

A G E N D A

Planning Committee

Date: **Friday, 13th July, 2007**

Time: **2.00 p.m.**

Place: **The Council Chamber,
Brockington, 35 Hafod Road,
Hereford**

Notes: Please note the **time, date** and **venue** of
the meeting.

For any further information please contact:

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**County of Herefordshire
District Council**

AGENDA

for the Meeting of the Planning Committee

To: Councillor TW Hunt (Chairman)
Councillor RV Stockton (Vice-Chairman)

Councillors ACR Chappell, PGH Cutter, H Davies, GFM Dawe, DW Greenow, JW Hope MBE, B Hunt, G Lucas, RI Matthews, R Mills, PM Morgan, JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward

	Pages
1. APOLOGIES FOR ABSENCE To receive apologies for absence.	
2. NAMED SUBSTITUTES (IF ANY) To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
3. DECLARATIONS OF INTEREST To receive any declarations of interest by Members in respect of items on the Agenda.	
4. MINUTES To approve and sign the Minutes of the meeting held on 20 April, 2007.	1 - 6
5. CHAIRMAN'S ANNOUNCEMENTS To receive any announcements from the Chairman.	
6. NORTHERN AREA PLANNING SUB-COMMITTEE To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 29th May and 27th June, 2007.	7 - 8
7. CENTRAL AREA PLANNING SUB-COMMITTEE To receive the attached report of the Central Area Planning Sub-Committee meeting held on 6th June and 4th July, 2007.	9 - 10
8. SOUTHERN AREA PLANNING SUB-COMMITTEE To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 29th May and 20th June, 2007.	11 - 12

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| 9. | CONSERVATION AREA APPRAISALS FOR BOSBURY, CRADLEY, MUCH MARCLE , ORLETON, SUTTON. | 13 - 166 |
| | To consider draft Conservation Area Appraisals for commendation to the Cabinet Member Environment. | |
| | Wards Affected: Hope End, Old Gore, Sutton Walls and Bircher. | |
| 10. | RESPONSE TO THE GOVERNMENT WHITE PAPER ON THE FUTURE OF PLANNING. | 167 - 190 |
| | To consider the report of the Head of Planning Services. | |
| 11. | DCNC2006/3364/F - PROPOSED TEMPORARY MOBILE HEALTH FACILITIES (TEMPORARY FOR SEVEN YEARS) AT BROAD STREET CAR PARK, LEOMINSTER, HEREFORDSHIRE. | 191 - 196 |
| | For: Mercury Health Ltd per Tribal MJP, 70 High Street, Chislehurst, Kent. BR7 5AQ | |
| | This application was deferred at the meeting of the Committee on 19th January, 2007 for further investigation into alternative sites. | |
| | Ward: Leominster South | |
| 12. | DCNC2007/0586/O - SITE FOR DWELLING FOR A RURAL ENTERPRISE AT THE OLD BLACKSMITH'S SHOP, DOCKLOW, LEOMINSTER, HEREFORDSHIRE | 197 - 202 |
| | For: Mr & Mrs Hill per Burton & Co, Lydiatt Place, Brimfield, Ludlow, Shropshire, SY8 4NP | |
| | To consider a planning application which has been referred to the Committee because the Northern Area Planning Sub-Committee was mindful to approve it, contrary to policy and officer recommendations. | |
| | Ward: Hampton Court | |
| 13. | DCNC2007/0667/O - SITE FOR THE ERECTION OF AN ADDITIONAL BUILDING FOR PROVISION OF CARE TO THE ELDERLY MENTALLY INFIRM AT PENCOMBE HALL, PENCOMBE, BROMYARD, HEREFORDSHIRE, HR7 4RL | 203 - 210 |
| | For: Mr N Williams per Wall, James & Davies, 15-23 Hagley Road, Stourbridge, West Midlands, DY8 1QW | |
| | To consider a planning application which has been referred to the Committee because the Northern Area Planning Sub-Committee was mindful to approve it, contrary to policy and officer recommendations. | |
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| <p>14. DCNW2007/1271/F - PROPOSED REPLACEMENT DWELLING INCLUDING GARAGE AT SOUTHVIEW, WINFORTON, HEREFORD, HEREFORDSHIRE, HR3 6EB</p> <p>For: Mr & Mrs N Cooke per Mr R L Gell, Penderw, Old Radnor, Presteigne, LD8 2RP</p> <p>To consider a planning application which has been referred to the Committee because it is from a Member of the Council or a relative.</p> <p>Ward: Castle</p> | <p>211 - 216</p> |
| <p>15. DCNE2006/3998/F - RECONFIGURATION OF EXISTING DWELLING INTO 3 UNITS AND ASSOCIATED WORKS TO INCLUDE A NEW VEHICULAR ACCESS AT STANLEY HILL COURT, BOSBURY, LEDBURY, HEREFORDSHIRE HR8 1HE</p> <p>For: Dr. G & K Swinburne Gibson Associates Bank House Bank Crescent Ledbury Herefordshire HR8 1AA</p> <p>To consider a planning application which has been referred to the Committee because it is from a Member of the Council or a relative.</p> <p>Ward: Hope End</p> | <p>217 - 224</p> |
| <p>16. DCSE2007/0852/F - CHANGE OF USE OF FARM BUILDING TO B1 USE WITH TREATMENT PLANT AND ANCILLARY WORKS AT EVERSTONE FARM, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE,HR9 6LH.</p> <p>For: F.M. Green per Brian Griffin P&CC Ltd, The Cottage, Green Bottom, Littledean, Glos. GL14 3LH</p> <p>to consider a planning application which has been referred to the Committee because the Southern Area Planning Sub-Committee was mindful to refuse it, contrary to policy and officer recommendations.</p> <p>Ward: Llangarron</p> | <p>225 - 234</p> |
| <p>17. DCSE2007/0995/F - PROPOSED 4 NO. FOUR BEDROOM DETACHED DWELLINGS, LONG ORCHARD, THE LEA, ROSS-ON-WYE, HR9 7JY.</p> <p>For: Mr. S. Townsend per Mr. C. Goldsworthy, 85 St Owens Street, Hereford, HR1 2JW.</p> <p>to consider a planning application which has been referred to the Committee because the Southern Area Planning Sub-Committee was mindful to refuse it, contrary to policy and officer recommendations.</p> <p>Ward: Penyard</p> | <p>235 - 240</p> |

18. **DCSE2007/1018/F - CONVERSION OF LEISURE BUILDINGS TO A RETIREMENT DWELLING WITH GARAGING AND ANNEX AND WITH NEW ACCESSES TO THE HIGHWAY, WYE LEA COUNTRY MANOR, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6PZ.** 241 - 252

For: Mr. C. Bateman per M.E. Thorne & Co, The Ridge, Buckcastle Hill, Bridstow, Ross on Wye.

to consider a planning application which has been referred to the Committee because the Southern Area Planning Sub-Committee was mindful to approve it, contrary to policy and officer recommendations.

Ward: Llangarron

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 20th April, 2007 at 10.00 a.m.

Present: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice Chairman)

Councillors: Mrs. P.A. Andrews, B.F. Ashton, D.J. Fleet, P.E. Harling, J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde, Brig. P. Jones CBE, R.M. Manning, Mrs. J.E. Pemberton, D.C. Taylor and W.J. Walling

In attendance: Councillors P.J. Edwards

128. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Preece and PG Turpin.

129. NAMED SUBSTITUTES (IF ANY)

The following named substitutes were appointed:-

MEMBER	SUBSTITUTE
R Preece	JP Thomas
PG Turpin	GW Davis

130. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting

131. MINUTES

RESOLVED: That the Minutes of the meeting held on 2nd March, 2007 be approved as a correct record and signed by the Chairman

132. CHAIRMAN'S ANNOUNCEMENTS

Director of Environment

The Chairman welcomed Michael Hainge, the new Director of Environment and expressed his thanks and appreciation to Graham Dunhill who would shortly be retiring.

Herefordshire Unitary Development Plan

The Unitary Development Plan was adopted on 23 March 2007 and replaced the Structure and Local Plans, providing for the first time a consistent set of planning policies throughout the County. Notice of adoption was given on 4th April, which was the start of a six-week period ending on 16th May during which the Plan may be challenged in the High Court. At the end of this period the adopted Plan will be printed. Initial copies have been produced for the purposes of the adoption process and may be viewed in the library and Info in Herefordshire deposit locations, the Members Room and on the Council website.

Performance of the Development Control Section

The Council has recently been advised by Baroness Andrews that it is no longer a standards authority in its determination of planning applications. The government is pleased at the significant improvement in performance which is now exceeding national targets

S&A Davies

Ruth Kelly, Secretary of State for Communities and Local Government, has dismissed four planning appeals by Herefordshire strawberry producer S&A Davies. Two of the appeals were against refusal of planning permission for 300 caravans, ancillary buildings and a sewage treatment works at Brierley Court Farm, Leominster. The other two appeals were against the service of enforcement notices on S&A Davies for the removal of caravans, ancillary buildings and sewage treatment works which did not have planning permission. Ruth Kelly called in the planning appeals after an inquiry carried out by a government inspector. Ms Kelly said in her appeal decision that developments such as the one at Brierley Court Farm required planning permission. She took the view that growers could not rely on permitted development rights because the strawberry growing season was too long. The Secretary of State's decision was made on April 11, 2007 and has allowed S&A Davies 274 days to comply with the notices.

133. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 28th February and 28th March, 2007 be received and noted.

134. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 7th March, 2007 be received and noted.

135. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the reports of the meeting held on 21st March, 2007 be received and noted.

136. EDGAR STREET GRID SUPPLEMENTARY PLANNING DOCUMENT

The Team Leader Local Planning presented a report about the draft Edgar Street Grid Design Framework Supplementary Planning Document (SPD). He said that the document was included within the Council's Local Development Scheme and had been produced in line with the requirements of the Town & Country Planning (Local Development)(England) Regulations 2004. He explained that the Edgar Street Grid comprised of 43 hectares of land to the north of the city centre. It included significant uses such as the Livestock Market, Hereford United Football Club, the railway station and a number of buildings of architectural and historic importance such as the Blackfriars Friary. The area also accommodated a wide range of industrial, commercial and residential uses. He suggested that there was a unique opportunity to develop an under-utilised area of land thereby strengthening the role of Hereford as a sub regional shopping centre and ensuring that the City played an important role in the wider rural economy. He advised that the role and purpose of the SPD was to:

- establish an urban design framework in a positive and enabling manner to guide landowners, developers and the community on the form development proposals should take;
- address and supplement with additional information the policies contained within

- the Unitary Development Plan;
- provide greater certainty for the market on what is expected from future schemes;
 - ensure the delivery of a comprehensive, coordinated and sustainable development for the Grid area;
 - ensure sustainability for the delivery of a scheme which balanced social, environmental and economic considerations with integration between the Grid development and the existing city centre through successfully addressing the barrier effect of Newmarket St./Blueschool St., as well as connecting to other key facilities;
 - address significant issues of traffic congestion and air quality, particularly to the south of the Grid area where an Air Quality Management Area has been defined;
 - provide new development opportunities which can be integrated within the historical setting of listed buildings and other key features of the Grid area as well as archaeology issues;
 - address the fact that the Grid is subject to multiple ownerships which creates significant land assembly challenges; and
 - address land which floods on the Grid including land to the north of Merton Meadows and around the Police playing fields.

The Team Leader Local Planning provided a summary of some of the key regulations which govern the process of producing an SPD and explained the consultation process which was involved. Councillor DJ Fleet felt that the draft was an excellent document, particularly with the focus on sustainability but had some concerns about the issues regarding the ring road, flooding of part of Merton Meadow and alternative lorry and car parking arrangements. Councillor Mrs PA Andrews asked about relocation of the football ground and the Team Leader Local Planning said he knew of no such proposals but that it would be possible to reorientate the ground on the present site. Councillor WJ Walling asked about the proposals for altering the route of the ring road and the Team Leader Local Planning said that a route had been identified to link Edgar St to Commercial Road. The Head of Planning Services said that the process to acquire land for the route would commence shortly and that it was seen as important for the road to be in the first phase of the Edgar St Grid scheme.

Having considered further details about the draft SPD, the Committee commended it to the Cabinet Member (Environment).

RESOLVED

That subject to minor amendments that may result from the internal consultation, the Cabinet Member (Environment) be recommended to approve the draft Edgar Street Grid Design Framework SPD for consultation purposes in line with the Town & Country Planning (Local Development)(England) Regulations 2004

137. REPORTS OF HEAD OF PLANNING SERVICES

The Committee considered the following planning applications and authorised the Head of Planning Services to impose any additional or varied conditions and reasons which he considered to be necessary

138. DCSW2007/0104/F - REPLACEMENT DWELLING, THE VIEW, LITTLE BIRCH, HEREFORDSHIRE, HR2 8BA

The Development Control Manager provided the Committee with details of further correspondence that had been received since the report was prepared. He said that the Southern Area Planning Sub-Committee had been minded to grant permission contrary to Council policy and officer recommendation. The application had been recommended for refusal with regard to Policy H.7 of the Herefordshire Unitary Development Plan because the proposed replacement dwelling would be a substantial increase in size and scale and as such the resultant scheme could not be considered to be comparable with the existing bungalow.

In accordance with the criteria for public speaking, Mrs. Holt spoke in support of the application.

Members discussed the merits of the application and Councillor GW Davis drew attention to the poor quality of the bungalow which was not up to modern standards. He said that the applicants wanted to use the existing footprint of the bungalow and build upwards rather than outwards into the garden. The use of a dormer window design was such that although it would be a two-storey house, it would not be too overbearing. Councillor BF Ashton felt in this instance an exception could be made to policies because he was of the view that the proposals did constitute a reasonable departure and that the dwelling would be fairly well concealed and therefore not have an adverse affect on the nearby countryside. Councillor Mrs JE Pemberton pointed out that there were much larger dwellings nearby and that the proposals would not be out of place. A number of Members felt that the application should be approved because it was only seeking a modest sized dwelling to replace the existing bungalow and would be constructed on the same footprint. The situation could be further controlled by the removal of permitted development rights.

RESOLVED

That the application be approved subject any conditions felt to be necessary by the Head of Planning Services and the following:

E16 – Removal of permitted development rights**139. DCSE2006/3302/F - REMOVAL OF CONDITION 6 OF PERMISSION NE2000/2725/F SO THAT THE PROPERTY CAN BE USED TO ACCOMMODATE AN AGRICULTURAL WORKER AT THE HYDE, WOOLHOPE, HEREFORDSHIRE, HR1 4RD**

The Development Control Manager said that the Southern Area Planning Sub-Committee was mindful to grant planning permission contrary to the Council's policies and officer recommendation. He advised that the application concerned a chalet type mobile home within the grounds of The Hyde, a grade II listed building. The mobile home was granted permission in 2000 to meet the special needs of an elderly person with a condition that when the use ceased, the chalet should be removed. The applicants had now sought approval to remove the condition and allow the mobile home to be occupied permanently by an agricultural worker. He also said that a letter had been received from the agent acting on behalf of the applicants stating that they did not wish to have an agricultural occupancy condition imposed which would link the chalet to the existing farmhouse. He felt that there was a functional and financial justification for an agricultural worker's dwelling but that it was essential for there to be an occupancy condition. He felt that there was also scope within the existing buildings for the need to be met.

In accordance with the criteria for public speaking, Mrs. Drewett the applicants agent spoke in support of the application.

Councillor JW Edwards the Local Ward Member, shared the views of the applicants that it was essential for a stockman to be living on site and that the applicants could not manage the farm on their own during peak times such as lambing. The existing farmhouse was a large six-bedroomed building with high maintenance costs. It was not practicable for the applicants to make it available for a stockman and try and find alternative accommodation nearby, which would be beyond their means. He felt that the only practical alternative was for the application to be granted and that this could be done with an agricultural occupancy condition which tied the chalet to the farm.

The Development Control Manager reiterated his concerns that the continued use of the chalet was not essential to support the farming enterprise. He pointed out that there was existing accommodation which was available to meet the needs of the holding. In these circumstances a new dwelling, without any restriction on the existing farmhouse, would conflict with the Council's policies for development in the countryside as set out in the UDP. He was also concerned that approval without a restriction to prevent the separate disposal of the original farmhouse could lead to the farm house being sold off separately and lost to the farm.

Having considered all the facts about the application, the Committee decided that the applicants had put forward adequate grounds for approval and that it would be reasonable for permission to be granted but that there should be an agricultural occupancy condition on the chalet and a Section 106 Planning Obligation Agreement to tie the original farmhouse to the holding.

RESOLVED

that the Committee be minded to approve the planning application be approved subject to the completion of a Section 106 Planning Obligation Agreement to prevent the separate disposal of the farmhouse from the farm holding and any conditions felt to be necessary by the Head of Planning Services and subject to an agricultural occupancy tie to the existing farm holding

140. DEVELOPMENT CONTROL ANNUAL REPORT 2006 - 2007

The Development Control Manager presented his report, explained the main issues that it covered and answered questions from Members.

141. CHAIRMAN'S CLOSING REMARKS

The Chairman thanked the Committee and the Officers for all their hard work during the past four years. He said that there had been a number of outstanding achievements which had culminated in such aspects as the adoption of the Herefordshire Unitary Development Plan. There had also been notable improvements in performance which were particularly attributable to the newer officers who had joined the Council during the past eighteen months. He also remembered with great sadness the loss of Councillor Mrs RF Lincoln and the long-term illness of Councillor PG Turpin. The Committee in return expressed their appreciation for the way in which the Chairman had conducted the meetings.

142. DATE OF NEXT MEETING

13th July, 2007

The meeting ended at 12.10 p.m.

