

Bromsgrove District Council **Conservation**

Lanehouse Farm



Setting of Heritage Assets Assessment

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Bromsgrove
District Council
www.bromsgrove.gov.uk

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Introduction

- 1.1** A number of sites have been identified around the boundary of Redditch Borough in Bromsgrove District as possible locations for future residential development. This paper looks at the impact of the development of Area 4 (identified in the Housing Growth Development Study 2013 prepared jointly by Bromsgrove District Council and Redditch Borough Council) on Lane House Farm, a Grade II listed building (See Map 1).

Description of Lanehouse Farm

- 1.2** Lanehouse Farmhouse is a multi-phase farmhouse with a number of outbuildings, most of which have been converted to residential units (See Photos 1, 2 & 3). The farmhouse lies to the southwest of Curr Lane directly opposite Area 4 which lies to the northeast.
- 1.3** Lanehouse Farm falls outside the boundary of Area 4, but is located opposite it on Curr Lane. Parts of Site 4 are assessed to be falling within the setting of this listed building.

Heritage legislation and guidance

- 2.1** In assessing whether or not Area 4 should be considered for development, regard must be had to the following legislation, policy and guidance relating to the consideration of developments affecting the setting of Heritage assets.
- 2.2 Planning (Listed Buildings and Conservation Areas) Act 1990**
In particular Section 66, which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority 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 possess.
- 2.3 National Planning Policy Framework**
The National Planning Policy Framework (NPPF) was published in March 2012 and the most relevant paragraphs to this case are set out below. The NPPF clearly identifies the protection and enhancement of the historic environment as part of

sustainable development (Paragraph 7). It goes on to endorse that the social, economic and environmental dimensions are mutually dependent and to achieve sustainable development, gains should be sought jointly and simultaneously (Paragraph 8). Moreover, pursuing sustainable development involves seeking positive improvements in the quality of the natural, built and historic environment (Paragraph 9). In addition paragraphs 152 and 153 highlight the importance of achieving sustainable development when preparing local plans. It is stressed that significant adverse impacts on the economic, social and environmental dimensions of sustainable development should be avoided. The central theme of the NPPF, the presumption in favour of sustainable development, is detailed in Paragraph 14:

“14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the*
- *development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to*
- *adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*⁹
- *For **decision-taking** this means:*¹⁰
- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- *specific policies in this Framework indicate development should be restricted.⁹*

*“9 For example, those policies relating to sites protected under the Birds and Habitats Directives(see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); **designated heritage assets**; and locations at risk of flooding or coastal erosion 10 Unless material considerations indicate otherwise.”*

2.4 Harm to heritage assets, through development within their setting, is assessed against the same policies as for physical harm to the significance of designated heritage assets generally. This is detailed in Paragraph 132, which states:

“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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional¹.”*

2.5 Paragraph 133 states:

“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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss...”

While Paragraph 134 states:

“Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.”

¹ Definition of significance from the Glossary in the NPPF

The Value of a heritage asset to this and future generations because of its heritage interest. That may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting. Definition of Setting from the Glossary in the NPPF

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.6 Therefore harm should be judged against the public benefits delivered by the proposal, but great weight is attached to the asset's conservation including its setting.

2.7 Other paragraphs of the NPPF which need to be considered are as follows:

Paragraph 129 - *“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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”*

Paragraph 135 - *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

2.8 Planning Practice Guidance (March 2014)

Guidance on the interpretation of the NPPF is contained within the Planning Practice Guidance. The most relevant sections are as follows:

2.9 Why is 'significance' important in decision-taking? (Paragraph 009)

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”

2.10 What is the setting of a heritage asset and how should it be taken into account? (Paragraph 013)

“The “setting of a heritage asset” is defined in the Glossary of the NPPF. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.”

2.11 *“Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.”*

2.12 *“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.”*

2.13 *“When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.”*

2.14 **How to assess if there is substantial harm? (Paragraph 017)**

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, 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. The harm may arise from works to the asset or from development within its setting.”

2.15 *“While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”*

“Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework.”

2.16 How can proposals avoid or minimise harm to the significance of a heritage asset? (Paragraph 019)

“A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.”

Bromsgrove District Council Local Plan Adopted January 2004

The most relevant sections to proposed development at Lanehouse Farm are as follows:

2.17 Alterations to Listed Buildings (Policy S39)

“Careful attention will be paid to any proposal affecting the character of a Listed Building or its setting. Any proposal for alteration or extension of a Listed Building, whether or not involving a change of use, will be thoroughly assessed before consent is given. The change of use of Listed Buildings may be acceptable if it can be demonstrated that an alternative use would ensure retention of the building(s). The advantage of keeping a building in active uses will be weighed carefully against any impact on the special architectural or historic interest of the building.”

