic sources in relation to the Site and a 1km radius Study Area around it were examined in order to determine the likely nature, extent, preservation and significance of any known heritage assets that may be present within or adjacent to the Site (see Study Area on **Figure 1**).

Sources consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England, repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources.

Local Planning Authority	Conservation area appraisals	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Authority	Historic Environment Record	Baseline information on the historic environment. Worcestershire Historic Environment Record (HER)
Local Planning Authority	Locally listed buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Sub-surface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Local archives	Historic maps (eg tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment.
Internet	Web-published local history; Archaeological Data Service	Many key documentary local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	The proposals	Information on the scheme used to inform the heritage assessment against the base historic environment data

Consultation

- 2.4 The Historic Environment Advisor for Worcester Country Council (WCC) has responded to the original planning application (Ref: 21/01830/FUL). As a first stage of archaeological work regarding the scheme, a desk-based assessment was recommended. This Heritage Statement represents the first stage as recommended by the advisor (Ref: CWR14650).

Heritage Decision Making Framework

Legislation

Scheduled Monuments

- 2.5 The scheduled monument of 'Bordesley Abbey' (Historic England ref: 1005304) is located within the Study Area (see **Figure 2**). Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for

works physically affecting a scheduled monument. SMC is separate from the statutory planning process. Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.

Listed Buildings and Conservation Areas

- 2.6 There are several listed buildings within the Study Area (see **Figure 2**). The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Key sections are reproduced in full below:

"s.66(1) 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 features of special architectural or historic interest which it possesses."

- 2.7 There are no conservation areas within the vicinity of the Site and therefore these assets will not be discussed further in the report.

National Planning Policy

- 2.8 The National Planning Policy Framework (NPPF) (2021) sets out government planning policy. Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. The relevant paragraphs of NPPF Section 16 are reproduced in full below:

16. Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance,

so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. *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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

195. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Considering potential impacts

199. *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.*

200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional.*
- b) *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.*

201. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*

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

203. *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.*

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 2.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2021 with updates.

Local Planning Policy

- 2.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.11 The Redditch Borough Plan No 4 (RBP) was adopted in January 2017. It seeks to guide development across the Borough up to 2030. The relevant saved heritage policy is provided below:

Policy 36: Historic Environment – Designated heritage assets including listed buildings, structures and their settings; conservation areas; and scheduled monuments, will be given the highest level of protection and should be conserved and enhanced. Applications for development affecting any heritage asset or its setting must be accompanied by a heritage statement. The level of detail should be proportionate to the significance of the heritage asset and the likely level of impact.

Assessing Heritage Significance

- 2.12 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2021) (NPPF) as: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

2.13 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated Planning Practice Guidance (PPG).¹ The determination of the significance of a heritage asset is based on statutory designation and/or professional judgement against these values (or interests). The definition of these interests is provided in the PPG and reproduced in full below for completeness:

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

2.14 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance. These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019):

- **Historic interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.

¹ Paragraph: 006 Reference ID: 18a-006-20190723

- **Archaeological interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.
 - **Architectural and artistic interest:** derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
- 2.15 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset must be evaluated against the range of criteria listed above on a case-by-case basis. In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.
- Assessing the contribution of setting**
- 2.16 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as: *"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 may be neutral."*
- 2.17 Setting is the way in which the asset is understood (i.e. evidential and historical interests) and experienced (aesthetic and communal values). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects). Guidance produced by Historic England (The setting of heritage assets).
- 2.18 Historic Environment Good Practice Advice (GPA) in Planning Note 3, 2017a) and the Landscape Institute and Institute of Environmental Management and Assessment

(Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3), 2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

- **Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3: assess change.** This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- **Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- **Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

2.19 In accordance with Historic England guidance (GPA 3, 2017a), this assessment has considered the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with views, and the extent to which setting may have already been compromised.

2.20 This section discusses the relevant heritage interests of the heritage assets identified in Section 1 and includes a historic environment baseline discussing the context of the application Site.

Assessing harm

2.21 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no

harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance'. The following levels of harm may be identified during this assessment:

- *Substantial harm: The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed' (PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019).*
- *Less than substantial harm; and*
- *No harm (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.*

Non-designated Heritage Assets of Archaeological Interest

2.22 Below ground heritage assets (archaeological remains) which are buried and not identified as scheduled monuments, are typically categorised as 'non -designated heritage assets'. The NPPF PPG identifies two categories of non-designated heritage assets of archaeological interest (Paragraph: 041 Reference ID: 18a-041-20190723 Revision date: 23 07 2019):

(1) *Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 68). They are of 3 types:*

- *those that have yet to be formally assessed for designation.*
- *those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*
- *those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*

2.23 The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport (DCMS 2013). Judging whether sites fall into this category is a matter of professional judgement and may be assisted by reference to the criteria for scheduling monuments.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first. Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

2.24 The NPPF also notes that “decision-making regarding such assets requires a proportionate response by local planning authorities”.

3.0 HISTORIC ENVIRONMENT BASELINE

Site location and context

- 3.1 The Site comprises an irregularly shaped parcel of land, which includes a surfaced car park and maintenance area. At the north-eastern corner of the application Site; areas of tall grassland, scrub, mature and semi-mature trees and a pond, at the north-east of the Site; and an existing golf course, which is located at the centre and south of the Site.
- 3.2 The northern boundary of the Site is bordered by Dagnell End Road (with associated, linear residential development). To the east is Hither Green Lane beyond which sits the main complex of the Abbey Hotel and Golf Course, and to the south are large, detached dwellings. To the west lies the Meadow Farm Public House and Hotel (including the Grade II listed farm; see below), separated by an area of open grazing land.

Geology and topography

- 3.3 The Study Area is within a flat to gently undulating wooded landscape based on bedrock geology made up of mudstone and ribbons of siltstone. Superficial geology is made up of sand and gravel and alluvial, which follows the courses of the River Arrow and the Batchley and Dagnell Brooks. Within the northern half of the wider landscape is a complex of piecemeal and Parliamentary enclosure, which has undergone later field amalgamation and reorganisation.
- 3.4 The Historic Landscape character of the Site is predominantly "*Ornamental, Parkland and Recreational*" due to its use as a golf course, The western parcel of the Site is identified as piecemeal enclosure.
- 3.5 The land use in this wider vicinity (the Study Area) is pastoral and large areas of relic and surviving parkland remain in this area, with tree cover comprising large blocks of ancient woodland. Within the Study Area pockets of modern expansion and interrupted row settlement is surrounded by large areas of parkland and industrial complexes, which, in turn, are surrounded by larger swathes of field amalgamation and piecemeal and Parliamentary enclosure. The Scheduled Monuments of Forge Mill and Bordesley Abbey are also included within the search area.

Historic and archaeological background

3.6 The following section provides a summary of the archaeological and historical development of the application site and its environs, compiled from sources as listed in the references section, consultation of the local Historic Environment (HER) data and drawing on previous studies in the area surrounding the Site with due acknowledgement. Understanding the history and context of the relevant designated and non-designated heritage assets is important to establishing their setting and the contribution that setting makes to their significance.

Prehistoric period (800,000 BC–AD 43)

3.7 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dating to this period within the Study Area.

3.8 The Mesolithic hunter-gather communities of the post-glacial period (10,000–4000 BC) inhabited a largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains.

3.9 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. The HER notes two bronze age pits from this period approx. 600m west from the Site (WSM69422 and WSM51143, see **Figure 3**).

3.10 It is noted that the HER groups all Unstratified Finds in the Redditch area into a single identifier (WSM35036) covering findspots from the middle Iron Age to the Medieval Period (for readability this asset is not shown on the Figures).

Romano-British period (AD43 – AD410)

- 3.11 There is a paucity of evidence from this period within the Study Area. General early settlement within the Study Area (and the wider region as a whole) comprises farmsteads and strings of wayside dwellings and the ancient Saltway. The conjectured Roman road (Ryknild Street or Icknield Street) which began at Fosse Way and runs north to Rotherham. The route of the road runs approx. 1.6km east of the Site.
- 3.12 The saltway runs from Droitwich east through Redditch. The route is described as running from Bentley to Foxlydiate, then along Salter's Lane in Batchley and on through Beoley and out of County. Many stretches of this route have now gone out of use. Its course through Hanbury Parish is unclear and this stretch should be regarded as very conjectural. Its route from Beoley to the County Boundary is also unclear and should be regarded as conjectural. The saltway is identified on the HER as running along the north boundary of the Site (WSM37590, see **Figure 4**).
- 3.13 A Roman occupation area is identified on the HER due to a Field named Blackstitch on 1839 Tithe map for Tardebigg (WSM34296). However, it is still uncertain whether there would have been continual occupation during this period. It is noted that the HER groups all Unstratified Finds in the Redditch area into a single identifier (WSM40797) covering findspots from this period (for readability this HER feature is not shown on the Figures).

Early medieval (Anglo-Saxon) and later medieval periods (AD410 – AD1540)

- 3.14 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. Germanic settlers arrived from the Continent; the basis of their economy was agriculture and early Saxon settlement was exclusively rural. In the immediate post-Roman period, the established roads may still have been used, but likely with little maintenance. In the 7th to 9th centuries rural settlement developed around minsters (religious centres or monasteries) and royal estate centres such as Bordesley Abbey (approx. 200m to the south of the Site).
- 3.15 The Abbey is a designated heritage asset (Scheduled Monument Number 1005304) and comprises a Cistercian Abbey and chapel situated on the south side of the River Arrow, southwest of its confluence with Batchley Brook. The monument survives as visible earthworks including banked enclosures, building platforms, hollow ways, leats and fishponds, together with stone walls and buried features of the abbey, chapel, watermill

and workshops. The Abbey was founded in 1138 by Waleran de Beaumon and demolished in 1538 (See Section 4 for assessment of the monument).

- 3.16 The HER holds no records relating to the early medieval (Anglo-Saxon) period from the Site or surrounding Study Area however there are several later medieval sites located within the vicinity of the Site (see **Figure 5**). These records predominantly relate to medieval agricultural occupation (WSM00017 and WSM05555) along with the associated and ridge and furrow earthworks (WSM00735, WSM21604, WSM09858 and WSM57466).
- 3.17 Although the Domesday Survey of AD1086 does not mention Redditch, it does make mention of Tardebigge, within which the development area was historically located. Tardebigge was on the northern edge of a royal forest, the Forest of Feckenham (WSM42160) which is adjacent to the southern boundary of the Site. It is likely that this Medieval agricultural landscape may have extended as far as the vicinity of the Site (Fagan & Jackson, 1994).
- 3.18 Areas of ridge and furrow earthworks are recorded on the HER within the Study Area. Earthworks southwest of Bordesley Lodge Farm are recorded approx. 90m west of the Site which are likely associated with the Deserted Medieval Village, West of Bordesley Lodge Farm (WSM05555) and at Weights Lane (WSM00017) visible as earthworks. Initial grants for the foundations of Bordesley Abbey included the land of Bordesleia. Although no such place is recorded in Domesday the name 'Bord's clearing of land' suggests pre-Conquest settlement near the site of the later Abbey. The nearest settlement to the Abbey site recorded in Domesday is Osmerlie. The location of the sites of perhaps both Osmerlie and Bordesleia may be indicated by two small, deserted village earthwork sites on either side of the Arrow some 2 kilometres northwest of the Abbey (P Rahtz & S Hirst).
- 3.19 At approx. 900m to the east of the Site the HER notes a medieval deer park mentioned in the documentary sources from the 13th century (WSM41573). Precise extent unknown, but this approximation based on documentary and cartographic evidence. The deerpark originated in the mid-13th century and by the early-14th century there is reference to 2 parks, old and new. Two distinct parks are mentioned again in the mid-17th century as Lodge Park and Red Deer Park.
- 3.20 Historic settlement in the wider area is seen in the medieval village of Ipsley. In the south the region mostly contains the Arrow Valley Country Park, but also includes a fieldscape of riverside meadows and tree cover seen to follow watercourses and within the hedgerows. The course of the River Arrow has been altered since the 12th century, with the building of Bordesley Abbey, and has been altered and canalised since. Also in the

south of the region is the town of Redditch, which grew out of a small, late medieval settlement associated with the Manor of Bordesley.