CHAIRMAN

PLANNING COMMITTEE

13TH JULY, 2007

REPORT OF THE NORTHERN AREA PLANNING SUB-COMMITTEE

Meetings held on 29th May & 27th June, 2007

Membership:

Councillors: Councillor J.W. Hope M.B.E (Chairman)
Councillor P.M. Morgan (Vice-Chairman)
LO Barnett, WLS Bowen, RBA Burke, ME Cooper, JP French,
JHR Goodwin, KG Grumbley, B Hunt, RC Hunt, TW Hunt, TM James,
P Jones CBE, R Mills, RJ Phillips, A Seldon, RV Stockton, J Stone,
JK Swinburne, PJ Watts

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended – 9
 - (b) applications refused as recommended – 0
 - (c) applications refused contrary to recommendation but not referred to Planning committee – 4
 - (d) applications minded to approve contrary to recommendation and referred to Planning Committee – 2
 - (e) applications deferred for further information - 5
 - (f) number of public speakers – 8 Parish Council; 9 objectors and 13 supporters

PLANNING APPEALS

2. The Sub-Committee received an information report about 11 appeals received, 3 dismissed and 1 upheld.

J.W. HOPE M.B.E
CHAIRMAN
NORTHERN AREA PLANNING SUB-COMMITTEE

- **BACKGROUND PAPERS – Agenda for meetings held on 29th May & 26th June, 2007**

PLANNING COMMITTEE

13TH JULY, 2007

REPORT OF THE CENTRAL AREA PLANNING SUB-COMMITTEE

Meetings held on 6th June and 4th July, 2007

Membership

Councillors:

JE Pemberton (Chairman)
GA Powell (Vice-Chairman)

PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, SPA Daniels, H Davies, GFM Dawe, PJ Edwards, DW Greenow, KS Guthrie, MAF Hubbard, TW Hunt (ex-officio), MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, RV Stockton (ex-officio), AP Taylor, AM Toon, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward.

PLANNING APPLICATIONS

1. The Sub-Committee has met twice and dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended - 9
 - (b) applications refused as recommended - 3
 - (c) applications deferred for site inspection - 5
 - (d) applications deferred for further consultation - 1
 - (e) number of public speakers - 10 (parish - 1, objectors – 5, supporters - 4)

PLANNING APPEALS

2. The Sub-Committee received information reports about 10 appeals that had been received and 3 that had been determined (all dismissed).

JE PEMBERTON
CHAIRMAN
CENTRAL AREA PLANNING SUB-COMMITTEE

- **BACKGROUND PAPERS – Agenda for the meetings held on 6th June and 4th July, 2007**

PLANNING COMMITTEE

13TH JULY, 2007

REPORT OF THE SOUTHERN AREA PLANNING SUB-COMMITTEE

Meeting held on 29th May and 20th June, 2007

Membership:

Councillors: Councillor G Lucas (Chairman)
Councillors PD Price (Vice-Chairman)

CM Bartrum, H. Bramer, PGH Cutter, MJ Fishley, A.E. Gray,
TW Hunt (Ex-officio), JA Hyde, JG Jarvis TMR McLean, RH Smith,
D.C. Taylor and J.B. Williams

PLANNING APPLICATIONS

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
 - (a) applications approved as recommended - 19
 - (b) applications refused as recommended - 0
 - (c) applications minded to approve 1 (referred to Planning Committee)
 - (d) applications minded to refuse 10 (2 referred to Planning Committee)
 - (e) number of public speakers – 4 Parish Council; 10 objectors and 13 supporters.

PLANNING APPEALS

2. The Sub-Committee received information reports about 6 appeals received and 9 determined (4 Dismissed, 4 Upheld and 1 withdrawn).

G Lucas
CHAIRMAN
SOUTHERN AREA PLANNING SUB-COMMITTEE

- **BACKGROUND PAPERS – Agenda for the meeting held on 29th May and 20th June, 2007.**

**CONSERVATION AREA APPRAISALS FOR BOSBURY,
CRADLEY, MUCH MARCLE , ORLETON, SUTTON.****Report By: Head of Planning Services****Wards Affected:**

Hope End, Old Gore, Sutton Walls and Bircher.

Purpose

1. To recommend these draft conservation area appraisals to the Cabinet Member for the Environment for initial consultation with relevant parties.

Financial Implications

2. Minor costs for printing and publicity to be met from existing budgets.

Background

3. Planning Committee, 21st April 2006, recommended a programme for the preparation of character appraisals and management proposals for 16 conservation areas. Seven have been approved for initial consultation.
4. This latest appraisals, comprise Bosbury, Cradley, Much Marcle, Orleton and Sutton. The major part of these documents comprises a factual assessment of the special architectural and historic character and appearance of each conservation area, together with their setting.
5. The form and content of the appraisals follows guidance recommended by English Heritage and endorsed by the Government.
6. Only areas that have special architectural or historic interest the character or appearance of which the Council wishes to preserve or enhance should be designated as conservation areas. The appraisals have identified areas for exclusion and inclusion. Criteria forming the basis for determining such are set out in UDP policy HBA5.
7. The implications arising from designation are that the Council is required to pay special attention to the desirability of preserving or enhancing the character of the conservation area when determining planning applications. Applications have to be advertised and the Council must take account of material comments received. Conservation area consent for the demolition of buildings is required and additional planning controls apply which would normally be permitted in other areas. These primarily relate to the size of freestanding buildings that require planning permission, the size of extensions the type of external cladding, insertion of dormer windows and satellite dishes. Proposed work on all trees require prior notice to the Council to enable them to consider the desirability of serving a tree preservation order.
8. The Cabinet Member for the Environment will be asked to confirm the appraisal documents including issues. It is intended that some consultation upon the draft appraisals and issues will be undertaken although formal

comments will be sought at a later stage when management proposals have been developed. The final document for adoption will be prepared for Council approval having regard to all material comments being taken into account.

9. The issues identified for these five conservation areas at this stage fall into three categories:
- Features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest.
 - Features which detract from the special interest of the area such as
 - i. Historic buildings in poor condition building.
 - ii. Modern buildings that do not relate to the character of the area.
 - iii. Open gaps where street enclosure is desirable.
 - iv. Untidy land.
 - v. Street clutter and signage.
 - Changes to the conservation area boundaries;
 - i. To include areas that are considered to contribute to the special historic or architectural character of the area
 - ii. Exclusion of significant areas relating to buildings, features and landscape, which are considered to detract from the special character and appearance of the conservation area.
 - iii. Rationalisation of boundaries so that the boundaries relate to defined edges of property curtilages, field boundaries roads and lanes or other notable features.
10. The full detailed text for each conservation area is included in a number of Appendices to this report and the principal features are summarised below. A selection of diagrammatic plans will be displayed at the committee meeting.

Bosbury Conservation Area

11. Bosbury Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991

Summary of Special Architectural and Historic Significance

12. Bosbury Conservation Area is located in eastern Herefordshire on the floodplain of the River Leaddon in an area characterised by the undulating landscape of Herefordshire's Central Lowland. The conservation area includes the western (and generally older) part of the village of Bosbury and a more open landscape to the west of the village.
13. Bosbury is recorded in The Domesday Book records a resident population of approximately thirty-four households, including a priest and, probably, a miller. The medieval settlement is likely to have been located on the south side of the main street. At the time of Domesday, Temple Court, in the western part of the conservation area, was a separate manor (Upleadon).

Medieval tenants of the manor included the Knights Templar and the Knights Hospitaller.

14. The parish church of The Holy Trinity is the oldest surviving building in the conservation area, dating from the late 12th or early 13th Century and incorporating the fabric of an earlier 12th Century church. The detached bell tower, one of seven in Herefordshire, dates from the 13th Century. The oldest surviving secular building is the stone-built Gatehouse of the Bishops' manor house, dating possibly from the 14th Century. It contains stone-built and timber-framed buildings. The majority of these buildings are located on the site of medieval burgage plots on the south side of the main village street. The earliest brick buildings in the conservation area probably date from the 18th Century. A number of earlier stone and timber-framed were also extended or refaced in brick. Brick houses of 18th and 19th Century date were constructed in Flemish bond (at the front elevation); other details include dentilled eaves, string courses and flat or segmental arch brick heads over doors and windows. Brick houses of 20th Century date include a local authority housing development (Morton Cottages) and several detached houses build on infill plots. A number of older houses have been extended or remodelled during the 20th/early 21st Century.
15. Mature trees and hedges, boundary walls of sandstone rubble and brick, and historic earthworks are also significant characteristics of the conservation area. There is a sense of enclosure in the eastern part of the conservation area, where buildings, trees and high hedges are concentrated; in the western part the landscape is more open.
16. Heritage assets within the conservation area include two Scheduled Monuments, two Grade II* listed buildings and twenty-six Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-one entries within the conservation area (two of which refer to finds only). In addition, three buildings of local interest have been identified during this appraisal.

Positive Areas and Features

17. The following elements contribute significantly to the character of the conservation area:
 - The main village street with its historic buildings of various architectural styles and orientation, including a significant number of timber-framed buildings, and medieval plan-form.
 - The churchyard, a green open space with landmark buildings, The Grammar School, cross, tombs and sandstone boundary walls.
 - Old Court Farm with stone Gatehouse, historic farmhouse, 19th Century model farm, and association with the Bishops of Hereford manor.
 - Temple Court including The Lodge, and stone walls and piers at the entrance.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

The Lodge.
The Old Chapel,
Beech House,

18. The following features in the public realm also contribute to the local character of the conservation area:
- Telephone call box (Grade II) outside No. 2 The Cross: K6 design in cast-iron.
 - War Memorial set in the churchyard wall: a bronze plaque set in a short section of sandstone wall with ashlar quoins under an ashlar arch with iron railings in front.
 - Old stone lane: a trackway (public footpath) with a cobble roadbed extending north from the B4220 road bridge over the River Leadon on the west side of the river.

Neutral and Intrusive Elements

19. The following intrusive elements detract from the character of the conservation area:
- Bosbury C.E. Primary School: 20th Century single-storey brick building of low visibility in the conservation area.
 - Bosbury Parish Hall: 20th Century single-storey brick building adjacent to the churchyard.

Issues

Buildings at Risk

- 20 The following buildings are potentially at risk of deterioration:
- The Gatehouse to Old Court Farm (14th Century, Grade II): it is potentially at risk as a result of both inappropriate use and under use.
 - Sandstone rubble churchyard boundary walls within the curtilage of The Holy Trinity Church (12th/13th and 16th Century, Grade I) and Bell Tower (13th Century, Grade I):

Proposed Boundary Changes

21 *Proposed Inclusion*

An area of earthworks on the north side of the site of the Bishops' manor house, enclosed on the south side by Dowding's Brook, on the west side by the River Leadon, on the north and east sides by field boundaries (Herefordshire Sites and Monuments Record 7105: Earthworks, Old Court Farm, Bosbury).

22 *Proposed Exclusions*

Bosbury C.E. Primary School and playing field; a field between the playing field and the River Leadon; a field on the west side of the conservation area; a field on the south-west side of the conservation area; two fields east of Temple Court farm; a field north of Bridge House.

Other issues

- 23 A potential site for development has been identified in the western part of Old Court Farm. This site may be of high archaeological potential because it is in the area of the former Bishops' manor, and known earthworks are located immediately to the north. Consideration should be given to archaeological investigation before any future development takes place on this site.

Cradley Conservation Area

- 24 Cradley Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991.

Summary of Special Architectural and Historic Significance

- 25 Cradley Conservation Area is located in eastern Herefordshire on the boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape quality. The conservation area includes the old village of Cradley (the eastern settlement) and areas of open landscape on the north-west and east sides of the settlement.
- 26 The Domesday Book (1086) records that Cradley was a manor of the Bishops of Hereford. The parish church of St James is the oldest surviving building in the conservation area, dating from the late 12th Century. The oldest surviving secular building is a timber-framed structure dating from the early 16th Century and now used as the parish hall. Several houses in the village were formerly farmhouses.
A small number of brick buildings with slate roofs, including The Old Rectory, are of 18th or early 19th Century date and of Georgian architectural design. Several buildings were constructed of local stone during the 19th Century with characteristic Victorian gables or gabled dormer windows. A village school was also built in stone at this time. .
- 27 During the middle and later twentieth century residential development of a suburban character, was undertaken on former open land and orchards in the western part of the conservation area. Several large residences were constructed on infill sites on or near the main village street.
- 28 Sunken roads and old stone lanes, substantial boundary walls of sandstone rubble, and mature trees and hedges contribute significantly to the character of the conservation area. They also generate a sense of enclosure with limited views of the landscape setting beyond the village.
- 29 Heritage assets within the conservation area include one Grade B listed church, two Grade II* listed buildings and twenty-two Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within

the conservation area. In addition, eight buildings of local interest have been identified during this appraisal.

Positive Areas and Features

30 The following elements contribute significantly to the character of the conservation area:

- The main village street with its historic buildings, sandstone rubble boundary walls, mature trees and hedges, and sequential views.
- Rectory Lane, an old stone lane with its historic buildings including the medieval Gothic church, Tudor timber-framed hall, elm-clad barn, Georgian redbrick rectory, sandstone boundary walls, granite war memorial, mature trees, and sequential views.
- The Churchfield lane, an old stone lane with its historic buildings, orchard and mature trees, and sequential views.
- Unlisted buildings which make a positive contribution to the character of the conservation area are:

Church House
Brookside
Queenswood
Stoney Villa
Esk Bank House
The Elms Barn

31 The following features in the public realm also contribute to the local character of the conservation area:

- Telephone call box (Grade II) outside the Post Office: Also at this location is a red post office pillarbox.
- Maclean Memorial at the west end of Rectory Lane: in memory of local men and others who were killed in World War I.
- Rectory Lane (public footpath), an old stone lane with cobbled roadbed.
- The Churchfield Lane (public footpath), an old stone lane with cobbled roadbed.
- A stone step beside the stream near the Post Office where water was drawn before the installation of mains water.

Neutral and Intrusive Elements

32 The following 20th century residential development on or near the main village street detracts from the character of the conservation area. These include Brookside, Kings Orchard and Mathon Road

Issues

Buildings at Risk

33 Several unlisted structures are potentially at risk of deterioration:

- Sandstone rubble boundary wall on the west and south sides of The Old Rectory
- The Elms Barn, Rectory Lane (Building of Local Interest).

Proposed Boundary Changes

34 *Proposed Exclusion:*

- 20th Century residential development at Brookside.
- 20th Century residential infill on the west side of the main village street between the Brookside development and the Mathon road.
- 20th Century residential development at Kings Orchard.
- 20th Century residential infill east of the Mathon road and south of Kings Orchard.
- 20th Century residential infill north of the main village street and east of Hawkhurst House.

35 *Exclusion of Neutral Landscape Areas:*

- An area north of Brookside extending to the present conservation area boundary.
- An area north of Hawkhurst House extending to the present conservation area boundary.
- An area east of Barratts Orchard, south of Queenswood and north of the stream extending to the present conservation area boundary.
- An area south of the stream extending to the churchyard.
- Jubilee Field.
- An area west of Churchfield House extending to the conservation area boundary.

Much Marcle Conservation Area

36 Much Marcle Conservation Area was designated in 1976 by Malvern Hills District Council

Summary of Special Architectural and Historic Significance

- 37 Much Marcle Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of Marcle Ridge. The conservation area includes the village of Much Marcle, several farms, arable fields and pasture to the north, east and west of the village, and part of the Hellens and Homme House landscape parks
- 38 The Manor of Marcle was in the lordship of the king at the time of the Domesday Book. The oldest surviving building within the conservation area is the 13th Century parish church of St Bartholomew, with its landmark tower. A number of timber-framed cottages and farmhouses date to between the late 16th and 18th Century.
- 39 The character of Much Marcle Conservation Area is essentially rural and agricultural. This is best preserved on a rural road in the south-eastern part of the conservation area with a dispersed settlement pattern of farmhouses, cottages, barns and other agricultural buildings, and orchards with older varieties of apple trees in pasture. In the northern part of the village, 20th/21st Century residential development has introduced a suburban element to the detriment of local identity.
- 40 Heritage assets within the conservation area include two Scheduled Monuments, two Grade I Listed Buildings, four Grade II* listed buildings and thirty-eight Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within the conservation area. In addition, nine Buildings of Local Interest have been identified during this appraisal.

Positive Areas and Features

- 41 The following elements contribute significantly to the character of the conservation area:
- The village core, an area in the centre of the conservation area that includes the parish church of St Bartholomew and the churchyard with its stone walls, cross, 18th and 19th Century tombs and headstones, and ancient elm tree; Mortimer's Castle motte and bailey; Causeway Cottage; Phillip's House (former vicarage) and a cobbled carriage drive extending from the churchyard towards the former vicarage.
 - Bodenham Farm, a compact group of buildings including the Georgian farmhouse, timber-framed barn and stone-built cider house and wainhouse.
 - Street Farm, a compact group of buildings including the timber-framed farmhouse and stone outbuildings.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

Swan Cottage:

Parkside:

The Walwyn Arms public house:

Much Marcle C.E. Primary School:
Walnut Tree Cottage:
Mainwarings:
Audley Cottage:
Much Marcle Garage

- 42 The following features in the public realm also contribute to the local character of the conservation area:
- A cobbled carriage drive extending eastwards from the parish church towards the former vicarage.
 - A red cast-iron Victorian post box built into the wall of an outbuilding of Mainwarings on the main village street.

Neutral and Intrusive Elements

- 43 Twentieth century residential developments at Monks Meadow and Glebe Orchard, and infill sites adjacent to the main village street do not contribute to the character of the conservation area:

Issues

- 44 Heritage Asset at Risk

Mortimer's Castle motte and bailey (Scheduled Monument) is potentially at risk of damage by heavy growth of trees and bushes on the motte and animal burrows on the motte.