2.18 The Bromsgrove District Plan 2011 – 2030

The Bromsgrove District Plan 2011-2030 has been submitted for public examination and will at some point replace the adopted Bromsgrove District Local Plan 2004 (BDLP). As with the current plan the BDP also contains policies to promote and protect the Historic Environment. The Bromsgrove District Plan 2011-2030 (BDP) is at an advanced stage of production. The policies in respect of the Historic Environment in the BDP are:

“BDP20.1 The District Council advocates a holistic approach to the proactive management of the historic environment which encompasses all heritage assets recognised as being of significance for their historic, archaeological, architectural or artistic interest.

BDP20.2 The District Council will support development proposals which sustain and enhance the significance of heritage assets including their setting. This includes:

- a. Designated heritage assets, including listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens.*
- b. Non-designated heritage assets including (but not limited to) those identified on the local list and assets recorded in the Historic Environment Record.*
- c. The historic landscape of the District, including locally distinctive settlement patterns, field systems, woodlands and historic farmsteads.*
- d. Designed landscapes, including parks and gardens, cemeteries, churchyards, public parks and urban open spaces.*
- e. Archaeological remains of all periods from the earliest human habitation to modern times.*
- f. Historic transportation networks and infrastructure including roads, trackways, canals and railways.*

BDP20.3 Development affecting heritage assets, including alterations or additions as well as development within the setting of heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets.

BDP20.16 The District Council will promote a positive interaction between historic sites and places and high quality modern developments which allows for evolution and positive change whilst preserving and respecting the significance and setting of existing heritage assets.

BDP20.17 Applications likely to affect the significance of known or potential heritage assets or their setting should demonstrate an understanding of their significance in sufficient detail to assess the potential impacts. This should be informed by available evidence and, where appropriate, further information to establish significance of known or potential heritage assets.”

2.19 The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3

As part of this assessment, the impact of any proposed development has been assessed in accordance with the methodology outlined in the Historic England document, 'The Historic Environment and Site Allocations in Local Plans', Historic England Advice Note 3. This document is a support document to 'The Historic Environment in Local Plans', Historic Environment Good Practice Guide Advice in Planning:1, and follows much of the guidance on setting contained in 'Setting of Heritage Assets', Historic Environment Good Practice Guide in Planning: 3 (GPA 3). This document identifies a three stage Site Allocation Process.

2.20 Stage 1: Evidence Gathering

This includes the updating of existing information, such as the production of a more detailed study on the significance of heritage assets, including assessment of their setting, an assessment to understand heritage impacts in greater detail or the identification of new heritage assets.

2.21 Stage 2: Site Selection

The site selection process needs to be detailed enough to;

1. Support the inclusion of appropriate sites for development or regeneration (including those which could enhance the historic environment), or;
2. Justify the omission of a site where there is identified harm, and;
3. Set out clear criteria for sites that are acceptable in principle, within which they can be appropriately developed in terms of impact on heritage assets, for example, its size, design, or density.

2.22 Paragraph 2.2 of this document highlights that it is important to understand the significance of any heritage assets that would be affected by a potential site allocation. This requires a holistic approach seeking to understand significance and value, rather than just identifying HAs. If there are HAs within a potential site there may be opportunities for enhancement. The Site Selection Methodology set out in this document is based on the methodology in the Setting of Heritage Assets Document GPA 3, and is a way of assisting the site selection process.

2.23 Stage 3: Site Allocation Policies

2.24 The Setting of Heritage Assets document (GPA 3) highlights the following points when examining setting:

The extent of setting

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.25 Setting and the significance of heritage assets

Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.

2.26 Change over time

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

Settings of heritage assets which closely resemble the setting in which the asset was constructed are likely to contribute to significance but settings which have changed may also themselves enhance significance.

2.27 Appreciating setting

Because setting does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it; this would downplay such qualitative issues as the importance of quiet and tranquillity as an attribute of setting.

3.0 The development site (See Map 1)

3.1 Area 4 comprises an area of approximately 100.61 hectares southwest of the A448, Bromsgrove/ Redditch Highway. The northern part of the site is bounded by the A448 to the northeast, Gypsy Lane and Curr Lane to the northwest and southwest and Foxlydiate Lane to the southeast.

3.2 The topography is undulating across this area of the site, although there is a high point, marked by a ridge in the northwest corner of the site, north east of the junction of the Curr Lane and Gypsy Lane, and a low point on Curr Lane northwest and southeast of Lanehouse Farm. This part of the site is in agricultural use and subdivided into a number of fields, some under crops and some used for pasture.

3.3 There are no designated heritage assets within either development site however, as noted above, Lanehouse Farm lies immediately to the southwest of the site on the southern side of Curr Lane.