- 3.21 Later in the 11th century the HER notes the Bordesley Park and former deer park (WSM28815). An Inclosure Act for Alvechurch was passed in 1819. In 1652 there were proceedings in the Court of Exchequer between Richard Booth, then owner of Alvechurch Park, and the rector of Alvechurch with respect to tithes. The park had been converted into farms before the end of the 18th century.
- 3.22 The town of Redditch was held at the Dissolution by the Abbot of Bordesley, is not mentioned in the foundation charters of the abbey, and it is not known how or when it was acquired. It may have been originally included in the manor of Bordesley. The 'vill' of Redditch is mentioned in the 14th and 15th centuries, and the HER notes Medieval Street system (WSM19818) approx. 1.3km south of the Site.
- 3.23 The HER notes the Meadow Farm (Bordesley Lodge Farm) as dating from the 15th century (although the listing description dates it to c. 1600), this building is designated Grade II and is discussed (along with the associated water pump and granary) in the following section, in terms of the historic development of the area, it is typical of the small farmsteads which would have comprised the medieval agricultural landscape. It is likely that the Site itself was in agricultural use throughout this period following forest clearance.

Post-medieval and modern periods (AD1540 – present)

- 3.24 The HER shows many features of this period outside of the Site boundary (see **Figure 6**). The town of Redditch expanded in the 18th century with the invention of steam powered needle mills and improved canal and railway links (WSM19811). Various industrial features are noted in the HER, although these are predominantly clustered around the town itself. These include a gasworks (WSM32510), mills (WSM00038, WSM03253 and WSM57468). The HER also notes a group of outfarms (WSM59286, WSM59287 and WSM51634) around Easemore Farm (WSM54859; approx. 1km to the south of the Site). Further evidence of expanded industry are the numerous clay pits which are shown in the HER within this period (WSM43038, WSM03501, WSM57465 and WSM70705).
- 3.25 Cartographic evidence suggests the Site was located outside the main areas of occupation and remained in agricultural use the post-medieval period. The 1839 Tardebigg Tithe Map (**Figure 7**) and the 1842 Alvechurch Tithe Map (**Figure 8**) show the study site divided into small fields with irregular boundaries. The 1903 Ordnance Survey map (**Figure 9**) shows little change, as does the later aerial photograph (**Figure 10**).

- 3.26 The urban expansion of Redditch New Town has overwritten the historic field pattern of riverside meadows and fields along the River Arrow and Blacksoils Brook during this period. As is also the case on the land which comprises the Site, which has been landscaped for the Abbey Park golf course. The 1842 map shows the pond (in field 1538) which is sustained to the present day within the Abbey golf and country club, which was built in the 1980s, along with the residential properties along the then new Hither Green Lane (**Figure 11**).

Past archaeological investigations

- 3.27 There have been numerous archaeological investigations within the search area, which includes desk-based assessments, geophysical surveys, building recording, watching briefs, evaluations and excavations (see **Figure 12** and **Figure 13**). Archaeology in the north of the region centres on features above and below ground from the prehistoric onwards, with alluvial deposits surviving along the River Arrow floodplain.
- 3.28 Designated and undesignated buildings are mostly associated with parkland features and farmsteads and date from the later medieval and post-medieval periods. To the south of the Site boundary palaeoenvironmental deposits are expected to remain in association with the Dagnell Brook and River Arrow (HER Ref: WSM37587), the latter also revealing earthworks for several mills along its course. The wider area to the south for the Site boundary also has further evidence of palaeo-environmental deposits, which may survive to a depth of 5m.
- 3.29 Outside of the Study Area a worked Bronze Age timber was uncovered (see previous section). Later above and below ground features remain from the medieval period onwards at Bordesley Abbey and Forge Mill Needle Museum, with further earthworks and buildings relating to the later needle working industry.

4.0 STATEMENT OF SIGNIFICANCE (BUILT HERITAGE)

Introduction

- 4.1 In accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes or changes to their setting and significance. This has been based on the distance of the asset from the Site, the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between the asset and the Site.
- 4.2 The initial assessment utilised modern and historic mapping, aerial photography, the National Heritage List (NHLE) and the Historic Environment Record (HER) to identify which designated above ground heritage assets identified within the study area may include the proposed development area as part of their setting. Within the search area lie nine Listed Buildings and fourteen unlisted (non-designated heritage assets; NDHA). The non-designated heritage assets date to the 16th through to the 19th century and include a weir, several farmsteads, a watermill and fire station. The built heritage assets scoped out are listed below:

Built heritage assets scoped out

Name	Grade / Type	List Entry
The Forge Mill	Scheduled Monument	1005270
Water Pump about 3 yards Northeast of Bordesley Lodge Farmhouse	II	1348643
British Mills, No. 1, Albert Street	II	1296838
Windsor Mills, Clive Road	II	1100035
Dagnell End Farmhouse	II	1100140
Cartshed Granary and Pigsties immediately North of Dagnell End Farmhouse	II	1078237
Barn Immediately Northwest of Dagnell End Farmhouse	II	1263814
Cattle Shelter Immediately West of Dagnell End Farmhouse	II	1342111
Bordesley Park Farm, Alvechurch	NDHA	WSM55098
Weights Farm, Tutnall and Copley	NDHA	WSM55141
Site of Old Mills, Redditch	NDHA	WSM00038
Site of New Mills, Windsor Road, Redditch	NDHA	WSM00036
Site of Fire Station, Birmingham Road, Redditch	NDHA	WSM71539
Site of Old Gasworks, Redditch	NDHA	WSM32510
Site of Middle House Farm, Redditch	NDHA	WSM54860
Redditch Crematorium, Bordesley Lane, Redditch.	NDHA	WSM71175
Site of Needle Mill, Chapel Farm, Redditch	NDHA	WSM57468
Forge Mill Cottage, Redditch	NDHA	WSM03253
Toll House on the Birmingham, Dagnell End Road, Redditch	NDHA	WSM45426

- 4.3 The application Site (and Proposed Development) is well screened from these designated assets, which are located at a distance from the Site. In addition, no historical or functional connections have been identified between the Site and these assets. As such, it is considered that the land which constitutes the Site does not form part of the setting of these assets and therefore does not contribute to their heritage significance.
- 4.4 Furthermore, there are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within 1km of the Site boundary (at the time of writing). As a result of this sifting process, as noted above, it has been found that there are two listed buildings and one scheduled monument in the vicinity of the Site whose settings and therefore significance could potentially be changed by the development.

Built Heritage Assets for assessment

The following designated heritage assets have been scoped into this assessment:

Name	Grade / Type	List Entry
Bordesley Abbey	Scheduled Monument	1005304
Bordesley Lodge Farmhouse	II	1100038
Granary About One Yard North of Bordesley Lodge Farmhouse	II	1157529

- 4.5 The following section will assess the significance of these assets, including the contribution its setting makes to this significance, in accordance with Step 2 of the methodology recommended by the Historic England guidance (GPA 3). The tow listed buildings are considered together as a group due to their clear association.

Bordesley Abbey

- 4.6 The Bordesley Abbey Scheduled Monument is a designated heritage asset of the highest significance. Scheduled in 1957 it is located c. 660m north-west of Papermill Farm and approx. 130m south of the Site. Despite partial destruction, archaeological excavation and the insertion of tracks and path surfaces, Bordesley Abbey survives comparatively well. The monument is of considerable interest with many differing features showing provision for worship, settlement and subsistence. The monument will include layers and deposits containing important archaeological information relating to its use and construction. The Cistercians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

Historic and Archaeological interest

- 4.7 A detailed discussion of the monument is provided in description given by Historic England. A summary is provided here. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. Some 75 of these religious houses belonged to the Cistercian order founded by St Bernard of Clairvaux in the 12th century. The Cistercians - or 'white monks', on account of their undyed habits - led a harsher life than earlier monastic orders, believing in the virtue of a life of austerity, prayer and manual labour. Seeking seclusion, they founded their houses in wild and remote areas where they undertook major land improvement projects. Their communities were often very large and included many lay brethren who acted as ploughmen, dairymen, shepherds, carpenters and masons. The Cistercians' skills as farmers eventually made the order one of the richest and most influential. They were especially successful in the rural north of England where they concentrated on sheep farming.
- 4.8 The Cistercian Abbey at Bordesley was founded in 1138 by Waleran de Beaumon. The abbey church and monastic buildings were demolished in 1538. The Chapel of St. Stephen was constructed during the 13th century and was used as a parish church for the local population so they would not disturb the monks at the abbey church. It remained the parish church until 1805 when it was demolished for its stone.
- 4.9 This monument includes a Cistercian Abbey and chapel situated on the south side of the River Arrow, southwest of its confluence with Batchley Brook. The monument survives as visible earthworks including banked enclosures, building platforms, hollow ways, leats and fishponds, together with stone walls and buried features of the abbey, chapel, watermill and workshops. The abbey enclosure is denoted on the east, north and northwestern sides by a bank up to 2.2m high and 3m wide. Within the enclosed area are animal enclosures and building platforms that are up to 1m high with hollow ways linking the platforms and enclosures.
- 4.10 At the northern end of the site are two large fishponds, the largest is approximately 120m long with a dam bank up to 3m high and is linked by a leat to a smaller pond on the west. Additional fishponds are located throughout the site and are connected by leats and banked water channels. The principal abbey buildings are located on the western side of the site and were constructed in the 12th century of green and red sandstone with additions during the 13th and 14th centuries. Walls of the abbey church up to 2m high are visible and represent the remains of the north aisle and arcade, the tower passage,

the western transept, and the south and west cloister walls. Excavations have uncovered further cloister foundations, the south transept and chapels, a night stair and many burials.

- 4.11 Southeast of the abbey church is a ditched enclosure which excavation has shown to contain a large post-built structure with evidence of considerable smithing activity. On the western side of the site are the rectangular earthwork remains of the gatehouse, Chapel of St. Stephen and a graveyard with 17th and 18th century tombstones. To the north of the abbey church the location of the fishponds and leat system suggests the presence of a watermill.

Setting

- 4.12 The immediate setting of the monument is well defined within its land parcel. Overall, it is considered that the cemetery to the west, the 1980s housing development to the south and north, along with the golf courses to the north (which includes the Site) and east do not contribute in the appreciation or understanding of the monument, which is vested in its below and above ground archaeological remains and immediate setting within its land parcel. It is considered the wider setting makes a lesser contribution to this significance due to the 20th century development surrounding the Scheduled Monument which does not contribute to its appreciation.

Bordesley Lodge Farmhouse and Granary

- 4.13 This pair of Grade II listed buildings share an association and have been included on the NHLE for their historic and architectural interest. The buildings were both first listed in 1985.

Archaeological, Historic and Architectural interest

- 4.14 This section includes both listing descriptions for the assets; the farmhouse itself (1100038) and the Granary (1157529).

Bordesley Lodge Farmhouse

"Farmhouse, now house. c1600 with mid-C19 alterations and additions. Timber-framed with brick infill, refacing and replacement walling on sandstone base, partly roughcast; plain tiled roofs. Main part of four framed bays aligned north-west/south-east; the second

bay from the south-east end is narrow and occupied by a large chimney with a brick ridge stack; an L-shaped wing adjoins the rear of the south-easternmost bay. Two storeys, attic and cellar. Framing: main part has three rows of square panels at first floor level with short straight braces across some upper corners. Some close-studding visible in rear wing; north-east gable end of rear wing has a collar and tie-beam truss with two struts exposed; this may once have been an intermediate truss and the wing reduced in length. Windows are mainly C19 casements. South-west front elevation: ground floor has two 3-light windows (one of which is blocked) and a hipped canted bay window; first floor has two 3-light windows and a 4-light window. Main entrance to left has a hipped-roofed brick porch with trellis infill and a 6-panelled door. Attic lights in gable ends. Interior: main ceiling beams are stop-chamfered. Large fireplace in former hall. C19 single-storey kitchen addition at rear."

Granary

"Granary. Early C17 with mid-C19 and mid-C20 alterations. Timber-framed with brick infill, plinth and replacement walling; plain tiled roof. L-plan; two framed bays aligned north-east/south-west with single-bay wing to rear south-westernmost bay. Two levels. Framing: two and three panels from sill to wall-plate; some short straight braces in upper corners; no original trusses visible. Main south-east elevation: external rebuilt steps lead up to central loft door; steps have an archway with a cambered head within which is a 3-light window; also small kennel hole with cambered head to right of archway. Left of the steps is a lean-to addition with a rectangular opening and a south-east return which adjoins the north-westernmost bay of Bordesley Lodge Farmhouse (qv) at the rear. Interior: roof has intermediate collar and tie-beam trusses with raking struts. The rear wing has been largely rebuilt. The building is prominently situated very close to Bordesley Lodge Farmhouse and is included for group value."