Several houses were constructed in the bailey before the monument was scheduled but extensions to them have been constructed since scheduling.

A risk assessment might be undertaken to determine damage potential due to vegetation growth, animal activity and further development.

- 45 Proposed Boundary Changes

Proposed Inclusion

Awnells Farm (probably late 17th Century, Grade II) is part of the dispersed settlement of farms and cottages on the rural road on the south-eastern side of the conservation area. A brick-built agricultural building extended in stone, located west of the farmhouse, should also be included.

Proposed Exclusion

In the north-western part: fields north and west of Mortimer's Castle; buildings north of Much Marcle Primary School and west of the B4024.

In the north-eastern part: fields and buildings east and north of the B4024 including the Monks Meadow estate, Glebe Orchard estate and Hellens (see Note 1). The following buildings should not be excluded: Parting Ground Cottage, the Memorial Hall, Phillips House and The Old Coach House.

In the eastern part: fields and buildings south of the B4024, east of the rural road and north of Street Farm.

Note 1: It is proposed that Hellens should be excluded because:

The site is separated from the rest of the conservation area by fields in agricultural use, and does not form an integral part of the conservation area.

The house, dovecote and most of the outbuildings are protected by virtue of their status as Listed Buildings (Grade II* and Grade II) set within a Park of Local Importance.

Note 2: Several Listed Buildings within the proposed area of exclusion are protected by their status (Grade II).

Proposed Realignment of the Boundary

It is proposed that the boundary be realigned to extend along the east side of the rural road in the following locations:

- Between Street Farm and Pound Cottage.
- Between Pound Cottage and Awnells Farm.

Orleton Conservation Area

- 46 Orleton Conservation Area was designated in 1976 by the former Leominster District Council.

Summary of Special Architectural and Historic Significance

- 47 Orleton Conservation Area lies on a glacial moraine in an agricultural landscape at the northern edge of the Central Lowland of Herefordshire. The conservation area includes the village of Orleton, an area of open land on the north side of the settlement used generally for recreational purposes, and an area of agricultural land on the south and west sides.
- 48 Before the Norman Conquest, Orleton was part of Queen Edith's extensive holdings in north Herefordshire. The parish church of St George is the oldest surviving building in the conservation area, dating to the 12th Century. The plan form of the village core is characteristic of that of a medieval settlement comprising long narrow tofts (house plots) fronting onto Kitchen Hill Road. The oldest surviving residential buildings date to the 16th and 17th Centuries. A significant number of agricultural buildings, including barns, attest to the importance of agriculture in Orleton. The use of local resources, timber and stone, is evident in the construction of all of these buildings. Buildings of 18th and 19th Century date (residential, ecclesiastical and educational) are generally brick-built. A number of earlier timber-framed buildings were also infilled, refronted or refaced in brick. Generally, buildings of 18th or early 19th Century date show evidence of Georgian Classical architectural influence. Buildings of later 19th Century date display a wider range architectural forms and decorative features.

- 49 During the twentieth century, residential development of a suburban character, was undertaken on former open land in the northern part of the conservation area. Several large houses and bungalows have also been constructed on infill sites in the village core.
- 50 Mature trees and hedges, and substantial boundary walls, mainly of sandstone rubble and also of brick, are characteristic of the village core. This has resulted in a sense of enclosure, with only limited views to the landscape setting beyond the boundary of the conservation area.
- 51 Heritage assets within the conservation area include one Scheduled Monument and sixteen Listed Buildings, i.e., one Grade I, one Grade II* and fourteen Grade II. In addition, thirteen Buildings of Local Interest have been identified. There is also one Tree Preservation Order applied to a group trees.

Positive Areas and Features

- 52 The following elements contribute significantly to the character of the conservation area:
- The village core with its medieval plan form, historic buildings (ecclesiastical, residential and agricultural), boundary walls and mature vegetation
 - Orleton Manor together with its agricultural buildings, boundary walls and historic landscape
 - Millbrook Way at the bridge over the Millbrook stream, including Millbrook Cottage, Millbrook House, Ford House and The Cottage
 - Maidenhead Corner and Green Lane, including the Maidenhead Inn, Perseverance Cottage and Tower Hill.
 - The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

Church House Cottage
 Kitchen Hill
 Orchard Cottage
 The Cottage, Church lane
 The Forge
 Little Overton
 The Cottage, Millbrook Way
 Millbrook House, Millbrook Way
 Ford House
 Barn and adjoining agricultural buildings, Church House Farm
 Stone House
 The Old School
 Maidenhead Inn

- 53 The following features in the public realm also contribute to the local character of the conservation area:

- The War Memorial, Millbrook Way:
- Orleton Memorial Gardens, Millbrook Way
- The Pump, Dicken's Lane
- Telephone call box, Kitchen Hill Road.

Neutral and Intrusive Features

- 54 The following elements do not contribute to the character of the conservation area:

Twentieth century residential development on Millbrook Way, the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area, Hallets Well and St George's Crescent.

Issues

- 55 Buildings at Risk

The following listed buildings are deemed to be at risk:

- Churchyard cross (Scheduled Monument; Grade II), 14th Century:
- Boundary wall, parish church of St George (Grade I):
- Orleton Manor (Grade II*), 14th Century: unoccupied at present
- Church Yard Cottage (Grade II), 17th Century:
- Outbuilding about 10m north of The Boot Inn (Grade II), 17th Century, unoccupied.

- 56 The following buildings of local interest are deemed to be at risk:

- The Old School, Kitchen Hill Road (unlisted), 1854:
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (unlisted), possibly early 19th Century.

Proposed Boundary Changes

- 57 *Proposed inclusion*

In the western part of the conservation area, it is observed that the conservation area boundary does not follow recognisable features at several locations, i.e.,

- (i) in a field north of Green Lane;
- (ii) in a field east of the B4361 and south of Millbrook Way;
- (iii) in a field west of Kitchen Hill Road and south of Millbrook Way.

It is proposed that the boundary should be redrawn to follow recognisable features without causing any significant loss to the conservation area, i.e.,

- (i) the north side of Green Lane;
- (ii) field boundary/property line east of the B4361 and south of Millbrook Way;

(iii) field boundary/property line west of Kitchen Hill Road and south of Millbrook Way.

58 *Proposed Exclusion*

In the south-eastern part of the conservation area, it is proposed that the following areas of landscape should be excluded,

- (i) a field north-east of Church House Farm;
- (ii) a field south-east of St George's churchyard;
- (iii) three small fields or paddocks south of Tunnel Lane and east of Tunnel Road Cottage;
- (iv) a wooded area (plantation) west of item (iii);
- (v) two small fields east of Little Overton and west of item (iv).

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- (i) parts of Millbrook Way;
- (ii) the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area;
- (iii) Hallets Well and St George's Crescent.

Other Issues

- 59 Barns and other agricultural buildings in the village core contribute to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration
- 60 Orleton Manor (Grade II*) is an important building in terms of both its architectural and historical interest; the landscape setting of the building contributes significantly to its character. It is recommended that the following aspects of the landscape setting should be given consideration:
- 61 Proposals for the conversion or redevelopment of agricultural buildings on the east side of Orleton Manor should be sympathetic to the landscape setting of the house (see also comments above)
- 62 A conifer plantation is located north-west of the house on a site previously occupied by an orchard for several hundred years. Replacement of the conifers by native broadleaf species, or the reinstatement of the orchard, would enhance the landscape setting of Orleton Manor.

Sutton Conservation Area

- 63 Sutton Conservation Area was designated in 1978 by the former South Herefordshire District Council.

Summary of Special Architectural and Historic Significance

- 64 Sutton Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of the floodplain of the River Lugg. The conservation area includes the southern part of the village of Sutton, a number of farms within, and to the south of, the settlement, and the house, gardens and landscape park of Sutton Court. Since designation of the conservation area in 1978, several residential developments have been undertaken within its boundaries.
- 65 Sutton Walls hillfort is evidence of the human occupation of the Sutton area since the Iron Age. Archaeological and documentary evidence records that there has been settlement at Sutton since Domesday, and the area has been continuously occupied until the present time.
- 66 The oldest surviving building within the conservation area is the 12th Century parish church of St. Nicholas. The earliest residential buildings are timber-framed, dating to between the 14th Century and the 17th Century. Farm buildings, both timber-framed and stone-built, date to between the 18th and 19th Century. A number of buildings (some of which were rebuilt or refaced) display evidence of changing architectural and function forms, including Gothic, Tudor, Georgian, Victorian and contemporary residential developments.
- 67 The essential character of the conservation area is rural and agricultural. The significant number of farm buildings within the conservation area contributes to this. However, 20th Century residential development has tended to detract from the character, and has introduced a suburban element.
- 68 Heritage assets within the conservation area include one Grade II* and 20 Grade II. In addition, 9 Buildings of Local Interest have been identified.

Positive Areas and Features

- 69 The following elements contribute significantly to the character of the conservation area:
- An area in the centre of the village at the crossroads of the Hereford road and Ridgeway Road: a group of prominent buildings and farmyards, including Church House Farmhouse and barn; Stone House, agriculture building and sandstone boundary walls; The Golden Cross public house;
 - An area around the parish church in the eastern part of the conservation area: a group of prominent buildings and farmyards, including St Nicholas's church, churchyard and monuments; The Old Rectory; Sutton Court; Pantall's Farm and Pantall's Cottage; Upper House Farm; sandstone boundary walls;

- An area in the western part of the conservation area: buildings and farmyards in a rural setting, including Lane Farmhouse and associated farm buildings; nos. 1 and 2 Lane Cottages and associated farm buildings; Seaborne House and associated outbuildings; sandstone boundary walls; a sunken lane (holloway) with mature hedges and narrow verges.
- The following unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area.

The Talbot's
 Upper House Farmhouse
 Bank House
 The Golden Cross Inn
 Agricultural building: probably of 18th or 19th Century, a large timber-framed building (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road)
 Old Rectory
 Green Bank
 Brook House
 The Lodge:

70 The following features in the public realm also contribute to the local character of the conservation area:

- Mile Stone, on the south-east side of the crossroads of the Hereford road and Ridgeway Road: probably early 19th Century, sandstone with segmental head and a cast iron plaque with raised centred lettering, "TO/ HEREFORD/ 4/ MILES".
- War Memorial (First World War), in a prominent position near the north-east gateway of St Nicholas's churchyard: a free-standing granite Celtic wheel-headed cross with incised "Celtic" decorative elements on a granite base set on a sandstone plinth of two stages.

Neutral and Intrusive Features

71 The following element does not contribute to the character of the conservation area:

Twentieth century residential developments on Willow Rise, The Craft and Woodville Grove.

Issues

Buildings at Risk

72 The following listed buildings are deemed to be at risk:

- Churchyard cross (Grade II), 14th or 15th Century
- Chest tomb (Grade II), AD 1780:

- Barn (Grade II), 18th Century: 93 The following Building of Local Interest may be at risk:

73 The following building of Local interest may be at risk

- The Talbot's 17th Century

Proposed Boundary Changes

74 *Proposed realignment*

At several locations, the conservation area boundary does not follow recognisable features. It is proposed that at these locations the boundary should be realigned to follow recognisable property boundaries without causing any significant change to the conservation area

- On the north side of The White House, the adjacent former cider house and granary, and Holly Bank;
- On the north side of Stone House Farm;
- Between The Ford and the sewage works.

75 It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- Willow Rise;
- The Craft;
- Woodville Grove.

76 Other Issues

Farmhouses, barns and other agricultural buildings make a significant contribution to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration.

RECOMMENDATION

THAT The Cabinet Member for the Environment is requested to accept these appraisals and the issues raised in association with these for the purpose of instigating the initial consultations with interested parties.

BACKGROUND PAPERS

- Report to Planning Committee dated 21st April 2006 entitled 'Programme for the Review of Conservation Areas'
- Guidance on Conservation Area Appraisals – English heritage et al.

APPENDICES

Bosbury Conservation Area Appraisal
Cradley Conservation Area Appraisal
Much Marcle Conservation Area Appraisal
Orleton Conservation Area Appraisal
Sutton Conservation Area Appraisal

JMS 24.06.07

BOSBURY CONSERVATION AREA

APPRAISAL

DRAFT

March 2007

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BOSBURY CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Bosbury Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has recently been carried out to review the special qualities of Bosbury Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Bosbury Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP), adopted 23rd March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

Bosbury is identified in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within the defined settlement boundary (Policy H4). Much of the settlement of Bosbury is included within the conservation area. An area of 20th Century development on the east side of the village, comprising approximately one third of the settlement area, is not included. An extensive area of open landscape to the east of the settlement, including Temple Court farm, is included within the conservation area.

This open landscape is designated as of 'Landscape Character and Area Least Resilient to Change' (Policy LA2), where proposals for new development that would adversely affect either the overall character of the landscape, or its key attributes or features, will generally be resisted by the Council. The playing field of Bosbury C. of E. Primary School in the southern part of the conservation area is safeguarded as 'Existing Recreational Open Space' (Policy RST4). Low-lying land on the floodplain of the River Leadon is recognised as of 'Flood Risk' (Policy DR7) where proposals for development need to be accompanied by a flood risk assessment. This area includes the south-western part of the settlement and much of the open landscape in the south-western part of the conservation area.

A site in the northern part of the conservation area, outside the settlement area, has been identified by the Herefordshire Housing Capacity Study (UDP) as appropriate for development (Housing Outside Settlements, Policy H7; Rural Exception Housing—affordable housing, Policy H10). The site occupies the western part of Old Court Farm, bounded on the west by the River Leadon and on the north by Dowding's Brook.

Summary of Special Interest

Bosbury Conservation Area is located in eastern Herefordshire on the floodplain of the River Leadon in an area characterised by the undulating landscape of Herefordshire's Central Lowland. The conservation area includes the western (and generally older) part of the village of Bosbury and a more open landscape to the west of the village.

Bosbury was a manor of the Bishops of Hereford since before the Norman Conquest. The Domesday Book records a resident population of approximately thirty-four households, including a priest and, probably, a miller. The Bishops' manor house is thought to have been located in the area now occupied by the parish church and Old Court Farm on the north side of the main village street. The medieval settlement is likely to have been located on the south side of the main street. In the vicinity of the settlement there were a number of large open fields divided into narrow arable strips, and common meadowland.

At the time of Domesday, Temple Court, in the western part of the conservation area, was a separate manor (Upleadon) with a resident population of approximately forty-five families, also probably including a miller. Medieval tenants of the manor included the Knights Templar and the Knights Hospitaller.

The parish church of The Holy Trinity is the oldest surviving building in the conservation area, dating from the late 12th or early 13th Century and incorporating the fabric of an earlier 12th Century church. The detached bell tower, one of seven in Herefordshire, dates from the 13th Century.

The oldest surviving secular building is the stone-built Gatehouse of the Bishops' manor house, dating possibly from the 14th Century. Prominent stone-built residential buildings include Old Court Farm (17th Century), built on the site of the 13th Century Bishops' manor house; and The Crown (18th Century).

At least fourteen timber-framed buildings, dated between the 15th and early 18th Century, continue to be used as residences but all have been altered or extended in some way. The majority of these buildings are located on the site of medieval burgage plots on the south side of the main village street. Significant timber-framed

buildings include Oakley Cottage and Lichen Cottage, and The Bell Inn, former hall houses dating from the 15th Century; and The Grammar School, dating from the 17th Century.

The earliest brick buildings in the conservation area probably date from the 18th Century. A number of earlier stone and timber-framed were also extended or refaced in brick. Prominent brick buildings include The Cottage, an 18th Century redbrick house of symmetrical Georgian design; Temple Court, an 18th Century farmhouse of symmetrical appearance that was remodelled in the 19th Century; and Beech House, a 19th Century Victorian house with polychrome brick dressings. Brick houses of 18th and 19th Century date were constructed in Flemish bond (at the front elevation); other details include dentilled eaves, string courses and flat or segmental arch brick heads over doors and windows.

Brick houses of 20th Century date include a local authority housing development (Morton Cottages) and several detached houses build on infill plots. A number of older houses have been extended or remodelled during the 20th/early 21st Century; details include replacement doors and windows, bay windows with continuous pentice, and plaster rendering with imitation timber framing.

Mature trees and hedges, boundary walls of sandstone rubble and brick, and historic earthworks are also significant characteristics of the conservation area. There is a sense of enclosure in the eastern part of the conservation area, where buildings, trees and high hedges are concentrated; in the western part the landscape is more open.

Heritage assets within the conservation area include two Scheduled Monuments, two Grade II* listed buildings and twenty-six Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-one entries within the conservation area (two of which refer to finds only). In addition, three buildings of local interest have been identified during this appraisal.

Location and Setting

Bosbury Conservation Area is located in eastern Herefordshire approximately thirteen miles (21km) east of Hereford City on the B4220 secondary road. The conservation area is set in an agricultural landscape on the floodplain of the River Leadon at an elevation of under 70m above Ordnance Datum (OD), rising to 70m OD near the north-western boundary and at the eastern boundary. The River Leadon flows south through the conservation area on the west side of the village of Bosbury. Dowding's Brook flows west along the northern boundary of the conservation area as a tributary of the Leadon. The wider topography of the area is characterised by the undulating landscape of Herefordshire's Central Lowland and, to the east, by the north-south trending ridges of the Malvern Foothills.

The underlying bedrock of the conservation area is siltstone and sandstone of the Raglan Mudstone Formation. In the valley of the River Leadon and its tributaries, the bedrock is overlain by recent alluvial deposits. The local bedrock gives rise to typical argillic brown earths, with coarse loamy soils over sandstone, and fine silty soils over siltstone. These soils support cereals and hops, and short-term grassland with stock raising.