4.0 Lanehouse Farm (See Map 1)

4.1 Description of Lanehouse Farm – Listed Grade II

Lanehouse Farmhouse is a multi-phase farm house with a number of outbuildings, most of which appear to have been converted to residential units. The oldest part of the property lies to the northwest and comprises a timber framed structure, possibly dating back to the early 17th century. The house was then remodelled in the 18th century, with the construction of a two storey wing to the northeast, which would now appear to form the formal frontage of the house. The associated historic farm buildings lie to the north and northeast, and have not been inspected closely, but are likely to be at least 19th century if not older.

4.2 The Tithe Map of 1839 shows the Farmhouse with two outbuildings to the north. The first and later editions of the Ordnance Survey show more extensive farm buildings to the north and gardens to the south.

4.3 At the time of the 1839 Tithe Apportionment in Tardebigge, Lanehouse Farm was tenanted by a Richard Cotterill. He farmed a considerable swath of the surrounding farmland, one field was located on the opposite side of Curr Lane from Lanehouse Farm, and by coincidence this is the small area on the north east side of Curr Lane which is excluded from Area 4. All this land was in the ownership of the Windsor – Clive Family at Hewell Grange. It is likely that this land formed part of the Manor or Grange of Tardebigge, which was in the possession of the Abbot and convent of Bordesley until the abbey was surrendered to the King in 1538. Then in 1542 Andrew Lord Windsor was obliged, much against his will, to exchange his manor of Stanwell, near Windsor, for the possessions of the abbey, including the manor of Tardebigge.

4.4 Opposite Lanehouse Farm on the northeast side of Curr Lane, were a flight of three fishponds in the valley of the tributary of the Swans Brook and recorded on the first, second and third editions of the 25" Ordnance Survey Maps of 1884/5, 1904 and 1927 respectively. This area is now under woodland and the ponds have now been filled in, with the exception of a small part of the southern end of the middle pond. The area of the northern two ponds fall within the area excluded from Area 4, while the area of the southernmost pond falls within Area 4.

4.4 Setting of Lanehouse Farm

The setting of a HA is defined in the glossary of the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset may affect the ability to appreciate that significance or maybe neutral."

4.5 Lanehouse Farm clearly sits in a rural landscape, surrounded on all sides by agricultural land, of which Area 4 forms a part. This wider area has changed little over the last 100 years, from looking at the historic maps available, although a few detached residential properties have been to the northwest on Curr Lane, and there is a complex of agricultural buildings on the corner of Curr lane and Gypsy Lane, which date from the late 20th century.

4.6 To the southeast, where Curr Lane meets Foxlydiat Lane and Great Hockling Lane, approximately 700m away are the residential outskirts of Redditch. There are glimpses of the rear elevations of houses on Blockley Close and Defford Close off Great Hockling Lane through trees and hedgerow, from Lanehouse Farm.

4.7 The rural nature of the setting contributes to the significance of Lanehouse Farm and the associated barns, and therefore our appreciation of them. Development on Area 4, due to its close proximity, therefore has the potential to harm the setting of Lanehouse Farm, which would detract from its significance.

5.0 Historic England Setting Assessment

5.1 As part of this assessment, the impact of any proposed development has been assessed in accordance with the methodology outlined in the Historic England document, 'The Historic Environment and Site Allocations in Local Plans', Historic

England Advice Note 3. This document is a support document to 'The Historic Environment in Local Plans', Historic Environment Good Practice Guide Advice in Planning:1, and follows much of the guidance on setting contained in 'Setting of Heritage Assets', Historic Environment Good Practice Guide in Planning: 3.

5.2 Assessing the impact of proposed development using the Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans'

The Historic England methodology is set out in the Site Selection Methodology section.

The methodology involves a 5 step approach as follows:

- *Step 1 Identify which heritage assets (HA) are affected by the potential site allocation*
- *Step 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)*
- *Step 3 Identify what impact the allocation might have on that significance*
- *Step 4 Consider maximising enhancements and avoiding harm.*
- *Step 5 Determine whether the proposed site allocation is appropriate in light of the NPP's tests of soundness*

The scope of this study is restricted to the impact of any possible development on Area 4 on the setting and significance of Lanehouse Farm House.

5.3 Step 1 – Identify which heritage assets are affected by the potential site allocation

The heritage asset under consideration is Lanehouse Farm, a Grade II listed building, and associated curtilage listed farm buildings immediately to the northwest.

5.4 Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual).

- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration).
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information.
- For a number of assets, it may be that a site makes very little or no contribution to significance.

5.5 The first step in this process is to establish the significance of the HA.

Significance is defined in the 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’. Historic England further defines significance as ‘Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape’.