Setting

- 4.15 The farmhouse and granary clearly comprise a group of early farm buildings within the vicinity of the Site. The assets themselves have been converted to a hotel and two storey hotel lodge (Listed Building Application Ref: 2006/119/LBC). This has changed their original use as agricultural farm buildings, it is therefore considered that it is the remaining significant historic fabric of these buildings rather than modern landscaping and car parking facilities which contribute to their significance rather than the setting of the assets.
- 4.16 This setting has continually changed throughout the 20th century, with the 1980s construction of housing around Hither Green Lane and the Abbey golf course (including the Site area) to the east, Dagnell End Road and Birmingham Road to the north and the Abbey station to the South (see **Figure 11**).
- 4.17 Further to this the immediate setting of the assets (within their land parcel) has also changed with the introduction of park facilities and other modern outbuildings during the 1990s and 2000s changes for the hotel use. Overall, it is considered that the surviving historic physical fabric of these buildings contributes to their significance rather than the immediate and wider setting which no longer represents the original late medieval agricultural use.

5.0 STATEMENT OF POTENTIAL AND SIGNIFICANCE (ARCHAEOLOGICAL REMAINS)

Introduction

5.1 This section discusses the potential of the site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and considering past disturbance which may have affected survival. For example, the site may have high potential for the presence of activity of a particular period, but with low survival. This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for such to be present. For each chronological period where the potential is assessed as low the likely heritage significance is not included, as this implies that remains from the period are not present on the site.

Factors Affecting Survival

5.2 Past ground disturbance on the site from late 19th and 20th century developments may have compromised archaeological survival, eg, building foundations, golf course landscaping and or quarrying, identified primarily from historic maps, site walkover survey, and information on the likely depth of deposits.

5.3 There is no geotechnical data for the Site following the golf course landscaping. Based on information from a 2007 archaeological evaluation at Meadow Farm (WSM35085) the predicted level of natural geology in the vicinity of the site is Loose yellowish-brown sand at approx. 0.46m below ground level. However, this evaluation was outside the landscaping golf course area. Overall, archaeological survival across the site is anticipated to be low.

Palaeoenvironment

5.4 The site has potential for palaeoenvironmental remains. The alluvium may contain well-preserved (due to waterlogging) organic remains. Minerogenic deposits such as alluvial silts and clays have high potential for diatom preservation, the assessment of which can provide information on the salt or freshwater nature of deposits that would enhance interpretation of the past landscape. Peat deposits preserve pollen and floral and faunal microfossils such as seeds, plant fragments, molluscs and occasionally ostracods.

- 5.5 Organic material can also be dated by radiocarbon techniques, important for establishing the chronology for the depositional sequence. In combination with geoarchaeological assessment of the sediments, examination of pollen and diatoms can provide valuable information of contemporary local environmental conditions. Such remains have evidential value for the past environment in which prehistoric and later people lived, and would be of low or medium heritage significance, derived from archaeological interest.

Prehistoric

- 5.6 The site has low potential to contain prehistoric remains. While unstratified remains cannot be ruled out it is likely that past ground disturbance from the construction of the golf course will have impacted the archaeological interest of any prehistoric remains and therefore if present, such remains may be of significance, depending on preservation and extent, from derived from archaeological interest.

Roman

- 5.7 The site has low potential to contain Roman remains. There are no defined areas of Roman occupation with the Study Area (as noted on the HER). There is uncertainty within the dataset. However as with the prehistoric remains, past ground disturbance from the construction of the golf course will have impacted the archaeological interest of any remains dating to this period.

Early medieval (Saxon) and later medieval

- 5.8 The site has moderate potential to contain remains. The Site is in a recognised medieval agricultural landscape, however due to past ground disturbance and landscaping associated with the golf course and other 1980s development, any remains are likely to have been disturbed. The archaeological interest and therefore significance of any surviving remains it is likely to be low, depending on preservation and extent, from derived from archaeological and historical interest.

Post-medieval

- 5.9 The site has moderate potential to contain post-medieval remains, However, any post-medieval remains would be associated with later agricultural practices and the landscaping of the golf course of low significance as derived from archaeological interest.

6.0 IMPACT ASSESSMENT

Introduction

- 6.1 The management and mitigation of change to the heritage resource resulting from development are based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (see NPPF text in Section 1).
- 6.2 Impacts to the historic environment and heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets. The following section outlines the Proposed Development and whether these would impact the historic, architectural, or archaeological interest of the heritage assets identified.
- 6.3 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.
- 6.4 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm', 'less than substantial harm', 'substantial harm' or 'total loss of significance' (see Section 1).

Outline of the proposals relevant to the assessment

- 6.5 The current Proposed Development is detailed in the drawings and statements which accompany the application. The below sections should be read in conjunction with the submission drawing pack for the full planning application.

Impact on above ground designated heritage assets

- 6.6 The residential development would be sited upon the existing brownfield and greenfield land with landscaped green edges with a variety of planting options to the north which improves the aesthetic interest of the Scheduled Area (see accompanying proposal

drawings). The impact of the proposals on the significance of identified heritage assets has been assessed with reference to relevant policy and guidance (see Section 1).

- 6.7 This stage of the assessment will consider both the impact of the Proposed Development on the significance of each of the heritage assets in turn (GPA3: Step 3) and will then examine the potential for maximising enhancement and/or minimising harm, where identified (Step 4). In examining the impact of the Proposed Development on the significance of the identified heritage assets, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

Bordesley Abbey

- 6.8 The setting of the scheduled monument is of lesser importance than the identified archaeological interest. The land slopes to the south from the boundary of the Proposed Development to the location of the monument and it is the immediate setting which contributes to the significance of the assets by providing a buffer around the monument and helps to place the monuments in its landscape context, by preserving some of the views across the landscape towards the monument.
- 6.9 Considering the embedded design mitigation, it is judged the sense of place within the landscape will be sustained. There will be no physical change to the monuments and their immediate setting to the north will be conserved. It is recognised that there will be a change in the wider setting of the monument due to the Proposed Development being present. However, due to the current land use it is considered the land which comprises the development area does not make a meaningful contribution to the appreciation of the monument and overall, the Proposed Development will result in a neutral change to its significance via a change in setting.

Bordesley Lodge Farmhouse and Granary

- 6.10 The Bordesley Lodge Farmhouse and Granary principally derives their significance from the historic and architectural interest of its physical fabric rather than setting. However, the land which comprises the Site does not contribute to the appreciation of the Grade II listed buildings. In the absence of any substantial associative historic relationship between the buildings and the fact that the Site has been changed by the presence of the golf course, it is concluded that the Proposed Development will not adversely impact the significance of the listed buildings via a change in setting.

Legislation and policy compliance

Listed buildings and conservation areas

- 6.11 The application Site does not include any listed buildings or conservation areas and only forms a part of the wider setting of these identified assets (namely the Bordesley Lodge Farmhouse and Granary). This wider setting itself is not designated. The special architectural or historic interest of the listed structures resides in the original fabric of these assets. The proposals will not result in any physical impact to any listed building with only the potential change in setting being a consideration. Therefore, it is an application of the NPPF that resolves the statutory duties regarding the 1990 Act as described above.

Scheduled Monuments

- 6.12 The Bordesley Abbey Scheduled Monument is a designated heritage asset of the highest significance. This significance is derived from its physical remains and their integral archaeological interest rather than the wider setting which has changed over the course of the 20th century. The proposals will not result in any physical impact to the Scheduled Monument, with only the potential change in setting being a consideration. Therefore, it is an application of the NPPF that resolves the statutory duties regarding the 1990 Act as described above.

National Planning Policy Framework and Local Policy

- 6.13 The NPPF considerations regarding heritage assets are detailed above and in Section 2 of the report. This Heritage Statement represents an appraisal of heritage significance of the identified heritage assets in the vicinity of the Site, in compliance with paragraph 189 (see Section 1). The high-quality design inherent in the proposals displays a consideration for the Site's location the wider environment (Step 4 of the Historic England guidance), the setting of the Scheduled Monument and has placed great weight on the conservation of designated heritage assets.
- 6.14 The Bordesley Lodge farmstead (and setting) which has been changed to facilitate its hotel use. The wider setting of the assets (which includes the Site) is considered to make a lesser contribution to the physical fabric which makes up each asset. Moreover, the embedded design mitigation comprises two main elements: first, the design of the built form itself, which has been sensitively designed to be contextual to the surrounding area and local vernacular and second, the landscaping proposals, which have been designed

to provide softening and screening of the new built form. Moreover, the majority of the existing mature trees and hedgerows being are being retained which will also provide screening to the development.

- 6.15 Regarding the identified Scheduled Monument (Bordesley Abbey), only setting is a consideration. There is a distinct lack of visual link between the proposed residential development area (the former golf course) and the identified Scheduled Monument, the significance of which will be conserved. The previous 20th century development in the area (including the Hither Green Lane homes, the golf course and new build around Bordesley), has changed the original functional associative connections with the surrounding land and therefore appreciation of these heritage assets (i.e., change in setting). Overall, it is considered that the Proposed Development would sustain the designated heritage assets in a manner appropriate to their significance and would cause no harm to any designated asset via a change in setting.

7.0 CONCLUSION AND RECOMMENDATIONS

Introduction

7.1 This report has been produced within the context and requirements of relevant national and local planning policy and guidance, including the NPPF and Historic England guidance on significance and setting. The historic development of the Site, in addition to an appraisal of the significance of the heritage assets within the vicinity of the Site, has been used to inform the assessment of the proposals' potential impact on the historic environment.

Built heritage considerations

7.2 The Site does not contain any nationally designated built heritage assets, such as listed buildings or conservation areas. There will be no physical impact on any designated built heritage assets as part of the scheme. This Heritage Statement has identified three built heritage assets, the settings of which have the potential to be changed by the proposals:

- Bordesley Abbey
- Bordesley Lodge Farmhouse
- Granary About One Yard North of Bordesley Lodge Farmhouse

7.3 The heritage significance of these assets is derived from their integral historic and architectural (aesthetic) interest. The original setting of these assets (including the Scheduled Monument and listed buildings) has been changed by current and previous development around each asset during the latter part of the 20th century.

7.4 The Proposed Development comprises a high-quality residential scheme, which has been influenced by the local vernacular. Moreover, the land which comprises the Site in its present condition (partially as a golf course) does not contribute to the appreciation of the identified designated heritage assets. Therefore, taking into account the embedded design mitigation (including vegetation screening) and the arrangement of the new built form away from the Scheduled Monument and the River Arrow, it is judged that the proposals will make a positive contribution to the local character of the wider area and is considered to result in a neutral impact to the appreciation of the identified designated heritage assets via a change in setting, resulting in no harm to their significance.

Archaeological considerations

- 7.5 Regarding the archaeological planning considerations for the Proposed Development, it is considered that within the search area there could be potential for below ground archaeological features and deposits from the prehistoric through to post medieval and modern periods, given the proximity of recorded artefacts and features. There could also be good potential for palaeo-environmental deposits within the search area, particularly towards the south where the River Arrow borders the site. However, the previous landscaping of the site to facilitate the golf course use, is likely to have caused disturbance to any surviving archaeological remains.
- 7.6 The proposals are unlikely to impact on significant archaeological remains (non-designated heritage assets of archaeological interest equivalent to a Scheduled Monument). There is a residual potential for the archaeological deposits which may survive beyond the depths and extents of previous ground disturbance. However, any archaeological deposits that survive are likely to comprise agricultural remains associated with the previous phases of use on the site as evidenced in the historic mapping and therefore are likely to be of lower significance and would fall into Category 2 of non-designated heritage assets of archaeological interest as delineated by the PPG (see Section 2 of this report). This category of assets, though of lesser heritage significance are still subject to a conservation objective (in line with NPPF para 205). Due to past ground disturbance and the likely lesser significance of any surviving remains, it is considered that pre-determination archaeological fieldwork is not necessary, and any archaeological fieldwork can be secured by a planning condition.
- 7.7 Therefore, archaeological mitigation is likely to comprise a two-stage approach. Stage one of this approach will involve a programme of evaluation fieldwork. The results of the evaluation will determine whether any further stage two mitigation work will be necessary (should assets of archaeological interest be identified). This might comprise targeted archaeological excavations in advance of construction, and/or an archaeological watching brief during enabling works/construction for remains of lesser significance. Alternatively, the evaluation may indicate that no further work is required.