Historical Development and Archaeology

The place name, Bosbury, is thought to be derived from *Bosa's* (an Old English personal name) dwelling or enclosure. The Domesday Book (1086) records that the manor of Bosbury (*Boseberge*) in Winstree Hundred on the east side of the River Leadon was in the lordship of the Bishops of Hereford, and had been since before the Norman Conquest. The population of the manor included seventeen villagers, sixteen smallholders, a *bur* (a freedman, possibly a former slave), together with their families and two slaves. The manor also supported a priest. Six hides of agricultural land were recorded, as well as eight acres of meadowland and an area of woodland. Two ploughs were held in lordship, the priest held one plough and the Bishop's tenants held twenty-two ploughs. A mill was also recorded.

The Domesday record implies that there was a settlement with a manor house and a church at Bosbury. The site of the Domesday manor house was probably in the area occupied today by the churchyard, the parish hall and Old Court Farm. The residential settlement is likely have been on the south side of the main street. The majority of building plots at this location today are characteristic of medieval burgages, i.e., long plots with narrow street frontages. Some of the oldest secular buildings in the village, timber-framed cottages dating probably to the 15th Century, are located in this area. The Red Books of the Bishops of Hereford (surveys and valuations of the Episcopal estates) record seven tenants paying rent on dwellings in Bosbury in AD 1291.

The earliest dated structure in the village is the parish church of The Holy Trinity. The building dates to the late 12th Century or early 13th Century, and incorporates the fabric of an earlier 12th Century church. Later additions include an early 16th Century chapel. A detached bell tower, one of seven in Herefordshire, dates to the 13th Century. In the churchyard, the base of a cross dates to the 15th Century. The earliest known vicar by name, recorded as Swan, was appointed in AD 1200 and is known to have been preceded by a long sequence of earlier incumbents.

The Bishops' manor house, rebuilt in the late 13th Century, stood on the north side of the church at the centre of a productive agricultural estate. The manor house was enclosed on three sides by water: the River Leadon flowed on the west side, Dowding's Brook on the north with a ditch on the east. In the early 16th Century the manor was leased to the Morton family. Sir Richard Morton endowed a chantry chapel in the parish church in AD 1528, and was responsible for the founding of a boys' grammar school in the village in AD 1540. During the mid-16th Century John Harford was appointed steward of the Bishops' manor, followed by his son, Richard. Richard Harford built a new house (or extended an existing building), now known as Crown House (also known as The Old Crown, The Crown Inn and, formerly, New Court), on the south side of the main village street, and demolished the Bishops' manor house (possibly in part). Extensive earthworks in a field west of Crown House may be the site of a pond and ornamental garden associated with Harford's new house. Elaborate memorials to John and Richard Harford, dating to the second half of the 16th Century, were erected in the chancel of the parish church.

The site of the Bishops' manor house is now occupied by Old Court Farm. The sandstone core of the farmhouse dates to the 15th Century with 17th Century additions and mid-19th Century alterations. On the east side of the farmhouse is the former gatehouse of the Bishops' manor. The sandstone rubble building may date to the 14th Century, with 19th Century brick alterations at the rear and adjoining hop kilns to the north. Earthworks located immediately north of Old Court Farm (just outside the conservation area boundary) are thought to be the site of a fishpond associated

with the Bishop's manor. The Bosbury Tithe Map of 1840 records a pond at this location and the field name Pond Yard. An alternative interpretation of the earthworks is that this is the site of a garden created by the Harfords during the 16th Century.

The Domesday Book also records that the manor of Upleadon (*Ledene*) in Radlow Hundred on the west side of the River Leadon was in the lordship of Albert of Lorraine. (At the time of the Conquest the manor was held by Edith, sister of Earl Oda.) The population of the manor included thirty-two villagers and thirteen smallholders, their families and six slaves. Nine hides of agricultural land were recorded; two ploughs were held in lordship and thirty-two ploughs were held by the lord of the manor's tenants. The manor included a mill.

In the late 12th Century the lordship of the southern part of the manor was conveyed to the Knights Templar, a military order of laymen founded to protect pilgrims to the Holy Land. The Templars established a manor house and preceptory on the site now occupied by Temple Court farm on a low knoll overlooking the floodplain in the north-western part of the conservation area. In the early 13th Century the estate was seized by the Crown and shortly afterwards conveyed to the Knights Hospitaller of Dinmore. A document of AD 1338 lists the estate assets as including a house and garden, dovecot, watermill, 740 acres of arable land and forty acres of meadow. Following the dissolution of the monasteries in AD 1536-40 the estate was sold by the Crown and passed into private ownership.

The present Temple Court farmhouse dates to the 18th Century and may incorporate earlier fabric. It was remodelled in the mid-19th Century. The farmhouse is set on a low artificial mound surrounded on three sides by a ditch (cut on the west side by a tennis court). To the west of the house (between the house and the tennis court) is a mound (or motte) that may relate to the earlier occupation of the site. Two ponds, since filled in, were located on the north-west side of the site.

Contemporary field boundaries within, and surrounding, the conservation area are defined as the small compass enclosure of the landscape, characterised by multiple axial planned elements (Herefordshire Historic Landscape Characterisation). Vestiges of the medieval field system are recorded on the Bosbury Tithe Map. A former large open field, Bosbury Southfield, was located south of the conservation area. Other open fields included Warsaw Field to the east and Catley Rye Meadow to the north (formerly part of the manor of Upleadon). Medieval open fields were divided into long narrow arable strips, or furlongs, farmed by the Bishop's tenants. Many of the strips are recorded on the Tithe Map; at the time of the Tithe Apportionment some were in individual ownership while others were part of larger private holdings.

Field name elements of the early 19th Century (recorded on the Tithe Map) are indicative of contemporary (or earlier) economic activities in the area. Orchards and hopyards are particularly well represented. (The presence of hop kilns at Old Court Farm and Temple Court farm confirms the former importance of hops to the local economy.) Agricultural activities, livestock and crops are represented by terms including meadow, moor, pasture, croft, barn, cow, horse, pear, carrot, sugar (beet?), hay and clover. Local industrial activities are represented by mill, brick clamp, quarry and 'gravelly' (quarrying). Several elements may be indicative of medieval resources, i.e., coney (rabbit) is likely to indicate the site of medieval rabbit warrens, and pond the site of medieval fishponds.

The settlement pattern at Bosbury demonstrates a long history of continuity. On the main village street, most residential buildings date to between the 15th and 18th Century, with some 19th and 20th Century infill. Mid to late 20th Century residential development has taken place in the eastern part of the conservation area (Morton Cottages) and to the east of the conservation area. A new (late 20th Century) parish hall and associated facilities has been constructed in a prominent location on the west side of the churchyard. Nineteenth century brick and 20th Century steel framed agricultural buildings have been erected at Old Court Farm (immediately east of the conservation area) and at Temple Court farm.

Spatial Analysis

Character and Interrelationship of Spaces

The basic plan-form of Bosbury has probably changed little since the medieval period in terms of the ecclesiastical precinct, the (former) Episcopal precinct, and the settlement (burgages). Land use, too, demonstrates significant continuity, i.e., farm estates to the north (Old Court Farm) and west (Temple Court), the church (The Holy Trinity) at the centre, and (primarily) residential on the south side of the main village street. Landmark buildings (including the parish church, the detached bell tower and the Gatehouse of Old Court), the churchyard and its sandstone rubble walls, and the many timber-framed houses, all set within an historic environment of considerable antiquity, contribute to the essential character of Bosbury Conservation Area.

At the centre of the village are two small areas of contrasting character. On the north side of the village street is the churchyard, a quiet green space with monumental stone structures and mature trees, surrounded by stone walls with limited access points. To the south, an almost continuous line of buildings with individual frontages and rooflines crowd onto the street. This contrast between north and south has been part of the character of Bosbury since the medieval burgage plots were first laid out.

In the western part of the conservation area the landscape is more open. The house and farm buildings of Temple Court overlook an area of low-lying agricultural land. Earthworks, drainage channels and hedgerows indicate that this has long been a managed landscape.

Several open spaces within the conservation area contribute significantly to its character:

- The Holy Trinity churchyard: an intimate open space with a number of trees, including two elms flanking the entrance, bounded by stone walls, entered through a timber-framed lych gate, provides a peaceful setting for the parish church and detached bell tower.
- A field west of Crown House and the River Leadon accessed by a public footpath: an historic landscape with earthworks, drainage ditches, hedgerows and two solitary oak trees.

Mature trees (native hardwood and coniferous) are an important feature of the conservation area. They are prominent in the following areas:

- The parish churchyard (including elm trees).

- Along the banks of the River Leadon.
- The grounds of Crown House.
- The grounds of Temple Court.
- In hedgerows marking field boundaries, and two solitary oaks, especially in the southern part of the conservation area.

There are no Tree Preservation Orders in the conservation area.

Key Views and Vistas

There are a number of key views within the conservation area:

- From the south side of the main street looking north towards the churchyard with the bell tower and the lych gate in the foreground, and the parish church in the background.
- From the B4220 road bridge over the River Leadon looking east along the main street with, on the south side, a sequence of buildings with individual frontages (including 'black and white' timber-framed, redbrick, polychrome brick and painted brick) and rooflines (including steep and shallow pitched roofs, gables and dormer windows).
- From the Leadon bridge looking north along an old stone lane (public footpath) with the river on the east side and the brick-fronted Bridge House on the west side.
- From the Leadon bridge looking south along the turbulent stream with overhanging trees on the west side and timber-framed cottages on the east side.
- A sequential view from the northern entrance to the conservation area looking south:
 - ⇒ Passing between two hopyards and crossing the bridge over Dowdings's Brook
 - ⇒ Passing, on the west side, Old Court redbrick farm ranges and farmhouse, the stone Gatehouse, The Grammar School, the parish church and detached bell tower
 - ⇒ Arriving in front of the timber-framed Bell Inn on the main village street.
- A sequential view from the eastern entrance to the conservation area looking west towards the bell tower in the distance:
 - ⇒ Passing timber-framed houses on both sides of the street
 - ⇒ Arriving in front of the bell tower set in the walled churchyard with the parish church in the background.

The following panoramic vistas offer views beyond the conservation area disclosing its wider landscape setting:

- From the public footpath on the west side of Crown House looking west across the earthworks with two solitary oaks against a background of hedgerow trees, and beyond to an undulating landscape and distant wooded hills.
- From the public footpath on the south-east side of the conservation area looking east across flat arable fields towards distant wooded hills.

Character Analysis

The medieval parish church of The Holy Trinity (Grade I) and its detached bell tower (Grade I) are landmark buildings at the centre of the village. The church dates to the late 12th or early 13th Century and incorporates the fabric of an earlier 12th Century church. The tower is of early 13th Century date. Both buildings are constructed of coursed sandstone rubble under tiled roofs. Architectural forms include Norman (south doorway, capitals), Transitional (arcades, aisles, clerestory), Early English (chamfered pointed arches), Perpendicular (windows in the Morton chapel and the chancel) and Renaissance (the Harford memorials).

The church and tower are set in a churchyard that is raised at least 0.5m above the main village street. On the south and east sides is a low sandstone rubble retaining wall with vertical 'cock and hen' coping stones. On the north side is a high sandstone rubble wall overgrown by vegetation, replaced by a brick wall towards the east side.

In the churchyard there is a stone cross (Scheduled Monument; Grade II). The square sandstone ashlar base is of 15th Century date; the shaft and cross head were restored at a later date. The cross is not in its original position. There are a number of grave markers and tombs within the churchyard, five of which are listed (all Grade II). Of the listed tombs, two decorative sandstone ashlar pedestal tombs date to the late 18th and early 19th Centuries, and three moulded sandstone ashlar chest tombs date between the late 17th and 18th Century.

The use of local stone as a building material can be seen in a number of high status residential buildings and structures in the conservation area, generally of medieval or early post-medieval date. The most prominent stone buildings are the medieval parish church and bell tower (described above), and the 14th Century Gatehouse (Scheduled Monument; Grade II) to Old Court Farmhouse. The Gatehouse is a landmark building located on the east side of Old Court. The two-storey structure is built of sandstone random rubble under a pitched tiled roof. At the front (east) elevation there is a central gateway with a chamfered pointed arch; to the south is a smaller pedestrian gateway (sealed); on either side is a stone buttress. Further south are three windows, one of which is a 19th Century insertion with brick segmental arch head, sill and surround. Attached to the north side of the Gatehouse is a 19th Century brick hop kiln, and there are brick alterations at the rear (west side).

The earliest wing of Old Court Farm (Grade II) is dated to the 17th Century with a 15th Century core. The two-storey building is of coursed sandstone rubble under a pitched tiled roof; at the front (south) elevation are sash windows with segmental stone arch heads. Mid-19th Century brick-built additions include a second residential wing (discussed below) and agricultural ranges.

The earliest wing at Crown House (Grade II), also known as The Old Crown, formerly The Crown Inn and New Court, is of 18th Century date with a late 16th Century core. It is constructed of coursed squared sandstone under a pitched tiled roof. At the north-west gable end is a stone mullioned and transomed window at the ground floor, and a wooden mullioned and transomed window at the first floor. (The building contains a room with fine panelling and a cross-beamed ceiling.) Brick additions were constructed during the late 19th/early 20th Century. The house has a garden on the north side behind a high brick wall, and extensive grounds to the south with mature trees behind high hedges.

At least fourteen timber-framed buildings, dating to between the 15th and 18th Century, are located in the conservation area. All are located on, or close to, the main village street; most have been altered or added to, and several have been refronted or partly refaced.

Oakley Cottage and Lichen Cottage (listed jointly, Grade II), two adjoining tenements that were formerly one house, and The Bell Inn (Grade II), a public house, are located on the south side of the main street opposite the churchyard. Both are hall houses dating, probably, to the 15th Century and occupying the sites of medieval burgages. The public house is a focus of local social activities.

Oakley and Lichen Cottages are of H-plan, with the former hall aligned east-west and two cross-wings aligned north-south. The two-storey building is timber-framed with painted brick infill, and largely refaced in brick and painted sandstone rubble under pitched tiled roofs. At the west end there is an external rubble chimneystack with brick shaft. At the front (north) elevation the central bay (hall) is of painted brick with 20th Century windows (the 1st floor has been inserted); both cross-wing gables are timber-framed with close studding and painted brick infill at the 1st floor (regular square panels are exposed at the side elevation), and refaced with painted rubble at the ground floor. Each gable end has a door at the east side and casement windows. The east gable has decorative bargeboards; the west gable has a bay window at the ground floor.

The Bell Inn is of T-plan and two storeys; the former hall is aligned east-west with a cross-wing at the west end aligned north-south. The building is timber-framed (with, generally, irregular square panelling) with painted brick infill and painted brick refacing at the ground floor under pitched tiled roofs. The gable of the cross-wing has close-studded timber framing and decorative bargeboards. The 1st floor has been inserted into the hall. Fenestration is irregular and includes casement, sash and 20th Century windows. On the west side is an early 19th Century brick addition (discussed below).

The following houses are located on the south side of the main street, probably on the site of medieval burgage plots, and extend eastwards from the River Leadon. Bridge Cottage (17th Century, Grade II) is a single storey house with attic and two west-facing gabled dormer windows; the timber frame is of regular square panels with painted brick infill; the building is aligned north-south; at the north gable end is an off-centre 20th Century door and casement windows. To the rear (south) is Brook Cottage (17th Century, Grade II), a two-storey house also aligned north-south and set on a sandstone plinth with sandstone chimneystack at the south gable end; the frame is of regular square panels with part painted brick and part wattle and daub infill; at the front (east) elevation is a central entrance with gabled porch and irregular casement windows. This building may have previously been used as a smith's shop.

Lawn Croft (17th or 18th Century, Grade II), formerly Lacon Cottage, is a two-storey house aligned east-west; the frame is of regular square panels with painted brick infill; the front (north) elevation has been refaced in painted brick with central entrance and overlight, casement windows, and brick segmental arch heads over door and ground floor windows. Oak Cottage (17th Century, Grade II) is a two-storey timber-framed house aligned north-south that has been refaced in painted brick and roughcast; at the north gable end is a door to the east side and irregular casement windows.

The Cross (17th Century, Grade II) is a single-storey house with attic, aligned north-south, with regular square-panelled frame and painted brick infill and painted brick refacing; at the north gable end is a canted bay window with a pentice at the ground floor, and a casement window in the gable; the entrance is in a covered passageway on the west side of the gable end; there is a lean-to extension with a sash window on the east side. This building is located at the east end of the group of burgage plots.

In the eastern section of the main street are several timber-framed buildings set on smaller plots. Nos. 1 and 2 The Cross (listed jointly, Grade II) are two adjoining tenements aligned east-west. Both are timber-framed with painted brick infill on sandstone plinths under pitched tiled roofs with a discontinuous roofline, external painted rubble chimneystack with brick shaft at the gable ends, and irregular casement windows. No. 1 (17th Century) is of a single storey with an attic and half-dormer window; framing is of regular square panels; at the front (north) elevation the entrance is at the east side under a canopy. No. 2 (18th Century) is of two storeys; framing is of irregular square panels; at the front (north) elevation the central entrance is under a canopy.

The Old Cottage (18th Century, Grade II) is a single storey house with an attic and central dormer window, aligned east-west, timber-framed with regular square panels and rendered infill under a 20th Century pitched tiled roof with a chimneystack at the west gable end enclosed by later lean-to extension. At the front (north) elevation is an off-centre door and 20th Century casement windows. The house is set behind a small garden with high hedges. Karsland House and Stores Cottage (probably early 18th Century, listed jointly, Grade II) is a single storey building with attics, aligned east-west, timber-framed with regular square panels and part painted brick/part rendered infill (partly refaced) under a continuous pitched tiled roof with two dormer windows (one with a gable roof). At the front (north) elevation is an off centre entrance, 20th Century door and casement windows. The building is set behind a small garden with a low brick wall.