5.6 The English Heritage document ‘Conservation Principles (2008)’ identifies the ‘values’ which make up the significance of heritage assets. They are not restricted to the architectural or historic, but attempt to identify a far wider range of values which might be attached to a heritage asset.

They are defined as;

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative (illustrates an aspect of the past) or associative (is connected or associated to a person or event).

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. *Commemorative* and *symbolic* values

reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. *Social value* is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

5.7 Evidential value

Lanehouse Farm and the associated outbuildings have obvious evidential value illustrating the development of the building from its early construction through to the structure we see today. It is clearly a building which has evolved and been added to. The main phases of its evolution can be clearly seen, with the changes in construction techniques and building materials. The outbuildings also add to this story as the development of the farm buildings is also illustrated. The clear phases of development and its age all add to the significance of the building. The surrounding rural landscape provides further evidential value, in terms of the rural context for these buildings.

5.8 Historic value

The Farmhouse and outbuildings have obvious historical value. They illustrate not only different architectural styles, but different phases of construction techniques.

The buildings would also appear to have been in continuous use over most of their lifetime which has resulted in them remaining in a reasonable state of repair.

The Tithe Map of 1838 indicates the extent of the landownership connected to Lanehouse Farm. The tenant of the Farm held land largely to the northwest, west and southwest, with one field on the other side of Curr Lane. All the land, including the land on which the buildings stand, was owned by the Windsor Family at Hewell. They had acquired the land following the dissolution in 1542. It was part of the Manor of Tardebigge which was owned by Bordesley Abbey.

5.9 Aesthetic value

Lane House Farm has a notable aesthetic value. This is evidenced by the visible multi-phased development of the Farmhouse, including the distinct architectural elements and the different construction methods. The various farm buildings also contribute to this aesthetic, in terms of their age and survival.

5.10 Communal value

Lanehouse Farm and the adjacent outbuildings have an obvious communal value, as a significant and prominent farmstead in the locality. The rural context contributes to the historical communal value.

- 5.11** Having identified the significance of the HA, it is necessary to identify the contribution of the site to the significance of the HA. This section includes sub headings from the 'Setting of the Heritage Assets' Guidance (GPA 3).

The Asset's physical surroundings

5.12 Topography

Lanehouse Farm sits at a low point in the landscape. With the land rising in an undulating way to the northeast and east towards the A448 dual carriageway, which forms the north eastern boundary of Area 4. The land also rises to the southwest behind the Farm complex.

5.13 Land use

The immediate surrounding land is almost all agricultural and contributes to the rural setting around the Farm house. There are a small number of farms and estate cottages in the vicinity and their existence underpins the sparsely populated rural nature of the area. The Historic Environment Assessment describes the broader environment as having 'a settlement pattern of farmsteads and clusters of wayside dwellings associated with a moderate to high level of dispersal'. The residential edge of Redditch is 700metres to the south east, and there are glimpses through trees and hedgerow to these properties from Lanehouse Farm.

5.14 Green space, trees and vegetation

There is extensive green space, trees, including woodland, and vegetation surrounding Lanehouse Farm. It is predominantly agricultural land with areas of woodland and extensive hedgerow.

5.15 Openness, enclosure and boundaries

The area surrounding Lanehouse Farm is typically rural and open with field boundaries comprising open fencing and hedgerow.

5.16 History and degree of change over time

The area surrounding Lanehouse Farm has not changed significantly in nature over the last one hundred years or so. The area has remained rural area with clusters of

farm buildings and a few more isolated residential properties, in extensive gardens. These are not so numerous that they have changed the nature of the rural landscape. The outbuildings associated with the Farmhouse have been largely converted to residential use. There are some distant glimpses of the rear elevation of houses on which forms the built edge of Redditch, off Great Hockling Lane.

5.17 Integrity

With the exception of the construction of a few isolated residential properties and the water works beyond the Monarch's Way, the surrounding landscape has changed very little. The Farmstead has evolved over the years, since its original construction in the 17th century. The garden to the south has become more domesticated in recent time, and Swallow Barn has now been converted to a separate residential unit.

Experience of the asset

5.18 Surrounding landscape

The surrounding landscape is typically rural, and contributes to the rural setting of Lanehouse Farm. The main views of Lanehouse Farm are from Curr Lane in the immediate environs of the house. However, there are views from within Area 4, and further to the south east along Curr Lane.

5.19 Views from, towards, through, across and including the asset (See Map 1)

Due to the location of Lanehouse Farm at a low point in the landscape, at the bottom of a valley, and also on a bend in Curr Lane, there are limited views of this heritage asset (See Photos 5 & 11). There are views from Lane House Farm to the northeast, east and southeast towards Area 4 (Photos 6, 12 & 13) and views to the west and southwest towards the Monarch's Way foot path, both over agricultural land. There are limited views along Curr Lane from Lanehouse Farm (Photos 7 & 14). There are distance views of the existing built edge of Redditch, Blockley Close and Defford Close, off Great Hockling Lane (Photo 17 & 18 zoomed).