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APPENDIX 1

HER Gazetteer

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Historic Environment Record Gazetteer

The table below represents a gazetteer of known historic environment sites and finds within the study area. Each entry has an assessment (A) reference number. The gazetteer should be read in conjunction with the historic environment features map.

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Historic Environment Records (features and findspots)

HER ref	Name	Summary	Period
WSM01268	Unstratified and Unlocated Finds in the Parish of Beoley	Unlocated and unstratified finds in Beoley.	Unknown
WSM35905	General Record for Oblique Aerial Photographs of Parish of Tutnall and Cobley	1960s aerial photographs.	Unknown
WSM35936	General Record for Aerial Photographic sources, Alvechurch	A series of aerial photographs.	Unknown
WSM35940	Record for General Aerial Photos of Redditch.	Several photos from the 1980s.	Unknown
WSM09755	Earthworks, Dagnall End Farm, Beoley	Irregular earthworks	Unknown
WSM09867	Ring Ditch, South of Lower Park Farm, Alvechurch		Unknown
WSM09876	Cropmarks west of Clevedon Farm, Beoley		Unknown
WSM55868	Meander Movement, South West of Boeley Equestrian Centre 4	Meander Movement. This record has been auto created and is being cleaned as part of the Wetlands project.	Unknown
WSM55869	Meander Movement, South West of Boeley equestrian Centre 3	Meander Movement. This record has been auto created and is being cleaned as part of the Wetlands project.	Unknown
WSM55870	Meander Movement, South west of Boeley Equestrian Centre 2	Meander Movement. This record has been auto created and is being cleaned as part of the Wetlands project.	Unknown
WSM55871	Meander Movement, South West of Boeley Equestrian Centre	Meander Movement. This record has been auto created and is being cleaned as part of the Wetlands project.	Unknown
WSM55916	Pond, Alvechurch	Pond. This record has been auto created and is being cleaned as part of the Wetlands project.	Unknown
WSM40797	Unstratified and Unlocated Finds within the Parish of Alvechurch		ROMAN
WSM37590	Saltway, Beoley to Droitwich	A Saltway runs east from Droitwich and passes through Beoley and on into Warwickshire.	ROMAN 1ST CENTURY AD to 21ST CENTURY AD
WSM34296	Field Named Blackstitch, Redditch	Field named Blackstitch on 1839 Tithe map for Tardebigg	ROMAN 1ST CENTURY AD to ROMAN 5TH CENTURY AD
WSM37587	Alluvial deposits, Redditch area	Alluvial deposits with potential for prehistoric, Roman and post-Roman environmental remains.	EARLY MESOLITHIC to 15TH CENTURY AD
WSM36916	General Information for the Parish of Tutnall and Cobley		EARLY MESOLITHIC to 19TH CENTURY AD
WSM69422	Bronze Age pit, Northeast of Lowan's Hall Farm, Brockhill	Pit containing Bronze Age pottery, and cracked stones	LATE BRONZE AGE
WSM51143	Bronze Age pit, Northwest of Jacobs Close, Brockhill	Pit containing Bronze Age pottery, flint and cracked stones	LATE BRONZE AGE
WSM56946	Area of Palaeolithic Potential, Wasperton Sand and Gravel	Deposits dating to Marine Isotope Stage 4 to Stage 2 with potential for organic beds at base and high potential for artefacts at Aston and Beckford.	Marine Isotope Stage 04 to Marine Isotope Stage 02
WSM56935	Area of Palaeolithic Potential, Glaciofluvial Deposits	Glaciofluvial Deposits dated to Marine Isotope Stage 6 to Stage 2.	Marine Isotope Stage 06 to Marine Isotope Stage 02
WSM35036	Unstratified Finds, Redditch	All unstratified.	MIDDLE IRON AGE to MEDIEVAL
WSM00017	Deserted settlement, Weights Lane, Redditch	Mounds and hollows - possibly half a dozen house platforms, south of Weights	LATE 11TH CENTURY AD to

		Lane, intersected by a mill leat. Identified by R T Rowley.	16TH CENTURY AD
WSM41573	Beoley Medieval Deer Park, Beoley	Deer park mentioned in the documentary sources from the 13th century. Precise extent unknown, but this approximation based on documentary and cartographic evidence.	LATE 11TH CENTURY AD to 16TH CENTURY AD
WSM42160	Feckenham Forest	13th century boundary of Feckenham Forest.	LATE 11TH CENTURY AD to 17TH CENTURY AD
WSM21604	Ridge and Furrow, Alvechurch		LATE 11TH CENTURY AD to 17TH CENTURY AD
WSM28815	Deer Park at Bordesley Park, Alvechurch		LATE 11TH CENTURY AD to 17TH CENTURY AD
WSM03915	Leat, east of Forge Mill, Redditch	Mill leat, partly open, partly red brick culvert, flowing northeast from Forge Mill. Possible ridge & furrow & pebble surface revealed by evaluation. No dates. No significant deposits. Leat last repaired 1990.	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM41586	General Information for the Parish of Alvechurch	General Parish Information	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM19818	Medieval street system, Redditch	Medieval street system	LATE 11TH CENTURY AD to 21ST CENTURY AD
WSM00025	Oysterbeds north-east of Weights Farm, Tutnall		MEDIEVAL
WSM05555	Deserted Medieval Village, West of Bordesley Lodge Farm	Possible deserted medieval village, manifested as earthworks.	MEDIEVAL
WSM00735	Ridge and Furrow north of Weights Farm, Redditch		MEDIEVAL
WSM07249	Earthworks southwest of Bordesley Lodge Farm		MEDIEVAL
WSM09858	Ridge and Furrow, South-west of Weights Farm, Tutnall and Cobley	Ridge and furrow earthworks surveyed in 2002 as part of the ridge and furrow volunteer project.	MEDIEVAL
WSM57466	Ridge and furrow south of Weights Farm, Redditch	Ridge and furrow visible on LiDAR coverage.	MEDIEVAL
WSM42973	Boundary bank, west of Bordesley Abbey	Boundary bank, recorded on 1974 Aston Survey.	MEDIEVAL
WSM21306	Lost Manor of Osmerley within the parish of Alvechurch		MEDIEVAL
WSM67639	Floor at Bordesley Lodge	15th century floor	15TH CENTURY AD
WSM54853	Meadow Farm (Bordesley Lodge Farm), Redditch	Meadow Farm (Bordesley Lodge Farm), Redditch. Partially extant 15th century listed farmstead with converted buildings.	15TH CENTURY AD to 21ST CENTURY AD
WSM62503	Meadow Farm (Bordesley Lodge Farm), Redditch	Meadow Farm (Bordesley Lodge Farm), Redditch. Partially extant 15th century listed farmstead with converted buildings.	15TH CENTURY AD to 21ST CENTURY AD
WSM57468	Site of Needle Mill, Chapel Farm, Redditch	Needle mill at Chapel Farm (later Middlehouse Farm) on Tardebigg tithe map (1839).	16TH CENTURY AD to 19TH CENTURY AD
WSM57410	Five Tunnels Weir, River Arrow, Redditch	Five Tunnels Weir which is postulated to date to the 16th century [1]	16TH CENTURY AD to 21ST CENTURY AD
WSM31548	Bordesley Park Farmhouse, Beoley		17TH CENTURY AD to 21ST CENTURY AD
WSM55098	Bordesley Park Farm, Alvechurch	Bordesley Park Farm, Alvechurch. Partially extant 17th century unlisted farmstead with unconverted buildings.	17TH CENTURY AD to 21ST CENTURY AD
WSM62748	Bordesley Park Farm, Alvechurch	Bordesley Park Farm, Alvechurch. Partially extant 17th century unlisted farmstead with unconverted buildings.	17TH CENTURY AD to 21ST CENTURY AD
WSM57465	Disused pits, east of Lowan's Hill Farm, Redditch	Pits shown on historic mapping and LiDAR coverage	18TH CENTURY AD to 19TH CENTURY AD
WSM67640	Well and Drain at Bordesley Lodge	18th and 19th century features	18TH CENTURY AD to 19TH CENTURY AD

WSM28813	Park at Bordesley Hall, Alvechurch		18TH CENTURY AD to 20TH CENTURY AD
WSM33332	Bordesley Stream (Old Leat), Bordesley, Redditch	Probably a mill leat constructed in the 18th or 19th century but there is possible evidence to point to a medieval date.	18TH CENTURY AD to 20TH CENTURY AD
WSM03253	Forge Mill Cottage, Redditch	Unlisted early 19th century cottage visible on 1st Edition Ordnance Survey.	18TH CENTURY AD to 21ST CENTURY AD
WSM55099	Dagnell End Farm, Beoley	Dagnell End Farm, Beoley. Partially extant 18th century listed farmstead with converted buildings.	18TH CENTURY AD to 21ST CENTURY AD
WSM62749	Dagnell End Farm, Beoley	Dagnell End Farm, Beoley. Partially extant 18th century listed farmstead with converted buildings.	18TH CENTURY AD to 21ST CENTURY AD
WSM45426	Toll House on the Birmingham, Dagnell End Road, Redditch	Approximate location of toll house on the outskirts of Redditch, on the Birmingham/Dagnell End Road	19TH CENTURY AD to 20TH CENTURY AD
WSM54860	Site of Middle House Farm, Redditch	Site of Middle House Farm, Redditch. Demolished 19th century (?) unlisted farmstead.	19TH CENTURY AD to 20TH CENTURY AD
WSM19778	Standard Works, Redditch	Site of factory (fishing tackle)	19TH CENTURY AD to 20TH CENTURY AD
WSM19811	Railway line, Redditch	Railway line	19TH CENTURY AD to 20TH CENTURY AD
WSM54859	Easemore Farm, Redditch	Easemore Farm, Redditch. 19th century (?) unlisted farmstead.	19TH CENTURY AD to 21ST CENTURY AD
WSM55141	Weights Farm, Tutnall and Cobley	Weights Farm, Tutnall and Cobley. Partially extant 19th century (?) unlisted farmstead with unconverted buildings.	19TH CENTURY AD to 21ST CENTURY AD
WSM62509	Easemore Farm, Redditch	Easemore Farm, Redditch. 19th century (?) unlisted farmstead.	19TH CENTURY AD to 21ST CENTURY AD
WSM62791	Weights Farm, Tutnall and Cobley	Weights Farm, Tutnall and Cobley. Partially extant 19th century (?) unlisted farmstead with unconverted buildings.	19TH CENTURY AD to 21ST CENTURY AD
WSM51632	Site of Outfarm north-west of Easemore Farm, Redditch	Site of Outfarm north-west of Easemore Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM51634	Site of Field Barn north of Easemore Lane, Redditch	Site of Field Barn north of Easemore Lane, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM51651	Site of Field Barn south of Weights Farm, Tutnall and Cobley	Site of Field Barn south of Weights Farm, Tutnall and Cobley. Demolished 19th century (?) unlisted outfarm.	19TH CENTURY AD to Unknown
WSM51660	Site of Outfarm north west of Bordesley Lodge Farm, Redditch	Site of Outfarm north west of Bordesley Lodge Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM51661	Site of Outfarm north-east of Easemore Farm, Redditch	Site of Outfarm north-east of Easemore Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59282	Site of Outfarm north-west of Easemore Farm, Redditch	Site of Outfarm north-west of Easemore Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59284	Site of Field Barn north of Easemore Lane, Redditch	Site of Field Barn north of Easemore Lane, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59285	Site of Outfarm, Easemore Lane, Redditch	Site of Outfarm, Easemore Lane, Redditch. Demolished 19th century (?) unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59286	Site of Outfarm, Easemore Lane, Redditch	Site of Outfarm, Easemore Lane, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59287	Site of Outfarm, Easemore Lane, Redditch	Site of Outfarm, Easemore Lane, Redditch. Demolished 19th century (?) unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59288	Site of Outfarm, Easemore Lane, Redditch	Site of Outfarm, Easemore Lane, Redditch. Demolished 19th century (?) unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59301	Site of Field Barn south of Weights Farm, Tutnall and Cobley	Site of Field Barn south of Weights Farm, Tutnall and Cobley. Demolished 19th century (?) unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59310	Site of Outfarm north west of Bordesley Lodge Farm, Redditch	Site of Outfarm north west of Bordesley Lodge Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown
WSM59311	Site of Outfarm north-east of Easemore Farm, Redditch	Site of Outfarm north-east of Easemore Farm, Redditch. Demolished 19th century to 20th century unlisted outfarm.	19TH CENTURY AD to Unknown