To the north of the main street are two significant timber-framed buildings, The Dog (Dog Farmhouse) and The Grammar School. The Dog (late 16th/early 17th Century, Grade II) is a former two-storey farmhouse set on a large plot with outbuildings. The house is of L-plan: the main block is aligned east-west and a rear wing extends north at the east end. The timber frame is generally of regular square panels with part painted brick and part rendered infill on a sandstone plinth under pitched tiled roofs. At the front (south) elevation is a central entrance with gabled porch and irregular casement windows. A low rubble wall extends to the east and west of house with mature hedges.

The Grammar School (17th Century, Grade II) is a former school located at the north-east corner of the churchyard and aligned north-south. The timber frame, exposed at the west elevation, is of regular square panels with painted brick infill on a sandstone plinth. During the 19th Century the building was reconstructed in brick under a pitched slate roof. The main entrance and an external brick chimneystack are at the

west elevation, and large 19th Century windows are fitted on three sides of building. A plaque in south gable is inscribed FREE GRAMMAR/ SCHOOL/ FOUNDED BY/ SIR ROWLAND/ MORTON/ 1540.

A further timber-framed building is located on the west side of the River Leadon. Bridge House (17th Century, Grade II) is a two-storey house, aligned north-south with an external chimneystack at the south gable, under a pitched tiled roof. The timber frame, exposed at the rear (west) elevation, is of regular square panels with painted brick infill. The front elevation was refaced in brick during the early 19th Century. At the front (east) elevation is an off centre entrance with a gabled canopy supported by brackets, and casement windows with segmental arch heads. The house is set behind a narrow garden and a low brick wall with semi-circular brick coping.

The earliest brick buildings in the conservation area probably date from the 18th Century. A number of these are extensions of, or additions to, earlier stone or timber-framed buildings. Several brick buildings on the site of medieval burghage plots on the main street may conceal evidence of timber framing. The following buildings are located on the south side of the main street.

The Cottage (18th Century, Grade II) is a two-storey house aligned east-west (one of a pair with The Old Shop) on the south side of the main street. It is built of redbrick in Flemish bond under a pitched slate roof. The Georgian symmetrical front (north) elevation has a string course, central entry with a six-panelled door and overlight, and casement windows (a ground floor window has been enlarged); windows and doorway have flat gauged brick arch heads. The Old Shop formerly Bosbury Press (18th Century, Grade II) was altered considerably during the 20th Century, including painted brick front (north) under a pitched tiled roof, 20th Century replacement windows, canted bay windows on either side of the central entry with a 20th Century glazed door under a continuous pentice.

Church Lea (late 18th or 19th Century, unlisted) is a two-storey house aligned east-west, built of redbrick in Flemish bond with dentilled eaves under two hipped roofs aligned north-south (the west is tiled; the east has slates). The front (north) elevation is of painted brick with off-centre entry and 20th Century canted bay window under a continuous pentice at the ground floor, and 20th Century replacement windows with segmental arch heads at the 1st floor. Pax Cottage (early 19th Century, Grade II) is a two-storey house, aligned east-west, of painted brick with dentilled eaves under a pitched tiled roof. At the front (north) elevation is an off-centre entry and canted bay window under a continuous pentice, and irregular fenestration including sash and casement windows of different sizes with square and segmental arch heads.

Beech House (19th Century, unlisted) is a two-storey house with attics (now two residences), aligned east-west, built of redbrick in Flemish bond with polychrome brick dressings under a continuous pitched slate roof. At the front (north) elevation there are blue brick quoins and string course, an off-centre door case with red and blue brick pilasters under a concrete pediment; a carriage entrance at the west side has been refitted with two doorways; at the 1st floor there are sash windows, at the 2nd floor and attic there are casement windows with polychrome brick segmental arch heads over the 1st and 2nd floor windows and (former) carriage entrance.

The Old Chapel (late 19th/ early 20th Century, unlisted) is located at the eastern boundary of the conservation area. A chapel converted to a single storey dwelling, the building is aligned north-south and built of redbrick in Flemish bond under a pitched tiled roof. At the north gable end there are dentilled eaves and a brick string course, and the former entrance has been converted to a window with a brick arch

head. At the west elevation a new entrance has been inserted into a former window with a leaded porch; at the east elevation is a brick-built lean-to extension in stretcher bond.

Church Cottage (19th Century, unlisted) is located west of the churchyard adjacent to the parish hall. The two-storey house is built of redbrick under pitched tiled roofs with off-centre entry at the south gable, 20th Century replacement windows, brick segmental arch heads over the door and 1st floor windows, and sandstone rubble walling at the east elevation (ground floor). An 18th Century vicarage previously occupied the site of the parish hall, but was demolished to make way for the new parish hall. Church Cottage occupies the site of an outbuilding to the former vicarage, and may incorporate part of that outbuilding, i.e., the sandstone rubble walling.

Temple Court (18th Century, remodelled in the mid-19th Century, Grade II) is located in the western part of the conservation area. The farmhouse is of two storeys with attics and cellars, aligned east-west with a further wing at the rear (north side). The building is constructed of redbrick in Flemish bond on a sandstone rubble plinth under parallel pitched slate roofs. At the symmetrical front (south) elevation the central bay breaks forward under a gable, and a central porch with gable roof; the regular fenestration is of sash windows with brick segmental arch heads. The stone-built north wing may incorporate earlier fabric. Agricultural buildings located on the east side.

The Lodge (late 18th/early 19th Century, unlisted) is located at the entrance to Temple Court farm. The house is of a single storey with attic aligned east-west. It is built of redbrick in Flemish bond under a pitched tiled roof with external brick chimneystacks at the gable ends. At the front (south) elevation there are dentilled eaves and 20th Century replacement windows with brick segmental arch heads; the entrance porch is at the west gable end. Adjoining buildings at the rear incorporate sandstone rubble construction.

A number of stone or timber-framed buildings were later extended in brick, including The Bell Inn, Old Court Farmhouse and Crown House. The Bell Inn has an early 19th century two-storey brick extension on the west side. The front (north) elevation is of painted brick with dentilled eaves under a pitched tiled roof; the entrance is at the east side with a lean-to tiled porch; there are two sash windows at the 1st floor and one at the ground floor with brick segmental arch head.

At Old Court Farmhouse a two-storey wing, aligned north-south, was constructed of brick in Flemish bond under a pitched tile roof during the 19th Century. At the symmetrical front (east) elevation there is a central porch with gable roof, and tripartite sash windows; doorway and windows have brick segmental arch heads. To the north of the farmhouse are brick-built model farm ranges in Flemish garden wall bond under pitched tile roofs. Attached to the stone Gatehouse is brick hop kiln (also in Flemish garden wall bond) under a pyramid slate roof with louvres.

At Crown House a two-storey brick wing in Flemish bond under a pitched tiled roof, aligned north-east to south-west, was constructed during the late 19th/early 20th Century. It has sash windows with brick segmental arch heads. At the east gable end the building is rendered in plaster with imitation timber framing.

The Old Police Station (unlisted) is a two-storey house (two residences) with attics, aligned east-west, under a continuous pitched tile roof with central gable. During the 20th Century the building was refaced in plaster with imitation timber framing. At the

front (north) elevation are two entrances under the central gable, and metal-framed casement windows.

There are a number of 20th Century residences (all unlisted) in the eastern part of the conservation area. Morton Cottages is a local authority housing development on a cul-de-sac on the north side of the main street. The estate consists of ten semi-detached two-storey brick houses in stretcher bond under pitched tile roofs with replacement windows (those at the ground floor with brick flat arch heads). The houses are set on generous plots, with mature hedges on the main street. On the south side of the main street are two brick houses on infill plots set back off the road. The parish hall, adjacent to the churchyard, is a modern brick building of one storey. It is a focus of local social activities.

Several architectural forms and influences are represented in the conservation area. These include the Norman (Romanesque), Gothic (Transitional, Early English and Perpendicular) and Renaissance details of stone-built medieval and early post-medieval buildings; timber-framed (box framed) domestic buildings with brick, plaster and (in one known case) wattle and daub infill dating to between the 15th and 18th Century; brick and stone buildings of the 18th and early 19th Century showing evidence of Georgian influence; brick buildings of 19th Century (Victorian) and 20th Century (modern) date.

A variable skyline is evident within the conservation area, particularly on the south side of the main village street, as a result of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, there is greater uniformity at Morton Cottages, a 20th Century local authority housing development.

There is a feeling of enclosure in the eastern part of the conservation area, particularly on the main street. A number of factors contribute to this. On the south side of the street buildings are set immediately at the rear of the fairly narrow footway; the buildings themselves crowd together on narrow plots and, in some cases, bay windows, pentices and porches appear to encroach or overhang the footway; most of the buildings are of two stories, some also with attics; steeply-pitched roofs and prominent chimney shafts contribute to the vertical scale of the buildings. On the north side of the street the churchyard is raised above the level of the street; hedges, mature trees and the imposing bell tower also contribute to a sense of enclosure.

In the western part of the conservation area large fields are part of a more open landscape. However, mature hedges and tall trees generally inhibit views beyond the boundaries of the conservation area.

The most common form of boundary treatment found in the conservation area is the hedge. In the western part hedgerows form field boundaries and often include mature trees. Hedges also border roadside property in the eastern part of the conservation area, including high hedges at The Crown and The Dog. Prominent stone boundary and retaining walls surround the churchyard on three sides, and delineate the southern boundary of The Dog property and the east side of the garden of Church Lea. Most of these walls are constructed of sandstone random rubble with vertical 'cock and hen' coping. Similar rubble walls with stone gate piers are located at the entrance to Temple Court farm. At Old Court Farm brick boundary walls with brick-on-edge coping are found in association with 19th Century brick-built agricultural ranges. The walls are interned at the farm entrance. Several houses in the village have low brick boundary walls, including Bridge House where the wall has

semi-circular brick coping. Also present in the conservation area, but less common, are metal railings and wooden fences.

Buildings of Local Interest

Several unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- The Lodge at the entrance to Temple Court estate, late 18th/19th Century, single-storey house with attic, redbrick in Flemish bond under a pitched tiled roof, dentilled eaves, external brick chimneystacks at gable ends, entrance porch at west gable end, 20th Century replacement windows with brick segmental arch heads.
- The Old Chapel, late 19th/early 20th Century chapel converted to a dwelling, single-storey, redbrick in Flemish bond under pitched tiled roof; at north gable end: dentilled eaves, brick string course, former entrance converted to a window with brick arch head; at west elevation: new entrance inserted into former window with leaded porch; at east elevation: brick (stretcher bond) lean-to extension.
- Beech House, 19th Century, two-storey house with attics (now two residences), redbrick in Flemish bond with polychrome brick dressings under continuous pitched slate roof; at front (north) elevation: blue brick quoins and string course, off-centre door case with red and blue brick pilasters under concrete pediment, carriage entrance at west side (refitted with two doorways), sash windows at 1st floor, casements at 2nd floor and attic, polychrome brick segmental arches over 1st and 2nd floor windows and carriage entrance.

Features in the Public Realm

The following features in the public realm also contribute to the local character of the conservation area:

- Telephone call box (Grade II) outside No. 2 The Cross: K6 design in cast-iron, painted 'post office' red.
- War Memorial set in the churchyard wall: a bronze plaque set in a short section of sandstone wall with ashlar quoins under an ashlar arch with iron railings in front.
- Old stone lane: a trackway (public footpath) with a cobble roadbed extending north from the B4220 road bridge over the River Leadon on the west side of the river.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local stone and timber. The walls and dressings of the parish church (12th/13th Century) and the Bell Tower (13th Century) are constructed of sandstone and the roof timbers are of oak with clay plain tiles. The Gatehouse (14th Century) is also constructed of sandstone with a timber-framed inner wall under a

tiled roof. Several prominent houses (Old Court, Crown House and Temple Court) include a stone-built wing of 17th or 18th Century date with, possibly, an earlier stone core and timber-frame.

The majority of buildings dating to between the 15th and early 18th Century are timber-framed with, generally, regular square box frames and painted brick infill panels. Most buildings with exposed timber framing have been painted 'black and white'.

- One timber-framed building shows evidence of irregular square framing; two show evidence of close studding.
- Several buildings have rendered infill; one has wattle and daub.
- Seven buildings have been refaced (or partly refaced) in brick or painted brick; two in painted rubble; one in roughcast; one has been substantially rebuilt in brick.
- Four timber-framed buildings are known to be set on sandstone rubble plinths.
- Four buildings have external sandstone rubble chimneystacks.
- One building has a slate roof; the remainder have tiled roofs.

Twelve brick-built residential buildings date to the 18th/19th Century. Characteristic details include Flemish bond brickwork, pitched roofs, windows and doors with segmental arch heads. Local details that occur less frequently include:

- Two adjoining 18th Century houses, front elevation of Georgian symmetrical influence including central doorcase, regular fenestration and flat gauged brick arches over door and windows (one of these houses has been significantly altered including the replacement of roof slates with tiles, painted brick front elevation, replacement windows including bay windows with continuous pentice at ground floor).
- Two large 18th/19th Century farmhouses, front elevations of symmetrical appearance with central entrance porch, regular fenestration and segmental brick arch window heads (in one farmhouse the central bay breaks forward under a gable).

Other local details include:

- Dentilled eaves (four houses of 18th/19th Century date).
- Polychrome brick (one house of 19th Century date).
- Hipped roof (one house of 18th/19th Century date).

Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- The main village street with its historic buildings of various architectural styles and orientation, including a significant number of timber-framed buildings, and medieval plan-form.
- The churchyard, a green open space with landmark buildings, The Grammar School, cross, tombs and sandstone boundary walls.
- Old Court Farm with stone Gatehouse, historic farmhouse, 19th Century model farm, and association with the Bishops of Hereford manor.
- Temple Court including The Lodge, and stone walls and piers at the entrance.

Neutral and Intrusive Elements

The following intrusive elements do not contribute to the character of the conservation area:

- Bosbury C.E. Primary School: 20th Century single-storey brick building of low visibility in the conservation area.
- Bosbury Parish Hall: 20th Century single-storey brick building adjacent to the churchyard.

Pressures, Capacity and General Condition

Twentieth-century residential development in the Bosbury Conservation Area has been quite limited. Most recent 20th Century development within the settlement of Bosbury has taken place to the east of the conservation area, with the exception of several infill sites in the eastern part of the conservation area.

A potential site for development has been identified on the north side of the conservation area in the western part of Old Court Farm (Herefordshire Housing Capacity Study, UDP). The site is described as previously developed/underused land and buildings. Appropriate alternative use is proposed as 'farm diversification' and capacity is given as 'ten'. (The site is discussed further below.)

Most buildings in the conservation area appear to be occupied, or in use, and in a good state of repair. However, several issues are discussed below.

Issues

Buildings at Risk

The following are potentially at risk of deterioration:

- The Gatehouse to Old Court Farm (14th Century, Grade II): the structure has been greatly altered, including 19th Century additions; it is potentially at risk as a result of both inappropriate use and under use.
- Sandstone rubble churchyard boundary walls within the curtilage of The Holy Trinity Church (12th/13th and 16th Century, Grade I) and Bell Tower (13th Century, Grade I): the wall on the south side is at risk of damage caused by

vehicles parked at an angle to the wall; the wall on the north side is at risk of damage caused by the roots of vegetation growing over it.

Proposed Boundary Changes

General considerations underlying proposals to change conservation area boundaries include the following:

1. To include areas of special architectural or historic interest that would contribute to the character of the conservation area.
2. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
3. To include areas of the landscape that form an integral part of the historic built environment.
4. To exclude areas of landscape that do not form an integral part of the historic built environment.
5. To align the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads or lanes.

Proposed Inclusion (Consideration no. 3):

- An area of earthworks on the north side of the site of the Bishops' manor house, enclosed on the south side by Dowding's Brook, on the west side by the River Leadon, on the north and east sides by field boundaries (Herefordshire Sites and Monuments Record 7105: Earthworks, Old Court Farm, Bosbury).

Proposed Exclusions (Consideration nos. 2 and 4):

- Bosbury C.E. Primary School and playing field; a field between the playing field and the River Leadon; a field on the west side of the conservation area; a field on the south-west side of the conservation area; two fields east of Temple Court farm; a field north of Bridge House.

Proposed Boundary (Consideration no. 5):

The following boundary is proposed, based on the above inclusion and exclusions (see Plan 3):

- ⇒ From the eastern entrance of the conservation area: west along the south side of the main village street (B4220); south along the eastern property boundary of The Old Chapel; west along the southern (rear) property boundaries of houses on the south side of the main street; south along the footpath leading to Lower Mill; west along the northern property boundary of Bosbury C.E. Primary School and playing field; cross the River Leadon;
- ⇒ South along the west bank of the River Leadon; south-west along the southern boundary of two fields containing earthworks; north along western boundary of the westernmost field containing earthworks; south-west along

the south side of the B4220 secondary road; cross the road at the entrance to The Lodge and Temple Court;

- ⇒ North-west along the western property boundary of The Lodge; continue north-west along field boundaries; east along a trackway marking the present boundary of the conservation area; south along a ditch marking the eastern boundary of Temple Court farm; east along the north side of the B4220 secondary road; north then east along the property boundary of Bridge House; north along the public footpath on the west side of the River Leadon to the gate; cross the river;

- ⇒ North-west along the east side of the River Leadon; cross Dowding's Brook and continue north-west along the east side of the river; east along the field boundary on the north side of the earthworks then south along the field boundary; north-east along the north side of Dowding's Brook; cross the bridge over the brook; south along the east side of the road; east along the northern property boundary of The Dog; continue east along the northern property boundary of Morton Cottages then south to the eastern entrance of the conservation area.