There are views from Area 4 to the east, from approximately half way along the footpath which runs from northwest of the roundabout at Foxlydiat in a south westerly direction towards Curr Lane (Photos 8 & 9). There are also views to the northeast of the Monarch's Way footpath, in a north easterly direction of the Heritage Asset (Photo 10). Finally there are limited views just to the southeast of the property on Curr Lane when approaching from that direction. The best views of the property are from Curr Lane when adjacent to it.

All the views show the setting of Lanehouse Farm as overwhelmingly rural

5.20 Noise, vibration and other pollutants and nuisances

Curr Lane is a quiet country road, albeit used by a number of cars.

5.21 Tranquillity, remoteness, wildness

Lanehouse Farm feels tranquil and remote due to the quiet rural setting, despite its proximity to the outskirts of Redditch.

5.22 Accessibility, permeability and patterns of movement

There are footpaths across the development site and the wider area surrounding Lanehouse Farm, such as the Monarch's Way. This contributes to the ability to appreciate the relationship between the HA and its setting.

5.23 The rarity of comparable survivals of setting

Not rare.

The asset's associative attributes

5.24 Cultural associations and traditions

Lanehouse Farm and much of the immediately surrounding farmland was part of the Hewell Estate. The Estate came into the ownership of the Windsor Family in 1542 and Hewell Grange itself remained one of their homes for the next 400 years. It is not known when Lanehouse Farm and its associated farmland was sold by the estate.

5.25 Conclusion

The rural setting forms an important element of the significance of Lanehouse Farm. It has remained relatively unaltered over the last century or more, the topography and tree coverage restricting the intervisibility between the HA and the residential outskirts of Redditch to the southeast. The setting contributes to the legibility of this historic building.

5.25 Step 3: Identify what impact the allocation might have on that significance, considering:

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views.

- Form and appearance of development e.g. prominence, scale and massing, materials, movement.
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use.
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development.

The boundaries of Area 4 have been assumed as follows (See Map 1):

The northern part of the site is bounded by the A448 to the northeast, Gypsy Lane and Curr Lane to the northwest and southwest and Foxlydiate Lane to the southeast.

Location and siting of development

5.26 Proximity to the asset

Area 4 lies immediately to the north east of the HA, on the opposite side of Curr Lane.

5.27 Extent

Area 4 comprises approximately 100.61 hectares.

5.28 Position in relation to landform (topography)

The topography within Area 4 can be described as undulating. The land rises from the south western boundary on Curr Lane towards the north eastern boundary adjacent to the A448, and especially to the northeast corner of the site. However, although the land rises steadily towards this corner, towards the A448 further to the northeast and east and the Foxlydiate roundabout to the southeast, parts of the site are not visible from Lanehouse Farm due to the undulating landscape and the location of trees and high hedgerows.

5.29 Degree to which location will physically or visually isolate asset

Developing the entire Area will encroach into the rural setting of Lanehouse Farm and will divorce the HA from a significant amount of its rural context.

5.30 Position in relation to key views

Towards Lanehouse Farm from Area 4: There are views of Lanehouse Farm from the footpath which runs from the northwest of the Foxlydiate roundabout to Curr Lane

from about half way along, and from the area to the south and southwest (Photos 8 & 9). There are views of the property from Curr Lane to the southeast of the Lanehouse Farm where the Monarch's Way meets Curr Lane (Photo 11), however there is a restricted view into Area 4 at this point. From Lanehouse Farm: There are views from Lanehouse Farm towards the southeast over the site (Photos 7 & 12). There are more limited views to the northeast (Photo 13), where there is a copse of trees. The thick and high hedgerows further northwest on Curr Lane prevent views further into the site to the northeast (Photo 14). There are distant views to the southeast, through trees, to the rear elevations of properties on Blockley Close and Defford Close, off Great Hockling Lane (Photos 17 & 18 zoomed).

The form and appearance of the development

5.31 Prominence, dominance or conspicuousness

Due to the topography, and the potential scale and extent of any scheme, development on some parts of Area 4 would be very prominent, especially to the east of Lanehouse Farm. It would inevitably dominate views from the HA over what is now agricultural land.

5.32 Competition with and distraction from the asset

Due to the natural topography of Area 4 development close to Lanehouse Farm on Curr lane would be very distracting, and would detract from views of Lanehouse Farm on Curr Lane, and would detract from the rural setting.

5.33 Dimension, scale and massing

Development of Area 4 would differ greatly to the sparse development typical of the surrounding areas as identified in the Historic Environment Assessment.