WSM62510	Site of Middle House Farm, Redditch	Site of Middle House Farm, Redditch. Demolished 19th century (?) unlisted farmstead.	19TH CENTURY AD to Unknown
WSM43038	Old Clay Pits west of Halfway House, Alvechurch	Two Old Clay Pits recorded on 1st Edition OS Map.	19TH CENTURY AD to Unknown
WSM03501	Earthworks, East of Weights Farm, Weights Lane, Tutnall and Cobley		20TH CENTURY AD
WSM27654	Site of Royal Enfield Cycle Works, Hewell Road, Enfield, Redditch	Site of motor cycle works.	20TH CENTURY AD
WSM71175	Redditch Crematorium, Bordesley Lane, Redditch.	Crematorium built between 1971-3.	20TH CENTURY AD to 21ST CENTURY AD
WSM71539	Site of Fire Station, Birmingham Road, Redditch	Fire Station	20TH CENTURY AD to 21ST CENTURY AD
WSM05546	Millponds, Southwest of Old Mills, Redditch	Two millponds lying Southwest of Old Mills, Redditch.	POST MEDIEVAL
WSM34205	General Information for the Parish of Redditch	General information and unlocated records within the modern parish.	POST MEDIEVAL
WSM41592	General Information for the Parish of Beoley	General parish information.	POST MEDIEVAL
WSM09759	Works, Redditch		POST MEDIEVAL
WSM49089	Pond, Dagnell End Road, Redditch	Pond	POST MEDIEVAL
WSM49090	Pond, West of Abbery Park Golf Club, Redditch	Pond	POST MEDIEVAL
WSM49145	Mill Ponds and Leats, Paper Mill Farm, Redditch	Mill features	POST MEDIEVAL
WSM56625	Pond, Meadow Farm, Redditch	Pond	POST MEDIEVAL
WSM57442	Ridge and furrow, south of Dagnell End Road, Redditch	Ridge and furrow visible on LiDAR and aerial photographic coverage.	POST MEDIEVAL
WSM57467	Disused pits, south of Weights Farm, Redditch	Pits visible on LiDAR coverage	POST MEDIEVAL
WSM00036	Site of New Mills, Windsor Road, Redditch	Site of a 17th century 'Needle Mill'.	POST MEDIEVAL to 20TH CENTURY AD
WSM70705	Clay Pit, south east of Bordesley Hall, Alvechurch		POST MEDIEVAL to 20TH CENTURY AD
WSM70707	Clay Pits, south of Bordesley Hall, Alvechurch	Clay pits, recorded on 1st Edition Ordnance Survey map.	POST MEDIEVAL to 20TH CENTURY AD
WSM56651	Pond, Dagnell Brook, Alvechurch	Pond.	POST MEDIEVAL to 21ST CENTURY AD
WSM32510	Site of Old Gasworks, Redditch		POST MEDIEVAL to 21ST CENTURY AD
WSM00038	Site of Old Mills, Redditch	Site of mills (needle and fishhook) recorded on 1st and 2nd Edition Ordnance Survey maps. Demolished in 1936/1939.	POST MEDIEVAL to World War Two
WSM31398	Bridge, Road Junction, Birmingham Road, Redditch	Site of WW2 road block.	World War Two
WSM37530	H.D.A. Forgings Ltd, Windsor Road, Redditch	Founded in 1939. Specialist forging company.	World War Two
WSM37174	Parish of Redditch, World War 2 Bombing Raids.	Bombing raids during WW2 in the parish.	World War Two
WSM37209	World War 2 Bombing Raids in Worcestershire; Parish of Alvechurch	WW2 bombing raids within the parish.	World War Two
WSM27706	Site of Workers Hostel, Bordesley, Redditch	Workers hostel. Now demolished.	World War Two
WSM28719	Site of Communal Air Raid Shelter, Birmingham Road, Redditch	Site of communal air raid shelter. Said to have survived into the 1990's.	World War Two
WSM28720	Approximate Site of Air Raid Shelter, East of Birmingham Road, Redditch	Trench-type air raid shelter.	World War Two
WSM28721	Possible Site of Gun Crew Accommodation, Bordesley Lane, Redditch	Gun crew accommodation for Bofors gun at Ireland's Farm.	World War Two
WSM28722	Possible Site of Bofors Gun Emplacement, Redditch Crematorium, Redditch	Possible site of Bofors gun.	World War Two
WSM28723	Possible Site of Bofors Gun Emplacement, Lowan's Hill, Redditch	Possible site of Bofors gun emplacement.	World War Two
WSM31422	Site of Rifle Range, Lowan's Hill Farm, Redditch	WW2 Rifle range.	World War Two
WSM33091	Site of Flame Fougasse, Railway Cutting North of Redditch, Redditch	WW2 Flame Fougasse	World War Two
WSM33095	Road Block, Railway Bridge, Windsor Road, Redditch	WW2 Road Block	World War Two
WSM36395	Site of Fire Station, Birmingham Road, Redditch	Fire Station	World War Two

WSM25035	Royal Observer Corps Monitoring Post, Lowans Hill Farm, Hewell Road, Redditch	Royal Observer Corps Monitoring Post	World War Two to 21ST CENTURY AD
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Historic Environment Records (past investigations)

RecordType	Ref	Name
DBA	WSM30067	Desk Based Assessment of Abbey Stadium, Redditch
DBA	WSM21603	Desk Based Assessment in 1994, Proposed Bordesley Bypass, Alvechurch
DBA	WSM21605	Desk Based Assessment in 1994, Proposed Bordesley Bypass, Alvechurch
DBA	WSM21606	Desk Based Assessment in 1994, Proposed Bordesley Bypass, Redditch
DBA	WSM21607	Desk Based Assessment in 1994, Proposed Bordesley Bypass, Tutnall and Cobley
DBA	WSM46479	Desk Based Assessment for land around Mill Weir and Five Tunnels Weir, River Arrow, Redditch
DBA	WSM47439	Desk Based Assessment in 2012, Bordesley, Redditch
DBA	WSM47573	Worcestershire Villages Historic Environment Resource Assessment for Alvechurch
DBA	WSM67396	Ongoing Work: Desk Based Assessment, Johnsons Volvo, Clive Road, Redditch
DBA	WSM70396	Ongoing Work: Desk Based Assessment in 2018 on Land at Bordesley Park, Bordesley
DBA	WSM70984	Desk Based Assessment, Beoley, Redditch
DBA	WSM71650	Ongoing Work: Desk Based Assessment at Brockhill East, Redditch
DBA	WSM73355	Ongoing Work: Desk Based Assessment at Arrow Valley Park/Bordesley Abbey, Redditch
DBA	WSM77897	Desk Based Assessment in 2021 on Land at Redditch Combined Hub, Redditch
DBA	WSM57127	Desk Based Assessment in 2014 on land at Brockhill East, Redditch
EVP	WSM34493	Ongoing Work: DBA at Proposed River Arrow Roundabout, Abbey Stadium, Redditch
EVP	WSM45750	Ongoing Work - Desk Based Assessment in 2011, Brockhill East, Redditch
EVP	WSM45755	Ongoing Work - Desk Based Assessment in 2011, Land north of Riverside, Redditch
EVS	WSM30288	Building Recording in 2000, Forge Mill Cottage, Redditch
EVS	WSM36084	Building Recording in 2007, Meadow Farm, Dagnell End Road, Bordesley, Redditch
EVS	WSM41576	Photographic survey in 2009 at Lowans Hill Farm, Redditch
EVS	WSM66239	Geophysics Survey on land at Brockhill East, Redditch
EVS	WSM67785	Geophysical Survey in 2016 on Land at Brockhill East, Redditch
EVS	WSM71659	Geophysical Survey at Brockhill East, Redditch
EVS	WSM72499	Resistivity survey in 1994 at Bordesley Abbey, Redditch
EVS	WSM72505	Midlands Purple and Cistercian-type Wares, Bordesley Abbey, Redditch
EVT	WSM32810	Photograph of Fishponds Taken in 1958 before excavation, Bordesley Abbey
EVT	WSM29700	Evaluation in 1995, Proposed Bordesley Bypass
EVT	WSM42958	Excavations 1972-1980 at Bordesley Abbey
EVT	WSM42965	Excavations between 1983 and 1987 at St. Stephen's Chapel and graveyard
EVT	WSM29781	Evaluation in 1989/90, Site of Proposed Visitor Centre, Bordesley Abbey
EVT	WSM26887	Watching brief in 1998, Forge Mill House, Needle Mill Lane, Redditch
EVT	WSM30772	Watching Brief in 2001, Five Tunnels, Redditch
EVT	WSM31907	Watching Brief in 2002, Bordesley Abbey, Redditch
EVT	WSM36082	Watching Brief in 2007, Meadow Farm, Dagnell End Road, Bordesley, Redditch

EVT	WSM4210 7	Ongoing work - watching brief on interpretation panels.
EVT	WSM3505 1	Evaluation in 2006, Bordesley Bypass., Tutnall and Cobley
EVT	WSM3508 5	Evaluation at 2007, Meadow Farm, Dagnall Road, Redditch
EVT	WSM1562 4	Archaeological Fieldwork in 1991, Birmingham Airport Link Pipeline Recording
EVT	WSM3044 5	Archaeological Observation in 1990, Esso Birmingham Airport Link, Tutnall a
EVT	WSM3044 6	Archaeological Observation in 1990, Esso Birmingham Airport Link, Tutnall a
EVT	WSM3044 7	Archaeological Observation in 1990, Esso Birmingham Airport Link, Alvechurch
EVT	WSM4575 6	Archaeological Evaluation in 2011, Hewell Road, Redditch
EVT	WSM0724 5	Excavations 1969-1973, north of Bordesley Abbey
EVT	WSM4298 9	Excavations between 1968 and 1989 within industrial area of Bordesley Abbey
EVT	WSM4303 0	Excavations 1969-1973 at Bordesley Abbey
EVT	WSM4606 6	Evaluation in 2011 at Weights Lane, Redditch
EVT	WSM4746 7	Archaeological Watching Brief at The Teardrop Site, Bordesley Lane, Redditch
EVT	WSM6793 0	Evaluation at Brockhill East, Phase 2, Redditch
EVT	WSM6833 4	Archaeological Evaluation, New Holyoakes Field First School, Lowan's Hill Farm, Brockhill East, Redditch
EVT	WSM6936 2	Archaeological Investigations in 2017 at BTR Land, Brockhill East, Redditch
EVT	WSM6936 2	Archaeological Investigations in 2017 at BTR Land, Brockhill East, Redditch
EVT	WSM7248 7	Excavations 1965-1966 at Bordesley Abbey
EVT	WSM7264 8	Archaeological watching brief in 2011 on Land at Bordesley Abbey
EVT	WSM7378 1	Evaluation at Brockhill East Phase 3, Land off Weights Lane, Tutnall and Cobley