Other Issues

Development

A potential site for development has been identified in the western part of Old Court Farm (see above). This site may be of high archaeological potential because (i) it is in the area of the former Bishops' manor, and (ii) known earthworks are located immediately to the north. Consideration should be given to archaeological investigation before any future development takes place on this site.

Sources

Planning Documents and Guidance

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Appendix I: List of Heritage Assets

Scheduled Monuments

- Old Court Farm gatehouse
- Churchyard cross, Holy Trinity Church

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Church of Holy Trinity
- Bell Tower

Grade II: Buildings of special interest.

- Churchyard cross approximately 8m south of south porch of Church of Holy Trinity
- Gatehouse to Old Court Farmhouse
- Old Court Farmhouse
- Oakley Cottage and Lichen Cottage
- Pax Cottage
- The Bell Inn
- The Cross
- Taylor memorial approximately 10m east of Chancel of Church of Holy Trinity
- Dog Farmhouse
- The Old Crown (now Crown House)
- Bridge Cottage
- Brook Cottage
- The Grammar School
- Bridge House
- Nos. 1 and 2 The Cross
- The Old Cottage
- Lawn Croft (Lacon Cottage)
- Oak Cottage
- Temple Court
- Karsland House and Stores Cottage
- The Cottage
- Bosbury Press (now The Old Shop)
- Chest tomb approximately 0.5m south of Morton Chapel of Church of Holy Trinity
- Chest tomb approximately 1.5m south of Morton Chapel of Holy Trinity
- Chest tomb approximately 4m south of south porch of Church of Holy Trinity
- Stedman memorial approximately 10m east of Chancel of Church of Holy Trinity

Herefordshire Sites and Monuments Record

- Bishops Palace complex (site)
- Holy Trinity Church
- Green Man, Holy Trinity Church (sculpture)
- Churchyard Cross
- Old Court Farm
- Old Court Farm Gatehouse
- Old Court Garden
- Hopkilns, Old Court
- Earthworks, Old Court Farm
- Pond, NW of Old Court Farm
- Temple Court Farm, site of Templars at Upleaden
- Temple Court Landscape Park
- Hopkilns, Temple Court
- Cottage (site), SW of Temple Court
- Old Grammar School
- Medieval Settlement (site), Motor Vehicle Repair Workshop
- The Dog (house), Bosbury
- Wall and Medieval Pottery (find), Church Lea garden
- The Crown Inn
- Holloway
- Bell (find)

Appendix II: Buildings of Local Interest

- The Lodge at the entrance to Temple Court estate, late 18th/19th Century, single-storey house with attic, redbrick (Flemish bond) under a pitched tiled roof, dentilled eaves, external brick chimneystacks at gable ends, entrance porch at west gable end, 20th Century replacement windows with brick segmental arch heads.
- The Old Chapel, late 19th/early 20th Century chapel converted to a dwelling, single-storey, redbrick (Flemish bond) under pitched tiled roof; at north gable end: dentilled eaves, brick string course, former entrance converted to a window with brick arch head; at west elevation: new entrance inserted into former window with leaded porch; at east elevation: brick (stretcher bond) lean-to.
- Beech House, 19th Century, two-storey house with attics (now two residences), redbrick (Flemish bond) with polychrome brick dressings under continuous pitched slate roof; at front (north) elevation: blue brick quoins and string course, off-centre door case with red and blue brick pilasters under concrete pediment, carriage entrance at west side (refitted with two doorways), sash windows at 1st floor, casements at 2nd floor and attic, polychrome brick segmental arches over 1st and 2nd floor windows and carriage entrance.

CRADLEY CONSERVATION AREA

APPRAISAL

DRAFT

March 2007

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CRADLEY CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Cradley Conservation Area was designated in 1976 by the Malvern Hills District Council, and reviewed in 1991. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has recently been carried out to review the special qualities of Cradley Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Cradley Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP), adopted 23rd March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

Cradley is identified in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within the defined settlement boundary (Policy H4). Cradley consists of two settlement areas. Much of the eastern settlement falls within the conservation area; only a small part of the settlement on the north-east side (a modern housing development) and a very small part on the west side (Ael-y-Bryn) lie outside the conservation area. The western settlement area lies outside the conservation area.

Within the conservation area, the following areas are protected under the provisions of the UDP:

- The south-eastern part of the conservation area is designated as an Area of Outstanding Natural Beauty, Policy LA1: Priority will be given to the protection and enhancement of the natural beauty and amenity of the area in the national interest and in accordance with the relevant management plans.
- Areas of landscape outside the settlement boundary are designated as of Landscape Character and Area Least Resilient to Change, Policy LA2: Proposals for new development that would adversely affect either the overall character of the landscape, or its key attributes or features, will generally be resisted.
- An area of landscape in the eastern part of the conservation area is designated as a Special Wildlife Site, Policy NC4: Development that could directly or indirectly affect a Special Wildlife Site will not be permitted unless the reasons for the development clearly outweigh the need to safeguard the nature conservation value of the site.
- Low-lying land on the east side of the Cradley Brook is recognised as of Flood Risk, Policy DR7: Proposals for development in flood risk areas will need to be accompanied by a flood risk assessment.

Summary of Special Interest

Cradley Conservation Area is located in eastern Herefordshire on the boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape quality. The conservation area includes the old village of Cradley (the eastern settlement) and areas of open landscape on the north-west and east sides of the settlement.

The Domesday Book (1086) records that Cradley was a manor of the Bishops of Hereford. A resident population of approximately twenty-five households included a priest, a reeve, a miller, a horseman and two soldiers. The parish church of St James is the oldest surviving building in the conservation area, dating from the late 12th Century. A carved stone set into the church tower has been interpreted as of Anglo-Saxon date. The medieval settlement is likely to have been located at Rectory Lane, with the Bishops' manor house enclosure on the north side of the lane and individual residential (burgage) plots on the south side. The village was surrounded by three large open fields divided into narrow arable strips, and common meadowland.

The oldest surviving secular building is a timber-framed structure dating from the early 16th Century and now used as the parish hall. A number of timber-framed houses, dating from the 17th and early 18th Century, continue to be used as residences but all have been altered or extended in some way. Several houses in the village were formerly farmhouses.

A small number of brick buildings with slate roofs, including The Old Rectory, are of 18th or early 19th Century date and of Georgian architectural design. Several buildings were constructed of local stone during the 19th Century with characteristic

Victorian gables or gabled dormer windows. A village school was also built in stone at this time. The brick-built 19th Century village post office was rebuilt in the early 20th Century following an explosion and fire.

During the middle and later twentieth century residential development of a suburban character, using modern construction methods and materials, was undertaken on former open land and orchards in the western part of the conservation area. Several large residences were constructed on infill sites on or near the main village street.

Sunken roads and old stone lanes, substantial boundary walls of sandstone rubble, and mature trees and hedges contribute significantly to the character of the conservation area. They also generate a sense of enclosure with limited views of the landscape setting beyond the village.

Heritage assets within the conservation area include one Grade B listed church, two Grade II* listed buildings and twenty-two Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within the conservation area. In addition, eight buildings of local interest have been identified during this appraisal.

Location and Setting

Cradley Conservation Area is located in eastern Herefordshire approximately fifteen miles (24km) north-east of Hereford City. The conservation area and the village of Cradley lie to the south of the A4103 (Hereford to Worcester) road. Cradley comprises two settlements. The older village (and the conservation area) lies on the east side of the Cradley Brook. The newer settlement, including Stony Cross and Westfields, lies to the west of the brook separated from the older settlement by an area of meadowland.

The conservation area is set in an agricultural landscape at the physiographic boundary of Herefordshire's Central Lowland and the Malvern Foothills, an area of high visual and landscape qualities. The topography is characterised by a series of ridges trending north to south; the conservation area is located on an undulating west-facing slope. On the west side of the conservation area is the small valley of the Cradley Brook, a north-flowing tributary of the Teme, at an elevation of approximately 70m above Ordnance Datum (OD). The land rises to 90m OD in the eastern part of the conservation area. A small, fast-flowing and deeply cut stream flows westwards through the conservation area as a tributary of the Cradley Brook. Overlooking the conservation area from the east, the wooded slopes of Lumbridge Hill rise to 136m OD.

The bedrock underlying the western part of the conservation area is the Devonian sandstone of the St Maugham Formation; the eastern part of the conservation area is underlain by siltstone and sandstone of the Raglan Mudstone Formation. On the west side, in the valley of the Cradley Brook, the bedrock is overlain by recent alluvial deposits. In the southern part of the conservation area, underlying the site of the parish church and rectory, and the area known as Churchfield, is a lens of Early Quaternary deposits, the Mathon Sand and Gravels. A number of old quarries and gravel pits in the vicinity of the conservation area attest to the importance of sandstone and gravel as a local building resource. (A short distance to the east of the conservation area, the Silurian limestone bedrock was extensively quarried for construction and agricultural purposes.)

The local bedrock gives rise to typical argillic brown earths, with well-drained reddish fine silty soils over siltstone and well-drained coarse loamy soils over sandstone. These soils support cereals, some fruit, potatoes, hops, short-term grassland with stock raising and deciduous woodland on steep slopes.

Historical Development and Archaeology

The place name, Cradley, is thought to be derived from *Creoda's* (an Old English personal name) clearing (OE: *lēah*). It may be associated with the clearing of woodland for agriculture during the period of Anglo-Saxon settlement.

The Domesday Book (1086) records that the manor of Cradley (*Credelai*) was in the lordship of the Bishops of Hereford, and had been since before the Norman Conquest. The population of the manor included twenty-three villagers, three smallholders, six *huri* (freedmen, possibly former slaves), together with their families and five slaves. The manor also supported a priest, a reeve (overseer), two men-at-arms and a riding man (of higher status). Twelve hides of agricultural land were recorded (one of which was in waste), as well as seven acres of meadowland, and an area of woodland. Three ploughs were held in lordship and the Bishop's tenants held twenty-eight ploughs. Also included were a mill and a hedged enclosure (*haia*).

The Domesday record implies that there was a settlement at Cradley by at least 1086 overseen by the Bishop's reeve. The settlement included a church and a mill. The hedged enclosure may have been a deer park or pound. There is no evidence of a castle or other fortified site. The earliest dated structure in the village is the parish church dating from the late 12th Century. A carved stone frieze set into the tower may be of pre-Conquest date and an incomplete stone cross in the churchyard is probably medieval. The earliest known rector by name at Cradley was William de la Gaye, appointed in AD 1295.

The medieval settlement of Cradley is likely to have been located in the vicinity of Rectory Lane. The Bishops' manor house enclosure was probably on the north side of Rectory Lane on the site of the present churchyard and The Old Rectory. A river terrace on the north side of St James's church would have provided a natural boundary to the enclosure. Burgage plots (long narrow residential plots, rented from the lord of the manor by villagers, with a house, outbuildings, garden and, possibly, a paddock or orchard) may have been located on the south side of Rectory Lane (by analogy with the settlement pattern at Bosbury, the site of a contemporary Bishops' manor). The rear (southern) boundary of the burgage plots would have coincided with a field boundary at the rear of the present rectory. (This field boundary is also recorded on the Cradley Tithe Map of 1839.)

A market was established at Cradley by charter in AD1275. It is likely to have been held in Rectory Lane, and the front bay of houses facing onto Rectory Lane would have been used as stalls (*selda*) or workshops.

Contemporary field boundaries in the southern part of the conservation area (approximately 60% of the total area) are characteristic of the post-medieval enclosure of an earlier medieval open field system (Herefordshire Historic Landscape Characterisation). Vestiges of the medieval field system are recorded on the Cradley Tithe Map. Three former large open fields were located on the east (Bury Field), west (Westfield) and south (Churchfield) sides of the conservation area. Medieval open fields were divided into long narrow arable strips, or furlongs, farmed by the lord of the manor's tenants. Many of the strips are recorded on the Tithe Map; at the time

of the Tithe Apportionment (1838) some were in individual ownership while others were part of larger private holdings. A group of medieval fishponds in the southern part of Churchfield would have also been an important source of food.

Access to the former open fields from the village is also discernable on the Tithe Map. Westfield was approached by a trackway (now Brookside/Chapel Lane) and a ford on the Cradley Brook; Churchfield was approached by the Churchfield lane and a trackway near the east end of Rectory Lane; access to Bury Field was by trackways from the north and west that survive as public footpaths. The three large open fields were separated by meadowland, low-lying land liable to flood, held in common by the villagers and used to produce hay and to raise livestock. It is likely that flooding on the water meadows was controlled by the use of sluice gates and ditches.

During the 16th Century, the lordship of Cradley was conveyed to Elizabeth I. The church retained much of Churchfield as glebe land. The Tithe Apportionment recorded that, in 1838, the church continued to be the major landholder in the Churchfield area, much of which comprised the rectory farm. (A tithe barn that stood near the church was taken down in 1877.)

The oldest secular building in the village is the Parish Hall (also known as the Old Boys' School), dating to the early 16th Century and extended in the 17th Century. A felling date of AD1530-1 for trees used in the construction of the hall has been assessed using the tree-ring dating method. The building is timber-framed with rendered and painted brick infill on a sandstone rubble plinth. Located on the east side of the churchyard, it is probable that the building was originally a church house. In the 17th Century it became a free school for boys, and continued as a boys' public elementary school until 1909. Today, it is used as the parish hall.

A significant number of 17th Century timber-framed houses are located in the conservation area. Most (ten) are sited north of the parish church on the main village street and mark a shift in the orientation of the settlement pattern. Others are located south of the parish church in Churchfield (four) and in the western part of the conservation area near the site of the ford (now a footbridge) on the Cradley Brook (two). One early 18th Century timber-framed cottage is also located on the main village street. A timber-framed barn is located in Churchfield at the east end of Rectory Lane. It, too, may date to the 18th Century.

There is limited evidence of house building during the 18th Century. The most significant building of this period is The Old Rectory, a large three-storey brick-built Georgian house on the west side of the parish church. A long, brick stable range, apparently of the same date, is attached to the house. Exposed timber framing on the south side of the stables may indicate that part of this building is of earlier (possibly 17th Century) date. A pond in the garden on the north side of the rectory was fed by a leat, traces of which can be seen in Jubilee Field (formerly Bason Croft) on the east side of the conservation area. (The leat may have earlier been associated with a mill belonging to the church that once stood on Bason Croft.)

Other buildings on the rectory estate are likely to have been built during the 18th Century, including a plain brick building with a central double door (now used by the local scout group) located at the north end of the Churchfield lane adjacent to the (former) kitchen garden of The Old Rectory. Architectural details are similar to those of outbuildings associated with The Old Rectory. At the opposite (north) end of the village is a modest two-storey house of plain Georgian design, and also of 18th Century date.

Several buildings were constructed during the 19th Century, some of which incorporated (or were built on the site of) earlier buildings. A stone house was built by a quarry owner on the site of an earlier timber-framed building. The house occupies a prominent position on the main village street. A large Victorian stone-built house with curved gables is located at the north end of the village. The former village primary school is also constructed of stone. The school and the schoolhouse were built on glebe land in the Churchfield area in 1855 as the Cradley National Girls' School. (At the time of the survey on 13.02.07, the school was being converted to housing.)

Located at the south end of the Churchfield lane is a large pebble-dashed 19th Century house with a range of painted-brick buildings. The house is set in mature, heavily treed grounds (formerly meadowland with fishponds and a gravel pit). A brick house at the north end of the Churchfield lane bears the date 1903. There has been a house on the site since at least the early 19th Century; during the mid-19th Century the house served as a post office. The present house was rebuilt following an explosion and fire in December 1902.

On the north side of Churchfield, in Rectory Lane, are three brick houses. Adjacent to the parish hall is a 19th Century house that may have been re-fronted more recently. A painted brick house conceals a timber-framed building probably dating to the 17th Century, and an adjacent bungalow is likely to have been an agricultural building.

Two brick cottages of 18th or early 19th Century date are located on the west side of the footbridge over the Cradley Brook (formerly the site of a ford). A large brick house of Georgian architectural design and early 19th Century date is located in the north-west part of the conservation area. The Tithe Map records a leat that supplied water from the Cradley Brook to a mill adjacent to the house. Several other watermills were located in the Cradley area, including the mill recorded in the Domesday Book.

Field names of the early 19th Century (recorded on the Cradley Tithe Map of 1839) indicate that at least ten orchards were located in the conservation area. For the parish as a whole, 250 were recorded, many of which would have been cherry orchards, indicating the importance of fruit in the local economy during the 19th Century. Field name elements in the Cradley area are indicative of contemporary (or earlier) agricultural activities and livestock, including pasture, meadow, fold, hopyard, croft, ox, cow, kine, horse, pig. Local industrial activities are also represented in field name elements, e.g., quarry, gravel pit, limekiln, hop kiln, mill and coppice (woodland management). A field name, Mill Meadow, is recorded on the north side of the stream flowing westwards through the centre of the conservation area. It is likely that one of Cradley's earlier mills was located nearby.

Significant residential development took place in Cradley during the second half of the 20th Century after the installation of mains water and drainage (a stone step beside the stream near the Post Office indicates a place where, previously, water was drawn for domestic purposes). This was accompanied by an increase in population. In the conservation area, much of this development occurred in the western part: cul-de-sac development was undertaken at Brookside and at Kings Orchard. Elsewhere, infill development has taken place at various locations, including in on the west side of the main village street, at the north end of the main street, and in Churchfields. Residential development, known as Buryfields, was also undertaken in the north-eastern part of the settlement, now immediately adjacent to

the conservation area boundary. In some cases (Kings Orchard; infill at the north end of the main street), residential development was undertaken after the designation of the conservation area in 1976. A new rectory, on the site of the former kitchen garden in Rectory Lane, has also been constructed since 1976.