However some potential development would have less of an impact on Lanehouse Farm than other areas, due to the topography.

5.34 Proportions

N/A

5.35 Visual permeability (extent to which it can be seen through)

Depending on the design of the scheme there might be some visual permeability.

5.36 Materials (texture, colour, reflectiveness, etc.)

N/A

5.37 Architectural style or design

N/A

5.38 Introduction of movement or activity

The introduction of movement will depend on where access points to the scheme are located, and the location of any internal road network.

5.39 Diurnal changes or seasonal changes

At present, seasonal changes are clearly discernible as Area 4 is comprised almost entirely of natural features. If Area 4 is developed, the evidence of these seasonal changes will be removed.

Other effects of any potential development

5.40 Change to built surroundings and spaces

There will be a dramatic change to the environment, which has the potential to adversely impact on the HA.

5.41 Changes to skyline

At present there are long views across agricultural land, and depending on the direction, these views are terminated by the trees in the HA, or the horizon, with views of other buildings as noted above in between. If Area 4 is fully developed there is the potential to have just views of buildings and a suburbanisation of this environment.

5.42 Noise, odour, vibration, dust, etc.

N/A

5.43 Lighting effects and 'light spill'

A housing development in Area 4 is likely to generate a degree of light pollution which currently does not exist as this site is undeveloped agricultural land.

5.44 Change to general character (e.g. suburbanising or industrialising)

Clearly the development of this site will result in a change from a rural landscape to a suburban one, which would impact on the setting of the HA.

5.45 Changes to public access, use or amenity

A PROW passes through Area 4 (See Map 1) running from the northeast of the roundabout at Foxlydiate in a south westerly direction towards Curr Lane. A further PROW runs just to the northwest of Area 4 from Gypsy Lane towards the A448 giving views across the northern corner of the site. Although it is assumed that public access is likely to be maintained, to these footpaths, the experience gained from walking along them, of passing through a rural environment, will be lost and replaced with the experience of walking through a suburban one. This will clearly undermine the setting of the HA, where there are currently views of it.

5.46 Change to land use and land cover: tree cover

There is the potential for the tree coverage on this site to be altered.

5.47 Changes to archaeological context, soil chemistry, or hydrology

N/A

5.48 Changes to communication/accessibility/permeability

N/A

Permanence of the development

5.49 Anticipated lifetime/temporariness

It is anticipated that development would be permanent.

5.50 Reversibility

The development is likely to be irreversible.

5.51 Longer term or consequential effects of the development

The attributes outlined in GPA3 are changes to ownership arrangements, economic and social viability and communal use and social viability. These attributes are not perceived as impacting greatly on the setting of the HA.

5.53 Conclusion

Area 4 currently contributes to the significance of Lanehouse Farm in forming part of its rural setting. Locating development on Area 4 will not only alter the character of the land itself but, due to the topography of the site and its proximity to Lanehouse Farm, has the potential to obscure views across the site towards the HA, and will completely alter the views from the HA to the northeast and east.

STEP 4 Consider maximising enhancements and avoiding harm through:

Maximising Enhancement

- *Public access and interpretation.*
- *Increasing understanding through research and recording.*
- *Repair/regeneration of heritage assets.*
- *Removal from Heritage at Risk Register.*
- *Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design.*

It is unlikely that there is any scope for maximising enhancement.

Avoiding harm

- *Identifying reasonable alternative sites.*
- *Amendments to site boundary, quantum of development and types of development.*
- *Relocating development within the site.*
- *Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings.*

Site 4 forms part of the rural setting of Lanehouse Farm. Development on Site 4 will undoubtedly alter its appearance, replacing agricultural land with housing, and harming the setting of the HA. Having considered the analysis above, harm to Lanehouse Farm could be minimised if development was avoided in the areas indicated by the hatching on Map 2. In addition considered planting of hedgerow and native species trees, may, with considered planning, help to screen some development. This would help to minimise the impact on the rural setting of Lanehouse Farm. Views of the HA from Curr Lane, in its historic rural context would be preserved. In addition the rural views into Area 4 from the HAs would also be largely preserved, with glimpses of housing in the distance.

The harm to the setting of Lanehouse Farm resulting from the development of Area 4 would equate to 'less than substantial harm' in terms of the NPPF. Although some aspects of the harm have the potential to be minimised, as noted above, it would not be completely removed, and therefore Paragraph 134 of the NPPF has to be engaged. The conservation of the HA and its setting must be afforded '**great weight**'

when weighing up the harm to the setting of the HA against the public benefits set out in Paragraph 134.

STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF’s tests of soundness

- *“Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment).”*

The site allocation on Area 4 probably would be appropriate if the steps towards minimising harm noted above are adopted.

