



HERITAGE STATEMENT

Town and Country Planning Act 1990

Detailed planning application for:

Proposed construction of 2no detached holiday lets (11 months per year) including parking, landscaping and alterations to existing vehicle access, at:

Land to the east of The Wain House, Lye Head Road, nr Bewdley DY12 2UP

2122/HER.S

Document control

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Approved for release;

Boughton Butler Ltd.

1. Heritage Statement

There is a requirement under paragraph 189 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the particular heritage assets likely to be affected by development, including consideration of their settings. This report also demonstrates the likely impact that the proposed development will have on that significance.

This assessment makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of historical research, a Site walkover survey and assessment conducted from publicly accessible locations around the Site, map studies, and the application of professional judgement.

The application site is contained within a Worcestershire Historic Environment Record (HER) WSM54124 listed as a monument. The HER is attached to this statement. As such the site is considered a non-designated heritage asset and as such it's significance and impacts from development should be considered.

In the first instance the application site does not form any specific role within the Historic Environment Record, where the HER is concerned with the former farmstead at the Wainhouse site. The application site is therefore contained within the boundaries drawn for the HER but does not contain any buildings that are considered of any importance.

An extract from the HER is as follows:

'Farmhouse and outbuildings at The Wainhouse, Rock. Partially extant 19th century unlisted farmstead with converted buildings. Loose courtyard with a single side of the courtyard formed by working agricultural buildings. Additional, prominent detached elements to the main plan. The farmhouse is detached and set away from the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a loose farmstead cluster. Large modern sheds are located on the site. [1][2]'

The Wain House itself remains today, as a converted former barn, it is now a dwellinghouse. The main farm house, assumed to be 'Treacle Hall' remains and is heavily converted. The HER search also appends a series of maps showing the extent of the buildings of interest within the HER boundary and also a map from 1902/03 showing its 'original' historic layout.



Above: A 1902/03 map showing the buildings at The Wain House, and the site in red.



Above: The site in red and the buildings considered of heritage significance hatched in red.

It is clear that the site has a history as a traditional agricultural unit and farmstead, that other than the extensions, remains largely in its original site arrangement. The site, that is some distance east of the closest building within the cluster, remains without any historic building and other than the existing Nissin hut, can be seen as undeveloped since 1903.

Importantly however, since 1902/03 there is significant development on the East side of the Wain house; on land between the application site and the Wain house. There are now on site a series of agricultural structures and domestic storage/garaging buildings that effectively shield the Wain house from the application site. The large barn and large garaging building create a physical separation of the appeal site from any original relationship with the Wain House.

It could be reasonably concluded that the historic status of The Wain house site, of which is solely to do with the age and typology of the former farmstead has a significance as being a retained Worcestershire farmstead and that the application site brings with it no specific benefit to its significance.

The site, given it is effectively detached from any original agricultural function it may have had with the farm cannot be seen to have any impact to the significance of the Wain House to continue to be read as a traditional farm building.

Furthermore, as part of the Council's 'Heritage Impact Assessment (2019) the site was considered for a residential use in relation to possible impact to heritage assets. It confirmed:

'No legible above ground heritage assets to protect. In terms of mitigating impact on potential below ground archaeology there will be a requirement for a desk-based assessment to assess this potential. It may be necessary to undertake fieldwork to fully understand the resource. Where development may result in the loss of archaeology, recording will be required by an appropriate professional.'

The proposal therefore to develop this open parcel of amenity land would not have an impact on any non-designated heritage asset by virtue of its proximity and physical link to the buildings at the Wain House but also by virtue that the site does not contain any buildings that are considered by the HER to have any heritage value.

Furthermore, the proposals for holiday let development could entirely be constructed on site in a temporary manner, with little more than hardstanding areas onto the surface of the soil to create level pitch areas, and roadways in a similar fashion, and as such the development needn't have any detrimental impact to any below ground archaeology.