Spatial Analysis

Character and Interrelationship of Spaces

Cradley has probably retained its essential character for several hundred years, with uncrowded timber-framed cottages lining the narrow sinuous village street, overlooked by the parish church, and surrounded by orchards and meadows. The village street, deeply cut as a holloway where it climbs out of the narrow valley running through the centre of the village, and many of the timber-framed cottages have survived to the present day. Additionally, 18th and 19th Century brick and stone buildings, rubble boundary walls, hedges and mature trees contribute to the character of the village and the conservation area.

Most pre-20th Century buildings are set close to the street, or stand behind a small front garden bordered by hedges or local sandstone rubble walls. The narrow village street, which has no footway, is lined by banks, hedges and sandstone walls. These features together contribute to a sense of enclosure.

The north-western and eastern parts of the conservation area are predominantly rural in character. Here the landscape is more open and given over to grazing. These areas can, in places, be accessed by public footpaths.

In contrast, several areas of 20th Century residential development are located in the eastern part of the conservation area. These residential estates are characterised by large modern houses and bungalows in landscaped settings.

There are several open spaces within the conservation area that contribute to its historical or rural character:

- St James's churchyard: on the south side, an intimate open space with ancient elm trees, entered through a timber-framed lych gate, bounded by stone walls and overlooked by timber-framed buildings, provides a peaceful setting for the parish church; on the north side, the graveyard and its ancient elm trees are on two levels (river terraces), with views across the small valley towards a south-facing paddock (Barratts Orchard) and a timber-framed thatched cottage (Barratts Cottage).
- Barratts Orchard: a former historic orchard on the east side of the village street, the setting for views to the north from the parish churchyard, also facilitates views of the parish church from the northern part of the conservation area.
- The Elms Orchard: an historic orchard on the south side of Rectory Lane that contributes to the setting of the Parish Hall and The Elms Barn.
- Churchfields Orchard: a 'new' orchard that contributes to the character of the conservation area and the setting of Churchfield House.

- Churchfield and Lower Orchard: two fields in the south-east part of the conservation area that form part of the historic landscape of Cradley, i.e., one of three open fields that formed part of the medieval manor of Cradley and retains the medieval field boundary; and an historic orchard.
- A small open area at the junction of the main village street with Rectory Lane and the Churchfield lane, the site of the Maclean Memorial, enclosed on three sides by high stone walls, hedges and mature trees.
- A landscaped area on the east side of the main village street (opposite the village post office and shop) at the junction with Brookside.

Mature trees (native hardwood and coniferous) are a significant feature of the conservation area. They are prominent throughout the conservation area and many are protected by a Tree Preservation Order (TPO 22). Areas where trees are particularly prominent include:

- The parish churchyard (particularly ancient elm trees).
- The grounds of The Old Vicarage.
- The grounds of Churchfield House and the area of medieval fishponds in the south-western part of the conservation area
- A landscaped area on the Brookside residential estate.
- Hedgerow trees bordering the main village street along much of its length.
- Trees bordering the banks of the stream flowing westwards through the centre of the conservation area for most of its length.
- Hedgerow trees marking field boundaries and solitary oak trees marking former field boundaries in areas of open landscape in the north-western and eastern parts of the conservation area.

Key Views and Vistas

There are a number of key views into and within the conservation area:

- From the north-east entrance of the conservation area near Buryfield Cottage looking south-west: a view of the parish church standing high above the small valley.
- From the parish churchyard looking north: a view across the small valley towards a south-facing paddock and a timber-framed thatched cottage.
- From the western entrance of the conservation area at Pound Bridge, looking east along a narrow footpath: on the left are overhanging trees giving way to a low sandstone boundary wall behind which is a timber-framed cottage; on the right, protected by a guardrail, is a lively stream in a stone-lined channel flowing over a cascade, on the far side is a timber-framed cottage.
- A sequential view from the north-east entrance of the conservation area looking west along the main village street:

- ⇒ On the right is a 'black and white' 17th Century timber-framed cottage and on the left, in contrast, a 19th century stone-built multi-gabled Victorian house with eye-catching curved gables and bargeboards.
 - ⇒ On both sides of the street low embankments topped by mature hedges begin to create a sense of enclosure; on the left is a timber-framed cottage with a thatched roof (and ground-floor dormers on modern lean-to extensions); on the right is a simple Georgian house in painted brick with an interesting redbrick outbuilding.
 - ⇒ The street now curves to the right, becomes narrower and steeper, dropping down into a small valley; the embankments are higher, the hedges are thicker, trees and shrubs are more numerous, the sense of enclosure is more intense; on the right is a sequence of timber-framed cottages and sandstone retaining walls; in the distance a timber-framed cottage on a green lawn punctuates the view.
 - ⇒ On the valley floor the view opens out; on the left is a group of timber-framed buildings, including the village shop and post office with a 19th Century shopfront, a red telephone call box and a red post office pillar box; on the right is landscaped area with trees, shrubs and a fast-flowing stream, in the foreground is a timber-framed cottage, beyond are large modern bungalows.
 - ⇒ The street now climbs out of the small valley, becoming narrower again, with an embankment and high hedges on the right; on the left is a timber-framed cottage behind a low stone retaining wall.
 - ⇒ Ahead, on the left, a 19th Century stone-built house with stone boundary walls (and with brick at the minor elevations) punctuates the view and deflects the street, still climbing, to the right; on the right are several large modern houses behind hedges; on the right is a large Georgian rectory and stable block, all in redbrick, behind impressive sandstone boundary walls topped by mature trees and shrubs.
 - ⇒ At the top of the hill a simple granite cross, the Maclean Memorial, stands at a crossroads
- A sequential view from the Maclean Memorial looking east along Rectory Lane, an old stone lane:
 - ⇒ The lane narrows, on both sides are high sandstone walls topped by trees and shrubs creating a sense of enclosure; the view is focussed on a 16th or 17th Century timber-framed lych gate ahead that punctuates the view and deflects the lane to right.
 - ⇒ On the left is a churchyard with ancient elms and a low sandstone boundary wall; on the right is a painted brick house and a timber-framed house behind low sandstone boundary walls.
 - ⇒ Ahead, on the left is the timber-framed parish hall with oversailing upper storey that projects over the lane; on the right a weather-boarded barn punctuates the view.

- ⇒ In the distance are the wooded slopes of Lumbridge Hill beyond the conservation area.
- A sequential view from the Maclean Memorial looking south along the Churchfield lane, an old stone lane:
 - ⇒ On the left is a high sandstone wall topped by climbing plants and overhanging trees adjoining a small redbrick former agricultural building; on the right the white-painted wing of a redbrick Edwardian house crowds onto the verge creating a sense of enclosure; in the distance the lane curves to the right out of site.
 - ⇒ The view then opens out; on the left is an unfenced orchard; on the right is a large white pebble-dashed house behind a low screen of shrubs, with white-painted outbuildings extending further down the lane, and with a background of mature deciduous and coniferous trees.

The following panoramic vistas offer views into or beyond the conservation area disclosing its wider landscape setting:

- From the highest point on a public footpath in the north-west part of the conservation area, looking south-east across the valley to the tower of St James's church and The Old Rectory, and beyond the conservation area to the wooded slopes of Lumbridge Hill.
- From a public footpath in Churchfield near the south-west edge of the conservation area, looking south-west across the Cradley Brook meadows (the strategic space between Cradley village and Westfield) to Heath Mill and the undulating rural landscape beyond.

Character Analysis

The medieval parish church of St James (Grade B) is a landmark building on a high point near the centre of the conservation area. An old river terrace on the south side of the church enhances its prominent position overlooking the village. The building dates from the late 12th and early 13th Century, and the upper stage of the tower from the late 14th or early 15th Century. The church was largely rebuilt (by Sir George Gilbert Scott) and restored in the 19th Century. The walls are built of local sandstone and the roofs are tiled. Architectural forms include Norman (Romanesque), Early English, Decorated and Victorian Gothic. Set in the north wall of the tower is a carved stone frieze of interlocking crockets; it is thought to be of pre-Conquest date.

In the churchyard are the remains of a stone (tufa) cross (Grade II) comprising a square base and part of an octagonal shaft; it is probably of medieval origin. The shaft has been fitted with a sundial and the base has a copper plate inscribed THIS/ SUNDIAL/ WAS RESTORED/ IN COMMEMORATION/ OF THE JUBILEE OF/ VICTORIA/QUEEN OF THIS REALM/ JUNE 21 1887. It is unlikely that the remains of the cross are in their original position. At the south-west entrance to the churchyard is a timber-framed lych gate (Grade II*) of 16th or 17th Century date with some modern material. On the south side of the churchyard is a sandstone rubble boundary wall with vertical 'cock and hen' coping.

The Parish Hall, or Old Boys' School (Grade II*), dates to the early 16th Century (based on tree-ring analysis). It is a focus for community activities. The building is timber-framed (box-framed) with rendered and painted brick infill on a sandstone rubble plinth under a plain tile roof with diagonally set stacks. On the south and west sides, the oversailing upper storey has moulded bressumers. The north wing was added in the late 17th Century. Restored features include wood mullion and transom windows, and a moulded stringcourse. A 19th Century porch, formerly at the south-east door, has been removed.

At least sixteen timber-framed houses are located in the conservation area; most date to the 17th Century. Common characteristics include box framing with plaster infill panels on a stone rubble plinth. Most are of one storey with an attic (a number are of two stories); most have an external chimneystack (commonly of stone rubble, otherwise of brick), replacement plain tile roofs (rarely slate or machine tiles; one house retains thatch), and a small number also have painted brick (nogging) infill panels. Most of these buildings have been altered or extended, and most have been painted black and white. Several 18th or 19th Century brick or stone buildings also incorporate older timber-framed structures.

The majority of timber-framed buildings are located on the main village street north of The Old Rectory. Buryfield Cottage (Grade II) has one gabled dormer, a lean-to extension and a modern porch. Barratts Cottage (Grade II) has a thatched roof with eyebrow dormer, end chimneystack with exterior oven, and two modern lean-to extensions with flat-roofed dormers at the front elevation. Hawkhurst Cottage (Grade II) originally consisted of two tenements. The building has a rubble stack with original square brick chimney shafts with diagonal ribs, large gabled dormers in a tile roof and extensions at each gable end. Penny Cottage (Grade II) has three gabled dormers in a tile roof, a porch and a modern lean-to stone extension. Rose Cottage (Grade II) dates to the early 18th Century. The two-storey house has a slate roof and a modern stone and weather-boarded extension. Bullshead, now Bulls Head, Cottage (Grade II) has a rubble chimneystack and gable end, one gabled dormer in a tile roof and extensions at front and rear elevations. Stores Cottage (Grade II) has a rubble chimneystack, one dormer window in a tile roof and small extension. Hyethermes, now Aythen's Cottage, (Grade II) is of two stories with brick chimneystacks at the gable ends and several stone-built extensions. The house has been extensively renovated. Clematis Cottage (Grade II) is a small house with a steep pitched slate roof and a small extension.

The Post Office (Grade II), a T-plan building with several extensions, is a former farmhouse with outbuildings at the rear. The house is of two stories on a rubble base with one cat slide dormer in a tile roof, and with diagonally set brick chimneys. An extension on the west side of the building, with a lean-to roof and an elegant 19th Century shopfront, houses a post office and shop. Outside, there is a red cast-iron telephone call box (Grade II) and a red post office pillarbox. A tar macadam pad in front of the building provides temporary off-street parking for customers. These facilities provide an important service to local residents and the site is a focus of attention.

Several timber-framed buildings are located on Rectory Lane. The most significant, the Parish Hall, has been described above. Church Cottage (Grade II) has three dormer windows in a pitched tile roof; there is evidence that the roof has been raised. Church House (unlisted) has been refaced in painted brick. The building conceals an earlier timber-frame with wattle and daub infill panels. During the 19th Century this building was a farmhouse. At the east end of Rectory Lane is The Elms Barn (unlisted). The building is timber-framed with weatherboarding, much of which is

elm cladding. The structure has a corrugated iron roof and stone rubble plinth. It may date to the 18th Century. Three timber-framed buildings are located in the south-western part of Churchfield. Timbers (Grade II), formerly Churchfield Nursery Cottage, has been altered significantly with the replacement of the thatched roof by tiles, and the fitting of gabled dormers and a porch. Kemps Cottage (Grade II), formerly Upper Churchfields Cottage, is fitted with replacement windows and a glazed porch. Lower Churchfields Cottage (Grade II) has some redbrick infill and several brick extensions.

Two timber-framed houses are located in the western part of the conservation area near the footbridge over the Cradley Brook. Pound Brook Cottage, now Pound Bridge, (Grade II) has two gabled dormers in a tiled roof and two small extensions at the gable ends. Brookside (unlisted) is of two stories under a slate roof with a large rubble chimneystack and a modern glazed porch. The house has been extended.

The use of local stone as a building material can be seen throughout the conservation area. In timber-framed dwellings it was used primarily in the construction of plinths, chimneystacks and some gable ends. It was also used in the construction of several prominent buildings and boundary walls. The most prominent stone building is the medieval parish church (described above); three other large stone buildings date to the 19th Century.

Stoney Villa (unlisted) is a large L-plan two-storey detached house built of regular coursed limestone rubble with ashlar dressings at the major elevations, and of brick at the minor elevations under pitched tile roofs. The house has sash windows, two gabled dormers, one bay window at the first storey and a glazed porch. It was built on the site of an earlier timber-framed house. On the east side of the present building is a one-storey timber-framed structure with plaster infill panels under a tile roof, which may be constructed of material reclaimed from the earlier building. Stoney Villa occupies a prominent position on the main village street north of The Old Rectory. Queenswood (unlisted) is a large Victorian house at the north end of the village. The two-storey multi-gabled house is of random rubble built to courses with ashlar dressings under pitched slate roofs. A striking feature of the house is the curved gables on the south wing with finials and plain bargeboards. The house has gabled dormers, diagonally set brick chimneystacks, label moulding over several windows, bay windows on the ground floor, a porch at the main elevation, and a conservatory. The former primary school (unlisted) is located at the south end of the village. The single-storey building is constructed of limestone rubble under a pitched slate roof with metal window frames. The adjoining stone schoolhouse is of two stories. The school building is undergoing redevelopment for housing.

There are a number of brick buildings in the conservation area dating to the 18th, 19th and early 20th Century. The most prominent is The Old Rectory (Grade II), a landmark building on a large plot adjacent to the parish church. The three-storey Georgian house was built in the late 18th Century of brick (Flemish bond) under a hipped slate roof. Architectural details include a central doorcase with fanlight, broken pediment and three-quarter Doric columns, sash windows with flat brick arches and central keystone, and three-light windows on the ground floor. An adjoining two-storey brick building in Flemish bond has a hipped slate roof over dentilled eaves and windows with segmental arched heads. An attached stable block (Grade II), built of brick in English garden wall bond under a pitched tile roof, is also of 18th Century date. Features include dentilled eaves and coped gable ends. There are exposed timbers at the north elevation. The building has been converted to housing. A high sandstone rubble wall with brick coping (Grade II), probably of 18th Century date, delineates the east and south sides (part) of the rectory garden. The

wall continues, with vertical 'cock and hen' coping and decreasing in height, on the south and west sides of the property. (This section of the wall probably dates to the late 19th Century, following the demolition of the rectory Tithe Barn.)

The scout hall, a small brick building (unlisted) in Flemish bond on the Churchfield lane has a hipped slate roof over dentilled eaves, off-centre double door and casement windows with segmental arched heads. The Cider Barn (unlisted) is a much-altered single-storey brick residence in Rectory Lane constructed in Flemish garden wall bond with a segmental brick arch over a window. It is likely to have been constructed as an agricultural building on the rectory farm estate.

At the north end of the Churchfield lane is Esk Bank House (unlisted), a two-storey brick house (Flemish bond) under a pitched tile roof; it was rebuilt in 1903 (part of the earlier house survives as a painted-brick wing). Architectural details include a central doorcase with fanlight under a standard pediment, sash windows with segmental arched heads and two canted bay windows on the ground floor. The Elms (unlisted) is a 19th Century two-storey brick house located at the east end of Rectory Lane. The building has been re-fronted in brick (Flemish bond) under a pitched tile roof. Architectural details include a central doorcase with fanlight under a gabled canopy supported by columns, sash windows with painted stone sills and lintels, and a canted bay window on the ground floor. The external brick chimneystack at the east gable end is an original feature.

Wold Mill House (Grade II), or The Mill House, is located in the north-western part of the conservation area. This is a large two-storey early 19th Century Georgian house. It is built of brick under a double-hipped slate roof with painted brick dentilled eaves, central door with porch on Tuscan columns and sash windows. Two brick cottages (18th or early 19th Century), Cartref and Greco (both unlisted), are located on the west side of the Cradley Brook near Pound Bridge (footbridge). They are of two stories, constructed in Flemish bond under a continuous pitched slate roof with external brick chimneystacks at the gable ends, one off-centre door at the front elevation and casement windows under segmental arched heads. (There is evidence that a second, or earlier, front door has been replaced by a window.)