- *“Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence.”*

The site allocation on Area 4 would probably be justified if the steps towards minimising harm noted above are adopted.

- *“Effective in terms of deliverability, so that enhancement is maximised and harm minimised.”*

The site allocation on Area 4 would probably be deliverable if the steps towards minimising harm noted above are adopted.

- *“Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance.”*

The Site allocation would probably be consistent with national policy on the basis that the steps towards minimising harm noted above are adopted.

Photographs



Photo 1, Lanehouse Farm



Photo 2, Lanehouse Farm



Photo 3, Barns at Lanehouse Farm



Photo 5, View of Lanehouse Farm from Curr Lane



Photo 6, View from Lanehouse Farm to the east



Photo 7, View from Lanehouse Farm to the southeast, along Curr Lane



Photo 8, View from the Area 4 to southwest and Lanehouse Farm



Photo 9, View from the Area 4 to southwest and Lanehouse Farm



Photo 10, View of Lanehouse Farm from the south



Photo 11, View of Lanehouse Farm from Curr Lane at the junction with the Monarch's Way (PROW)



Photo 12, View from Lanehouse Farm to the northeast



Photo 13, View from Lanehouse Farm gateway to the north



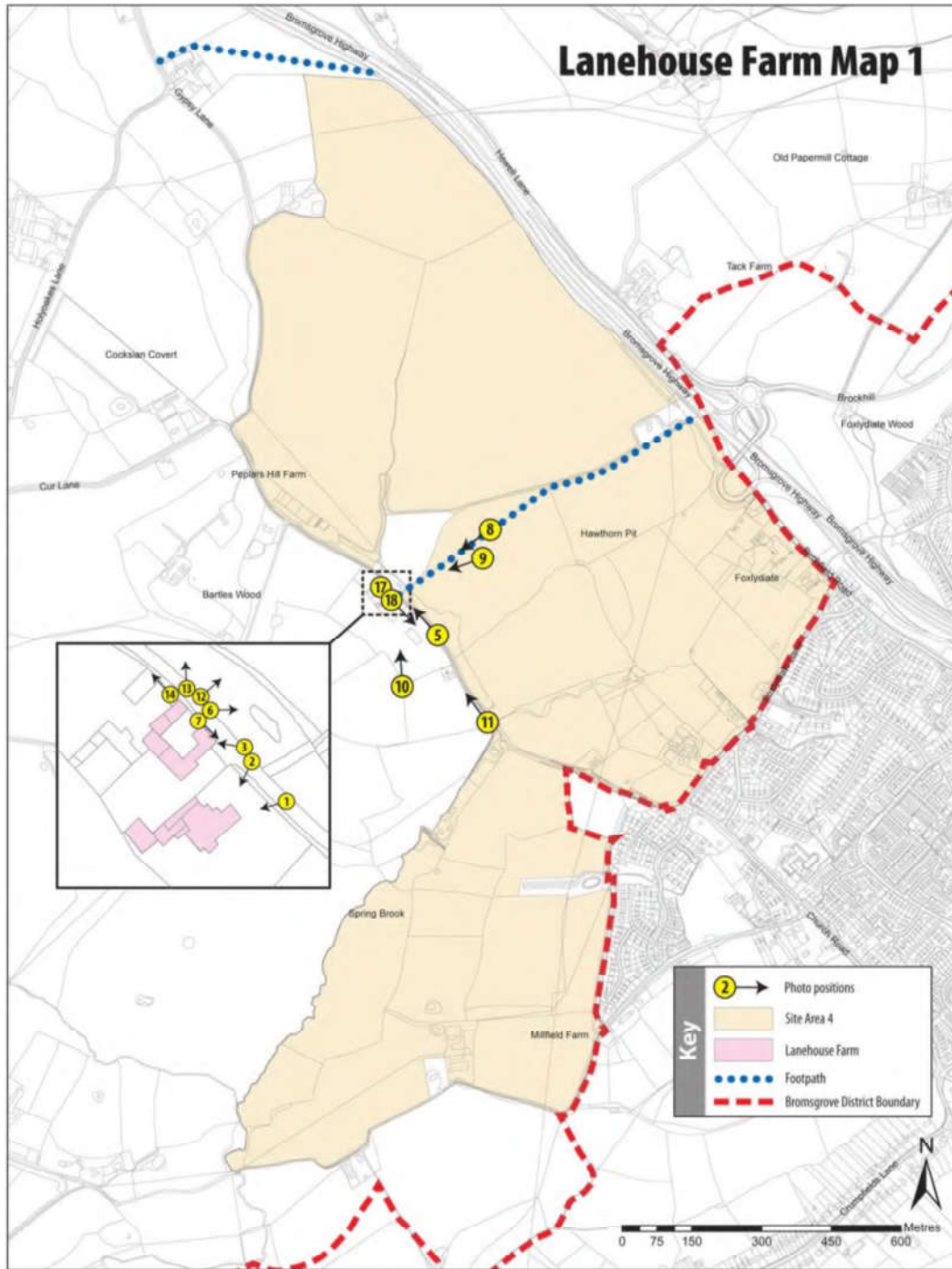
Photo 14, View from Curr Lane adjacent to Lanehouse Farm, to the northwest