APPENDIX 2

Figures

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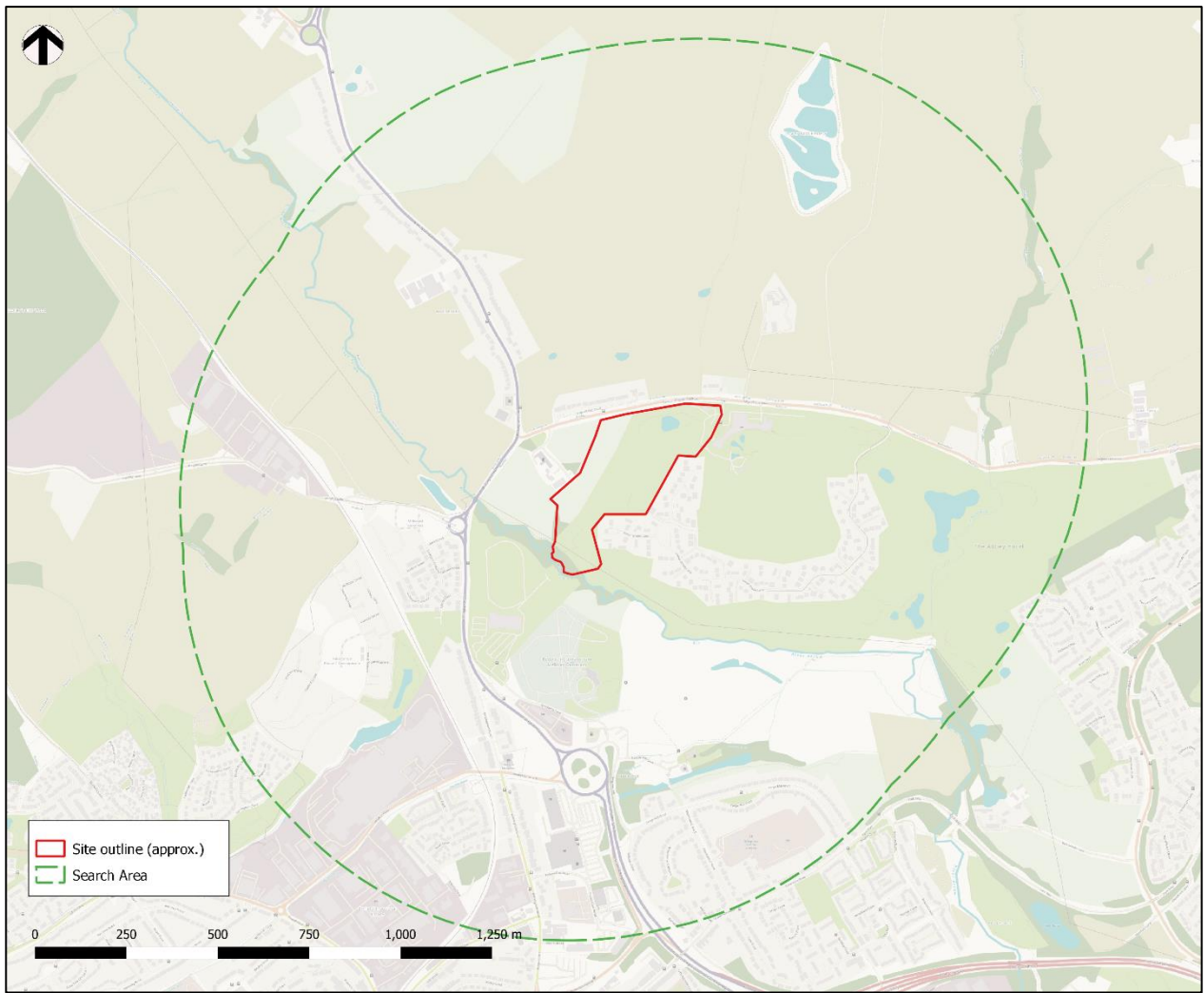


Figure 1: Site outline

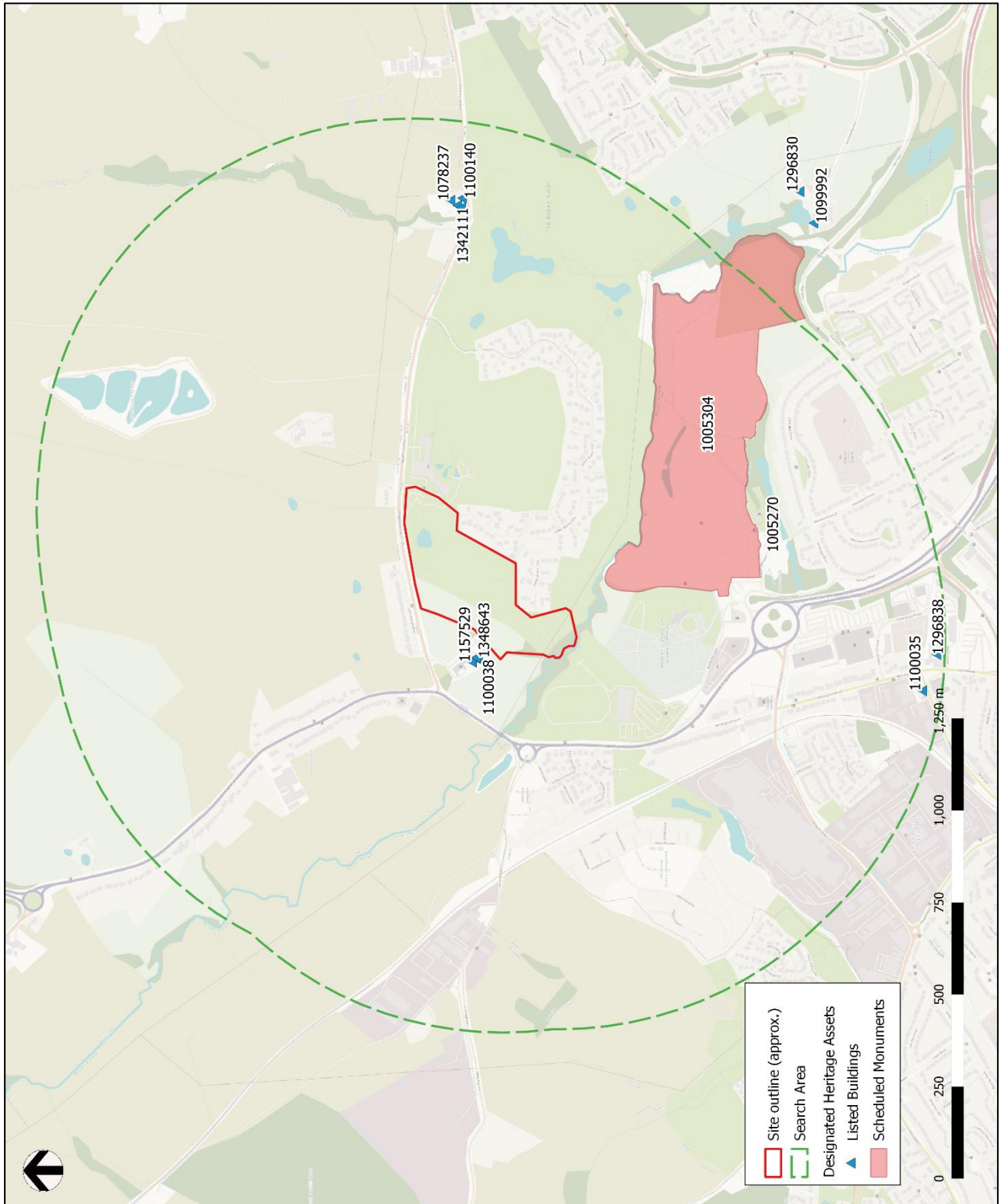


Figure 2: Designated Heritage Assets in the vicinity of the site

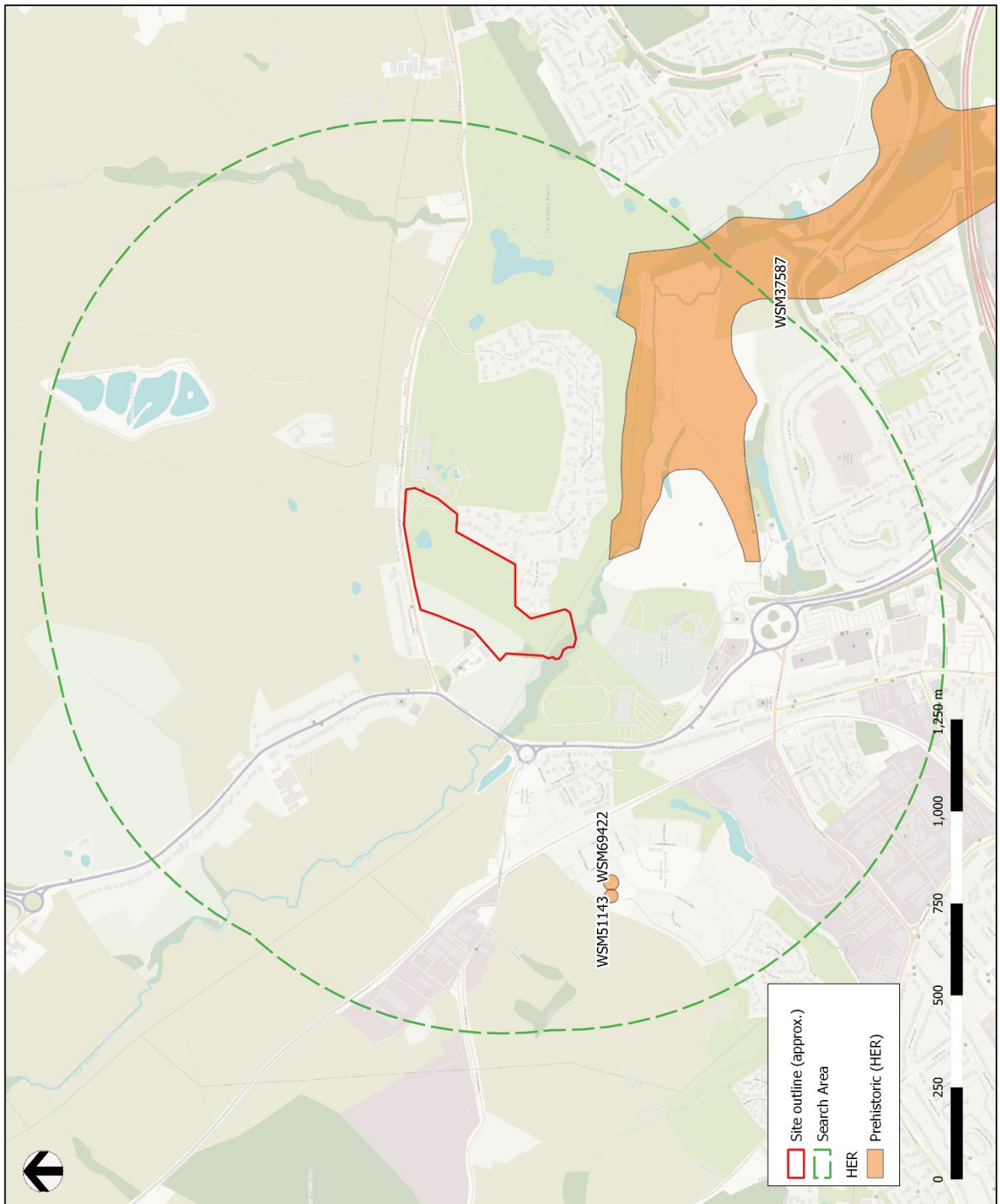


Figure 3: Historic Environment Records (pre-historic)