Photo 17, View from Lanehouse Farm to the southeast



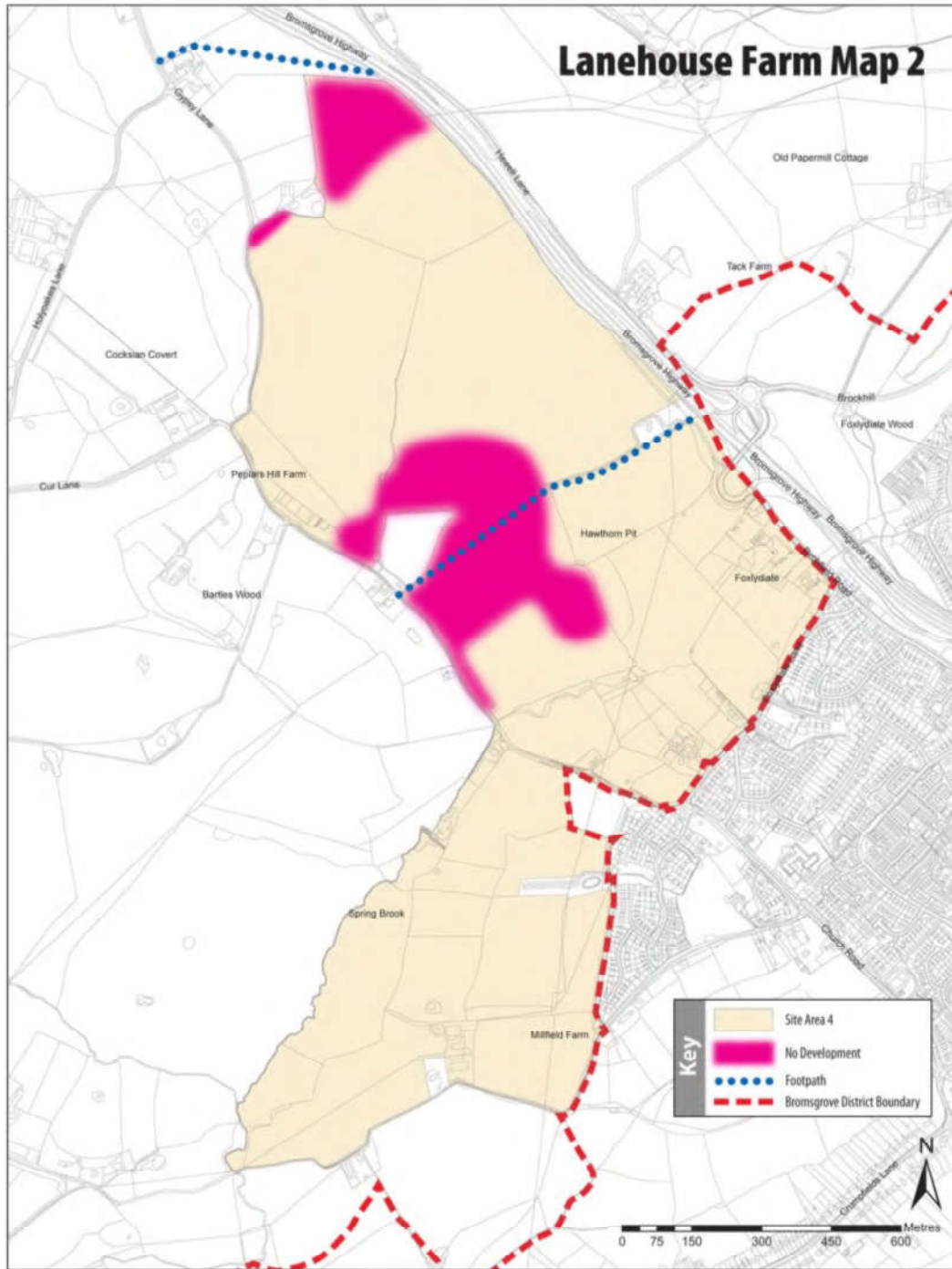
Photo 18, Zoomed shot of the above.



Lanehouse Farm Map 1
Bromsgrove District Council, Area 4 Foxlydiate

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Lanehouse Farm Map 2
Bromsgrove District Council, Area 4 Foxlydiate

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