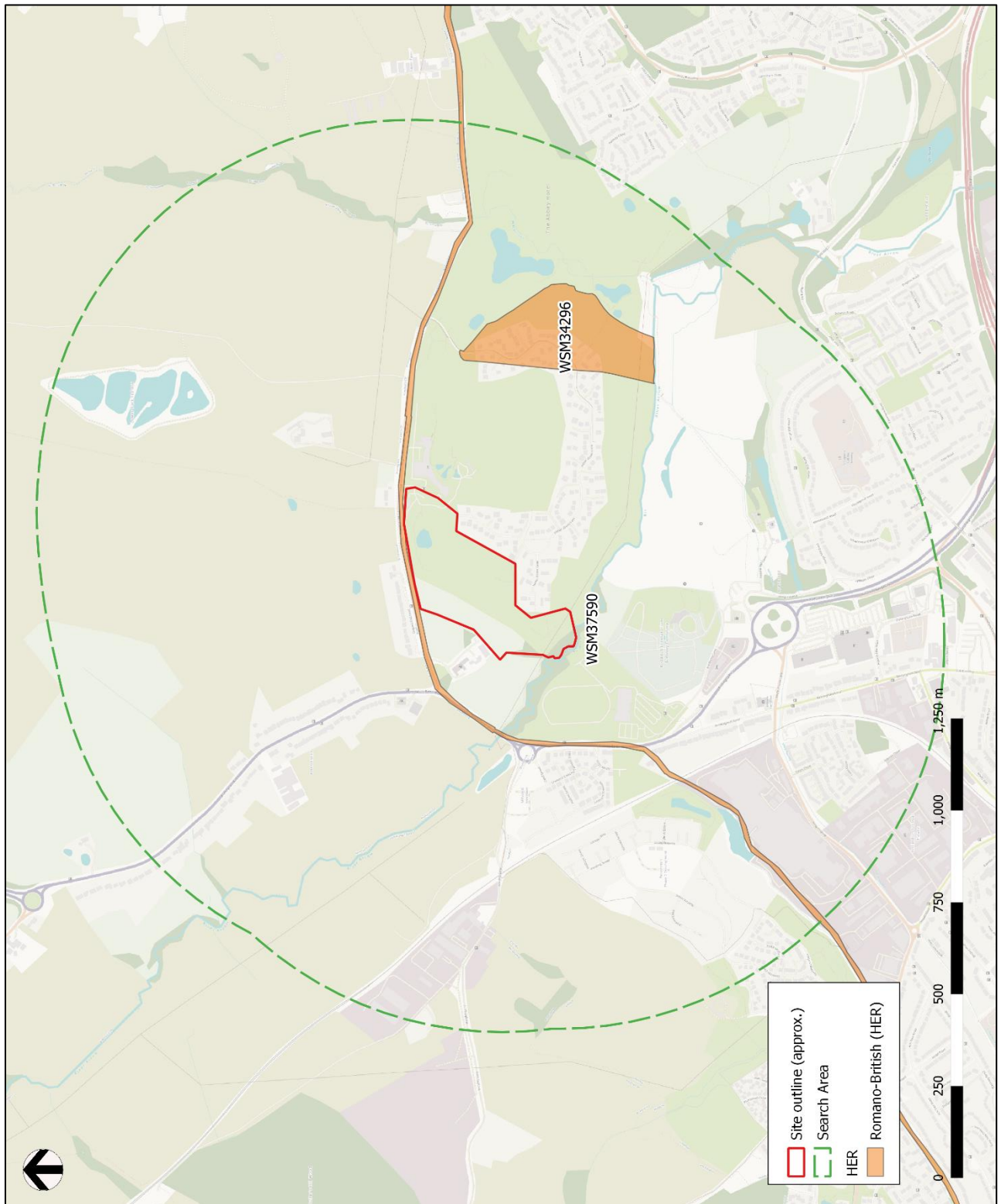


Figure 4: Historic Environment Records (Romano-British)

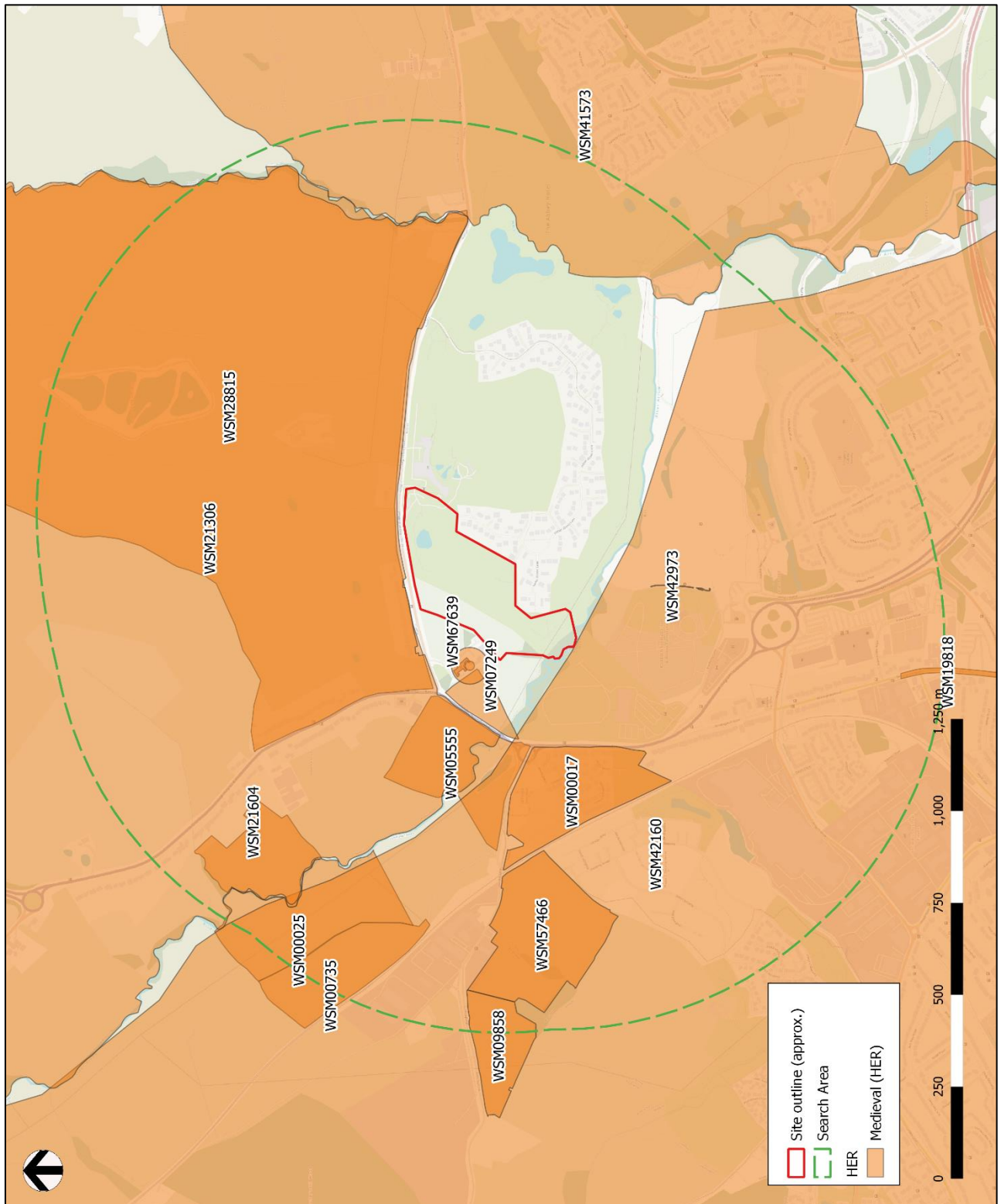


Figure 5: Historic Environment Records (Medieval)

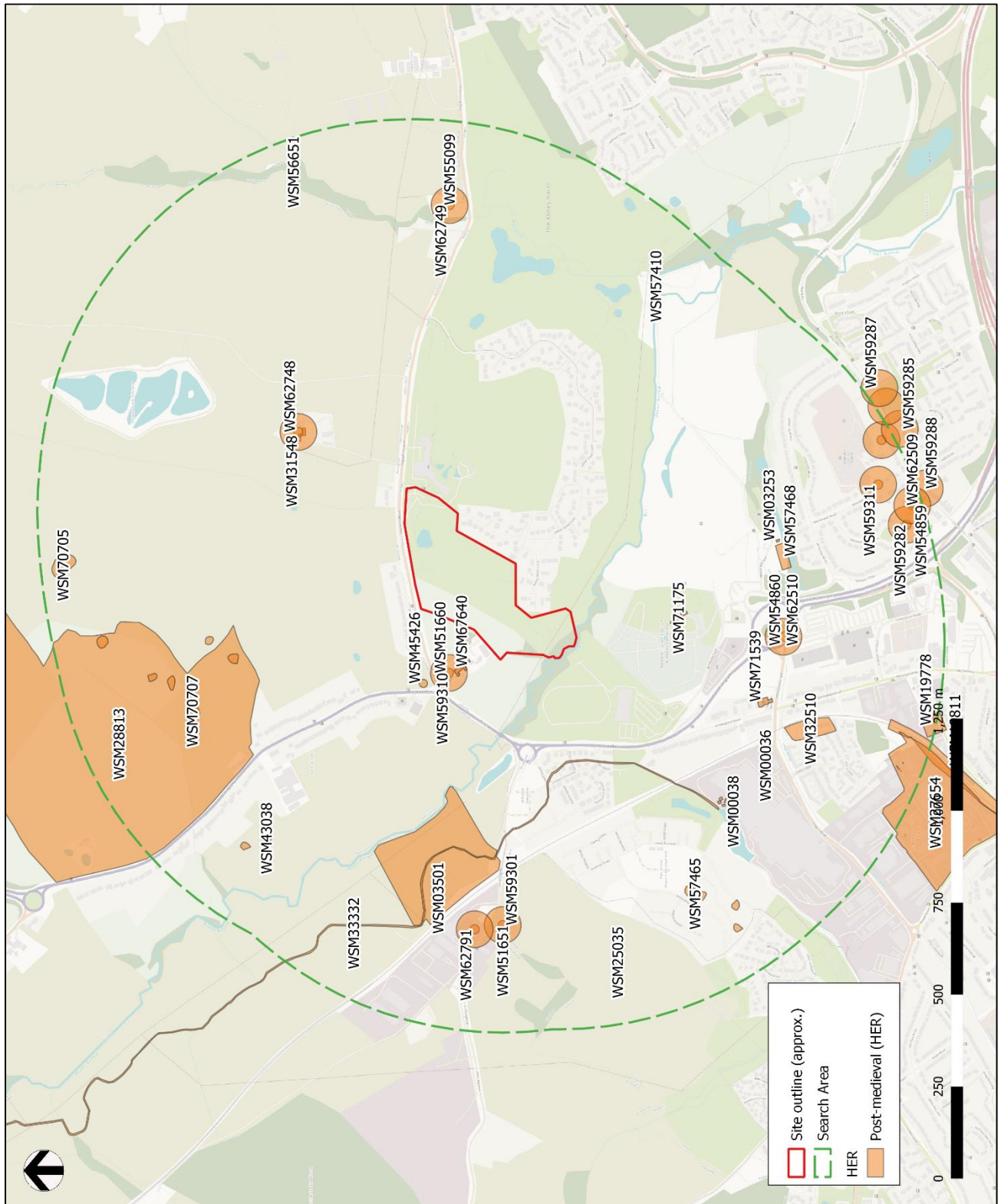


Figure 6: Historic Environment Records (Post Medieval and Modern)

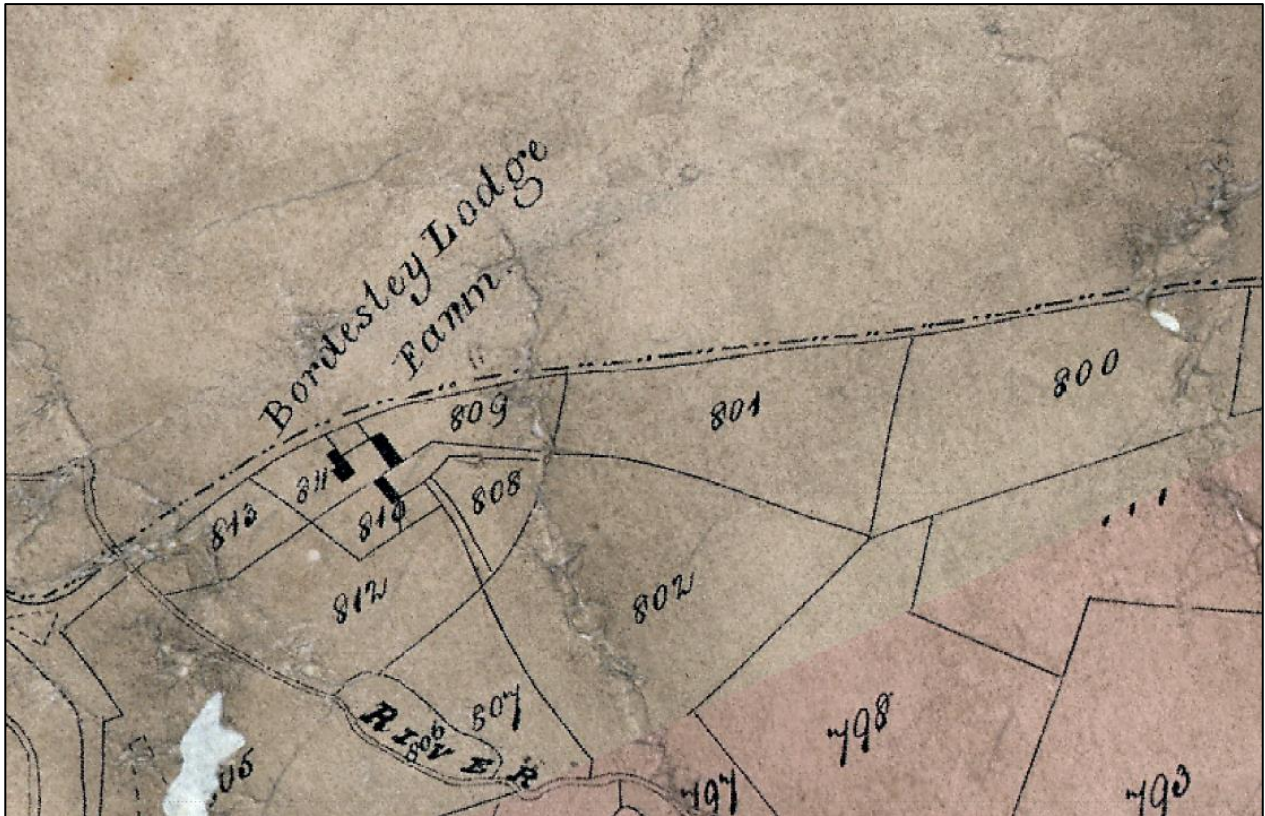


Figure 7: 1839 Tardebigg Tithe Map

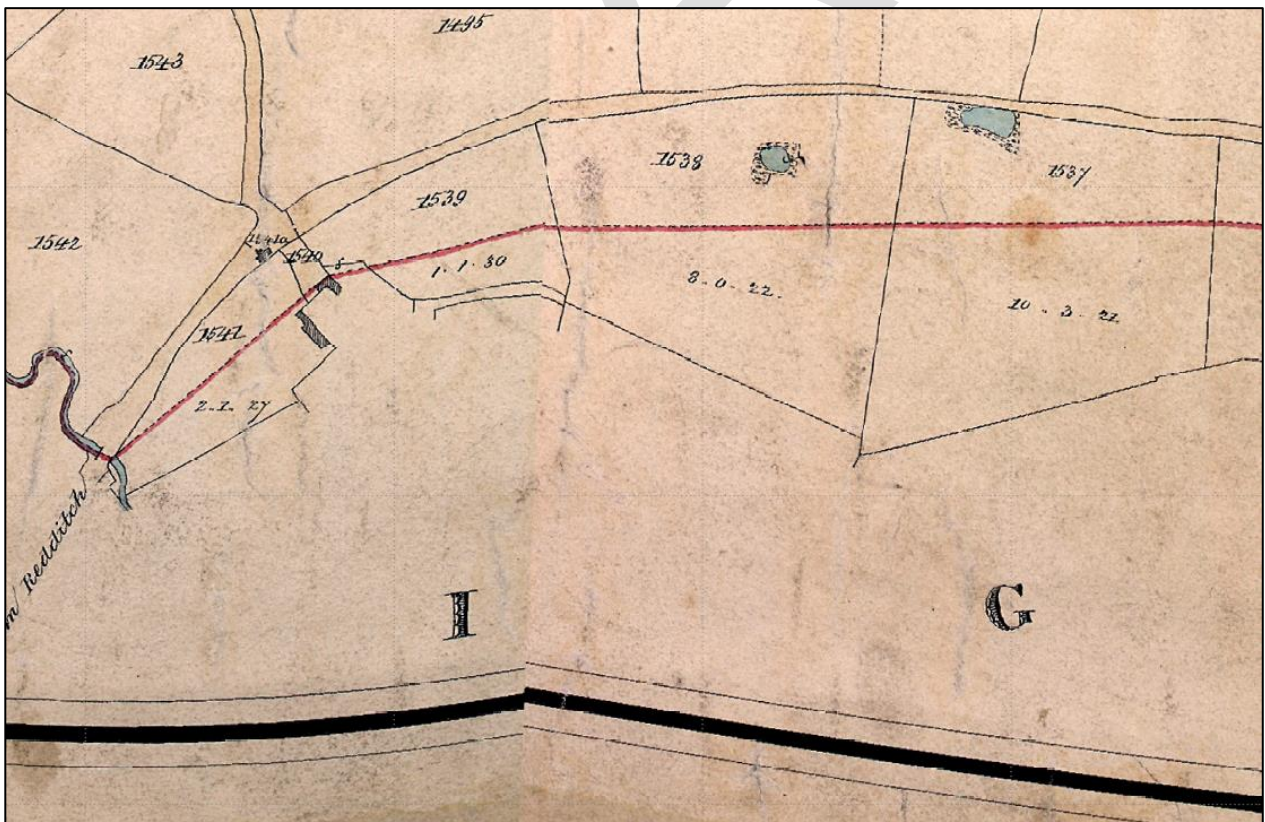


Figure 8: 1842 Alvechurch Tithe Map,



Figure 9: 1904 OS map

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Figure 10: 1945 Aerial photograph showing previous agricultural character

(Source: RAF_106G_UK_1333_V_5102)



Figure 11: 1999 Aerial photograph

(Source: Google Earth – Infoterra and Bluesky)

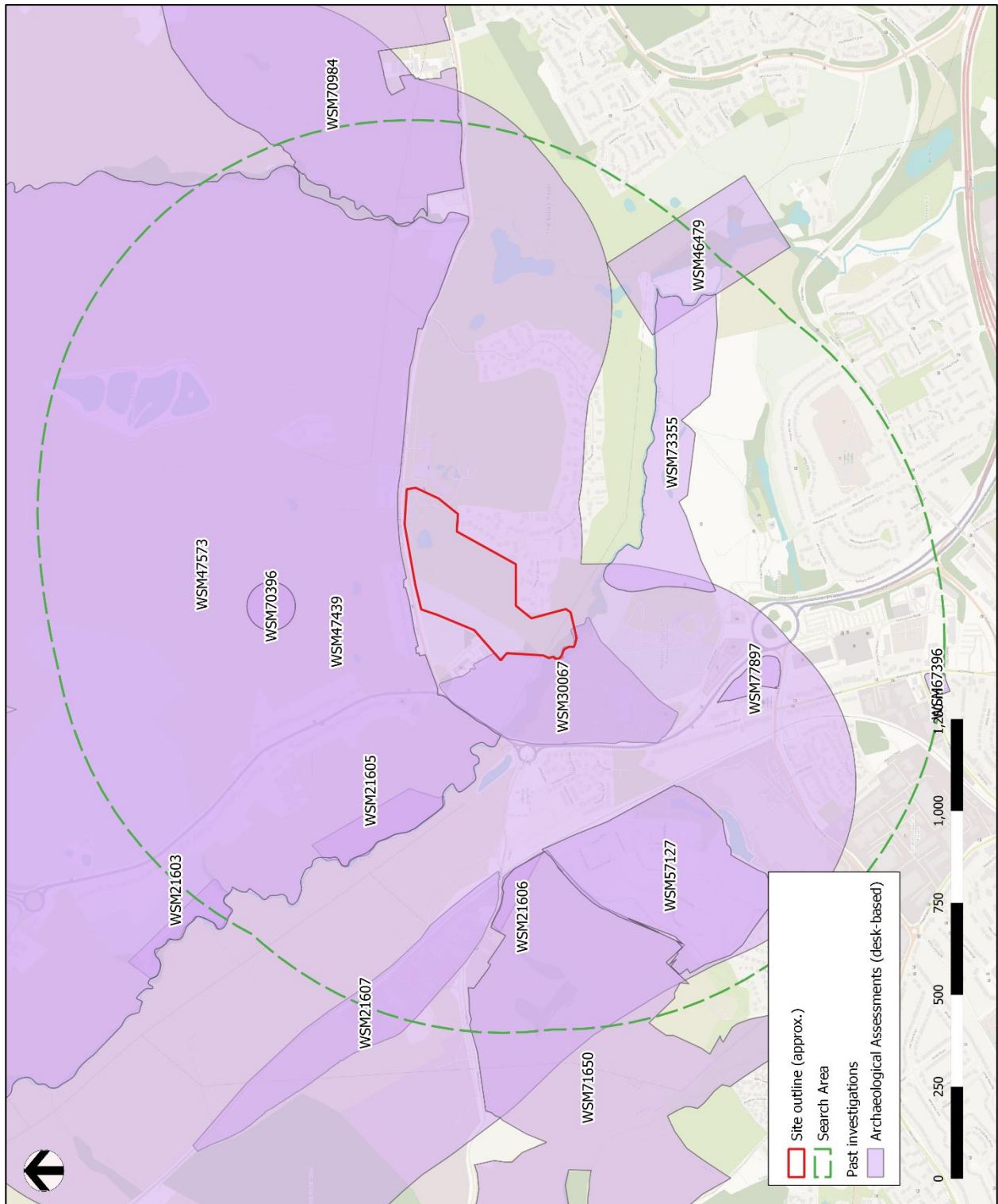


Figure 12: Desk-Based investigations in the vicinity of the Site

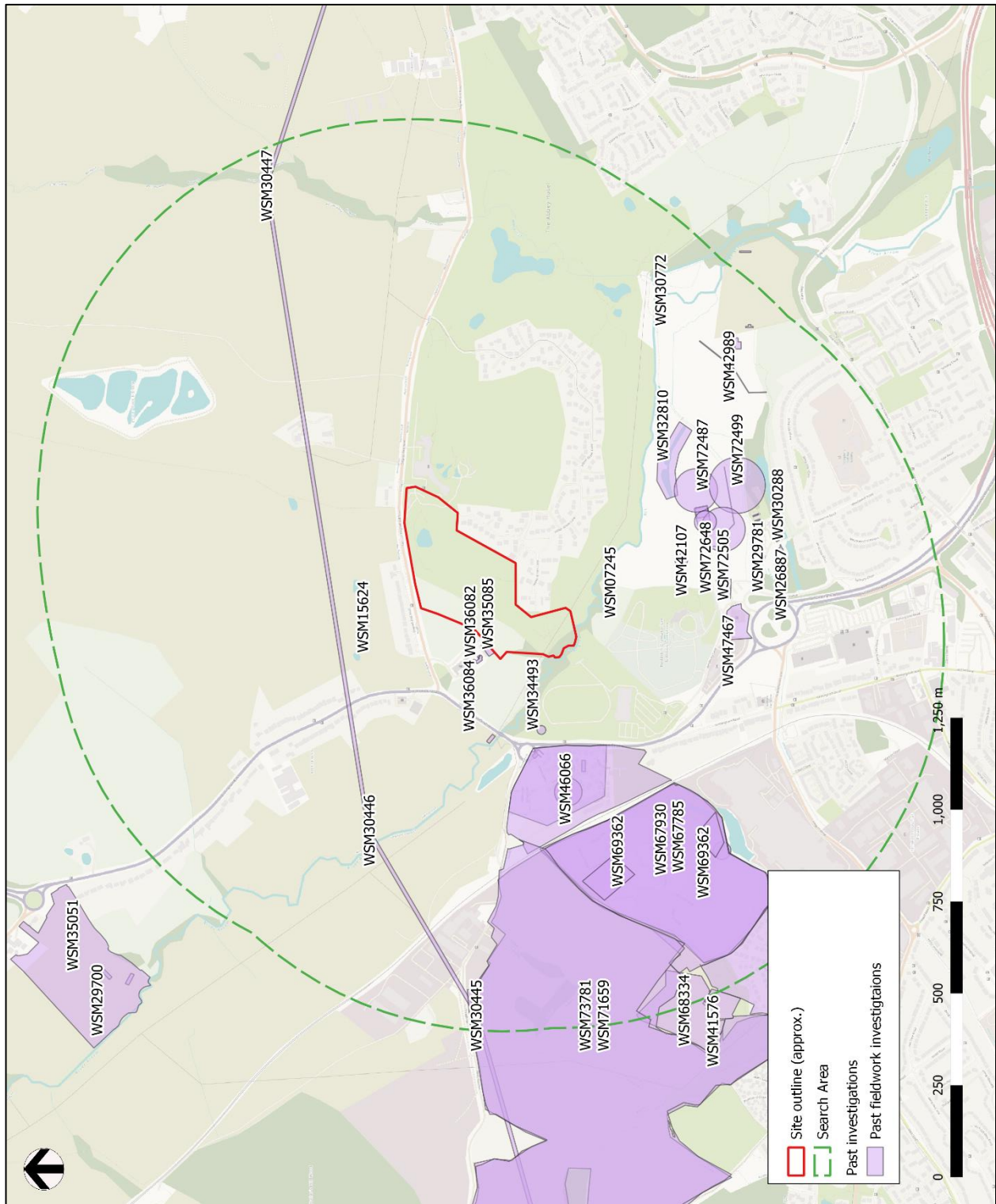


Figure 13: Archaeological fieldwork investigations in the vicinity of the Site

BACK

COVER

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