Several painted brick houses are located in the conservation area. Hawkhurst House (Grade II), located on the main street at the north end of the village, is a late 18th Century two-storey house with pitched tile roof. Architectural details include dentilled eaves, a central door with cast iron latticework porch, and sash windows with stone sills and (on the ground floor) flat and segmental brick arches. At the front of the house is a small garden and a low sandstone rubble boundary wall with vertical 'cock and hen' coping. On the east side of the house is a small one-storey, two-celled outbuilding of brick (Flemish bond) under pitched tile roofs. Details include wooden doors and cast iron window frames with segmental brick arches, and a triangular-shaped ventilation panel with decorative black bricks in the south gable. Church House (unlisted) on Rectory Lane is a two-storey painted brick house with hipped tile roof, external brick chimneystacks and an internal timber frame (see above). Architectural details include dentilled eaves, off-centre door with standard pediment, replacement casement windows and a segmental brick arch embedded in the front elevation indicating the location of an earlier window. It is likely that the building was altered significantly during the late 18th or early 19th Century. The architectural details suggest that the house was part of the rectory farm estate.

Churchfield House (unlisted) is a large, pebble-dashed 19th Century house located at the south end of the Churchfield lane. The two-storey house has a hipped slate roof and, at the east elevation, a gable end on the central bay, casement windows with

segmental brick arches and a bay window. The building has been extended. To the south is a range of painted brick buildings under pitched slate roofs with similar window details. On the north side is a gateway with short curved sections of uncoursed random rubble boundary wall of recent construction. To the west of the house is an area of mature trees. To the east of the house, on the east side of the Churchfield lane, is an unfenced orchard that adds considerably to the setting of the house.

Later 20th Century residential development is generally in the form of detached houses and bungalows, many of which are set back from the road on large plots. At Brookside, a number of bungalows, each with a flat-roofed garage at the north elevation, are set in an open landscaped area with shrubs and trees (protected by a Tree Protection Order). Elsewhere, e.g., on the west side of the main village street and at Kings Orchard, large modern houses are approached by gravel or brick-paved drives and screened by hedges. In contrast, Buryfield (outside the conservation area on the north-east side) is characterised by high density residential developed consisting of semi-detached houses, flats and sheltered accommodation. The (new) Rectory is located in Rectory Lane opposite The Old Rectory. It is a large, plain two-storey brick building under pitched roofs with clay tiles set behind a high brick wall.

Much of the recent residential development in the conservation area is uniform in character, using modern construction methods and materials, and differs little from suburban development elsewhere in the country. The buildings contrast significantly with most pre-20th Century buildings in the conservation area in terms of scale, design and materials.

A number of different architectural forms and periods are represented in the conservation area. These include the medieval Norman and Gothic details of the parish church; timber-framed (box framed) domestic buildings of the 16th and 17th Century; a weatherboarded agricultural building; brick buildings of the late 18th and early 19th Century showing evidence of Georgian Classical influence; stone buildings of the 19th Century that illustrate the importance of local resources. A variable skyline is evident within the conservation area as a result of local topography and of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, in the areas of 20th Century residential development (particularly Brookside and Kings Orchard) there is far greater uniformity.

There is a feeling of enclosure within the village, particularly on the main street. A number of factors contribute to this: the street is narrow without footways; in places the roadway is sunken (a holloway) and embanked on one or both sides; it is lined by mature hedges and trees, and robust stone boundary walls frequently overgrown by vegetation; most pre-20th Century buildings are sited quite close to the street. In contrast, 20th Century residential developments at Brookside and Kings Orchard are more open.

The most common form of boundary treatment found in the conservation area, particularly in the vicinity of The Old Rectory and the parish church, and on the main village street, is the sandstone rubble boundary wall, often with vertical 'cock and hen' coping. Mature hedges with trees are also common throughout the conservation area, often in association with rubble walls. In areas of open landscape on the north-west and east sides of the conservation area, wooden fences and hedges with trees delineate boundaries.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- Church House: the core is timber-framed with wattle and daub infill panels dating probably to the 17th Century; altered significantly during the 18th or early 19th Century, now a two-storey house of painted brick with hipped tile roof, dentilled eaves, off-centre entrance with standard pediment, casement windows.
- Brookside: a two-storey house, timber-framed (box frame) with plaster infill panels, sandstone rubble plinth, pitched slate roof, large rubble chimneystack at east gable, extended to the west with rubble and timber frame (upper storey), central entrance with modern glazed porch; probably 17th Century.
- Churchfield House: a large T-plan two-storey house, pebble-dash under a hipped slate roof; at the east elevation: a gable end on the central bay, casement windows with segmental brick arches and a bay window; the building has been extended at the west elevation; to the south of the house is a range of painted brick buildings under pitched slate roofs with similar window details; 19th Century. The setting of the house is enhanced by: to the north, a gateway with short curved sections of uncoursed random rubble boundary wall on both sides; to the west, an area of mature trees; to the east (on the east side of the Churchfield lane), an unfenced orchard.
- Queenswood: a large two-storey multi-gabled house of random rubble built to courses with ashlar dressings under pitched slate roofs with gabled dormers, diagonally set brick chimney stacks, casement windows, bay windows on the ground floor, a porch at the main elevation; the south wing has curved end and dormer gables and label moulding over several windows; 19th Century.
- Stoney Villa: a large L-plan two-storey house of regular coursed limestone rubble with ashlar dressings at the major elevations, brick at the minor elevations under pitched tile roofs with gabled dormers, sash windows, one bay window at the first storey and a glazed porch; 19th Century. On the east side is a one-storey timber-framed structure with plaster infill panels under a tile roof that may be constructed of material reclaimed from an earlier timber-framed structure on this site.
- Esk Bank House: a two-storey brick house with attic built in Flemish bond under a pitched tile roof, sash windows with segmental arched heads and two canted bay windows on the ground floor, a central entrance with fanlight under a standard pediment, a plaque at the east elevation with date of rebuilding, 1903; originally early 19th Century.
- The Scout Hall: a small two-storey brick building in Flemish bond under a hipped slate roof with dentilled eaves, off-centre double-door entrance and four casement windows with segmental arched heads; late 18th or early 19th Century. Probably constructed as an agricultural building on the rectory farm estate.

- The Elms Barn: timber-framed with weatherboarding, including elm cladding, on a sandstone rubble plinth under a corrugated iron roof; possibly 18th Century with 19th or 20th Century replacement roof.

Features in the Public Realm

The following features in the public realm also contribute to the local character of the conservation area:

- Telephone call box (Grade II) outside the Post Office: K6 design in cast-iron, painted 'post office' red. Also at this location is a red post office pillarbox.
- Maclean Memorial at the west end of Rectory Lane: a granite cross on a sandstone base and stepped plinth, in memory of local men and others who were killed in World War I.
- Rectory Lane (public footpath), an old stone lane with cobbled roadbed.
- The Churchfield lane (public footpath), an old stone lane with cobbled roadbed.
- A stone step beside the stream near the Post Office where water was drawn before the installation of mains water.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local stone and timber. The walls of the parish church (12th to 13th Century) are constructed of uncoursed sandstone random rubble, the upper stage of the tower (14th or 15th Century) is of squared limestone rubble built to courses, and the roof timbers are of oak (replaced in the mid-19th Century) with clay plain tiles.

Characteristic of buildings dated between the 16th and 17th Century is a timber box-frame on a sandstone rubble plinth with, in some cases, a sandstone rubble chimneystack at the gable end. Most of these buildings have plaster infill panels; some are infilled (or partially infilled) with painted brick (nogging). The majority are of one storey with an attic, frequently fitted with dormer windows. In some cases the roof has been raised to accommodate a second storey. All of these buildings have undergone alteration which may include the replacement of thatch by clay plain tiles (occasionally by slate or machine tiles), the replacement of eyebrow dormers by cat slide or gabled dormers, the addition of porches and other extensions, and, in some cases, re-fronting or re-facing in brick. Most of the timber-framed buildings have a painted black and white finish.

A timber-framed agriculture building (probably 18th Century) is fitted with elm cladding, some of which has been replaced with more recent weather-boarding. The building is also set on a sandstone rubble base under a replacement corrugated iron roof.

Characteristic residential buildings of the late 18th or early 19th Century display evidence of Georgian Classical architectural influence. They are of two or three stories, constructed of brick in Flemish bond under a hipped or pitched slate roof with a central doorcase and pediment, sash windows with flat or segmental arches, and

with dentilled eaves in some cases. On the site of the rectory farm estate in Churchfields, former agricultural buildings are characterised by dentilled eaves and segmental brick arches over windows and doors.

Several 19th Century buildings are constructed of local limestone with ashlar dressings under pitched roofs with slate, although clay plain tiles are also used. Residential stone buildings of this date are of two stories; the former primary school is of one storey.

A number of pre-20th Century buildings have individual details, including:

- Oversailing upper storey with moulded bressemer (Parish Hall, timber-framed).
- Thatched roof with eyebrow dormer; exterior oven (Barratts Cottage, timber-framed).
- 19th Century shopfront (Post Office, timber-framed).
- Central doorcase with fanlight, broken pediment and three-quarter Doric columns (The Old Rectory, brick-built).
- Central door with cast iron latticework porch (Hawkhurst House, painted brick).
- Triangular-shaped brick ventilation panel with decorative black bricks (brick outbuilding, Hawkhurst House).
- Curved gables with finials and plain bargeboards; label moulding over windows (Queenswood, stone-built).

Twentieth century residential developments include detached two-storey houses and bungalows built of brick in stretcher bond under pitched roofs with machine tiles. Most 20th Century residences have attached garages. In some cases, driveways are brick-paved.

Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- The main village street with its historic buildings, sandstone rubble boundary walls, mature trees and hedges, and sequential views.
- Rectory Lane, an old stone lane with its historic buildings including the medieval Gothic church, Tudor timber-framed hall, elm-clad barn, Georgian redbrick rectory, sandstone boundary walls, granite war memorial, mature trees, and sequential views.
- The Churchfield lane, an old stone lane with its historic buildings, orchard and mature trees, and sequential views.

Neutral and Intrusive Elements

The following intrusive elements do not contribute to the character of the conservation area:

- 20th Century residential infill on or near the main village street.
- 20th Century residential development at Brookside.
- 20th Century residential development at Kings Orchard.
- 20th Century residential infill east of the Mathon road.

Pressures, Capacity and General Condition

Twentieth-century residential development in the Cradley Conservation Area has been undertaken mainly in the western part. This has included cul-de-sac development at Brookside and Kings Orchard, and infill development at various sites, including on or near the main village street, in Churchfield and on the Mathon road. Several buildings have also undergone (or, are in the process of undergoing) change of use to residential, including the stables of The Old Rectory and the former primary school.

Outside the conservation area boundary, residential development has also taken place at Buryfields and The Leys. Most recently, a new primary school has been constructed at Buryfields. Development pressures have been greatest in the western settlement of Westfield and Stoney Cross where a number of housing estates have been built. In addition, the Herefordshire Housing Capacity Study (UDP) has identified several sites in this area with potential for development. These sites include Birch Farm Works adjacent to the B4220 road in Stoney Cross, and vacant land adjacent to Spring Cottage in Lower Westfields.

Much of the 20th Century development that has taken place within, or on the boundary of, the conservation area is on the west side of the main village street and outside the designated Area of Outstanding Natural Beauty. However, developments at Kings Orchard and on the Mathon road are within AONB. It is likely that pressure for development will continue within the parish of Cradley.

Most buildings in the conservation area appear to be occupied, or in use, and in a good state of repair. However, several issues are discussed below.

Issues

Buildings at Risk

Several unlisted structures are potentially at risk of deterioration:

- Sandstone rubble boundary wall on the west and south sides of The Old Rectory: there are a number of large cracks in the fabric, including one that appears to be the result of tree root disturbance. The wall is a (probably 19th Century) continuation of the 18th Century garden wall (Grade II) of the rectory.
- The Elms Barn, Rectory Lane (Building of Local Interest): several boards are missing and others are in poor condition.

Proposed Boundary Changes (Plan 3)

It is suggested that consideration should be given to a number of boundary changes that would involve exclusions from the conservation area. General considerations underlying these proposals are:

1. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
2. To exclude areas of the landscape that do not form an integral part of the historic built environment.
3. To align the conservation area boundary with recognisable features such as field boundaries, property lines, roads or lanes.

Neutral or Intrusive Areas:

- A site of 20th Century residential development at Brookside.
- A site of 20th Century residential infill on the west side of the main village street between the Brookside development and the Mathon road.
- A site of 20th Century residential development at Kings Orchard.
- A site of 20th Century residential infill east of the Mathon road and south of Kings Orchard.
- A site of 20th Century residential infill north of the main village street and east of Hawkhurst House.

Landscape:

- An area north of Brookside extending to the present conservation area boundary.
- An area north of Hawkhurst House extending to the present conservation area boundary.
- An area east of Barratts Orchard, south of Queenswood and north of the stream extending to the present conservation area boundary.
- An area south of the stream extending to the churchyard.
- Jubilee Field.
- An area west of Churchfield House extending to the conservation area boundary.

Proposed Boundary:

The following boundary is proposed, based on the above exclusions:

- ⇒ From the north-east entrance of the conservation area, extending south along the eastern boundary of Queenswood; continuing south along the eastern boundary of Barratts Orchard to the stream; crossing the stream at the weir and continuing south along field boundaries to the churchyard;
- ⇒ Extending east along the southern boundary of the churchyard; continuing east and south along the boundary of The Elms to the eastern end of Rectory Lane;
- ⇒ Extending south then west along the eastern boundary of The Elms Orchard; continuing south then west along the public footpath on the east side of Churchfield;
- ⇒ Extending west along the field boundary on the south side of the medieval fishponds; continuing east and north along field boundaries to the stile on the public footpath at the south-west end of the conservation area;
- ⇒ Crossing the stile and extending north along the public footpath to Timbers; extending west then north along the western boundary of Timbers and Kemps Cottage to the public footpath on the Churchfield lane;
- ⇒ Continuing north along the public footpath to Esk Bank House; extending west along the southern boundary of Esk Bank House to the Mathon road at the south-west entrance to the conservation area;
- ⇒ Crossing the road and extending east along the north side; continuing north along the west side of the main village street to Bulls Head Cottage; extending west then north to the north-west corner of the boundary of Bulls Head Cottage; extending north to the south-west corner of the boundary of Rose Cottage to include a small landscaped area at the east end of Brookside;
- ⇒ Continuing north along the western boundary of Rose Cottage, Penny Cottage and Hawkhurst Cottage; extending east along a public footpath to Hawkhurst House;
- ⇒ Extending north then east then south along the boundary of Hawkhurst House; extending east along the north side of the village street to Buryfields Cottage; extending north then east then south along the boundary of Buryfields Cottage; returning to the north-east entrance of the conservation area.

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Appendix I: List of Heritage Assets

Listed Buildings

Grade B: Churches.

- Church of St James

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Lych Gate of St James's Church
- Parish Hall (Old Boys' School)

Grade II: Buildings of special interest.

- Churchyard Cross south of tower of St James's Church
- Church Cottage
- Rectory (now known as The Old Rectory)
- Garden wall at Rectory to south and west of house
- Stables immediately west of Rectory
- Clematis Cottage
- Hyethermes (now Aythen's Cottage)
- Bullshead Cottage (now Bulls Head Cottage)
- Post Office
- K6 Telephone Kiosk outside the Post Office
- Stores Cottage
- Rose Cottage
- Penny Cottage
- Hawkhurst Cottage
- Hawkhurst House
- Barratts Cottage
- Buryfield Cottage
- Upper Churchfields Cottage (now Kemps Cottage)
- Churchfield Nursery Cottage (now Timbers)
- Lower Churchfields Cottage
- Wold Mill House (or The Mill House)
- Pound Brook Cottage

Herefordshire Sites and Monuments Record

- Church of St James
- Churchyard Cross fragments embedded in church wall
- Headstone in church porch
- Cradley Old School (Parish Hall)
- Fishponds in Churchfield
- Churchyard Cross base and part of shaft in churchyard
- Lych Gate and church furniture
- The Old Rectory
- Wold Mill
- Cradley Village (Domesday Book record)
- Cradley Medieval Settlement (site)
- Aythens Cottage
- Clematis Cottage
- Bullshead Cottage
- Post Office/Telephone Box
- Stores Cottage
- Rose Cottage
- Penny Cottage
- Hawkhurst Cottage
- Hawkhurst House
- Barratts Cottage
- Buryfield Cottage
- Upper Churchfields Cottage
- Timbers
- Lower Churchfields Cottage
- Pound at Pound Bridge (site)

Appendix II: Buildings of Local Interest

- Church House: the core is timber-framed with wattle and daub infill panels dating probably to the 17th Century; altered significantly during the 18th or early 19th Century, now a two-storey house of painted brick with hipped tile roof, dentilled eaves, off-centre entrance with standard pediment, casement windows.
- Brookside: a two-storey house, timber-framed (box frame) with plaster infill panels, sandstone rubble plinth, pitched slate roof, large rubble chimneystack at east gable, extended to the west with rubble and timber frame (upper storey), central doorway with modern glazed porch; probably 17th Century.

- Churchfield House: a large T-plan two-storey house, pebble-dash under a hipped slate roof; at the east elevation: a gable end on the central bay, casement windows with segmental brick arches and a bay window; the building has been extended at the west elevation; to the south of the house is a range of painted brick buildings under pitched slate roofs with similar window details; 19th Century. The setting of the house is enhanced by: to the north, a gateway with short curved sections of uncoursed random rubble boundary wall on both sides; to the west, an area of mature trees; to the east (on the east side of the Churchfield lane), an unfenced orchard.
- Queenswood: a large two-storey multi-gabled house of random rubble built to courses with ashlar dressings under pitched slate roofs with gabled dormers, diagonally set brick chimney stacks, casement windows, bay windows on the ground floor, a porch at the main elevation; the south wing has curved end and dormer gables and label moulding over several windows; 19th Century.
- Stoney Villa: a large L-plan two-storey house of regular coursed limestone rubble with ashlar dressings at the major elevations, brick at the minor elevations under pitched tile roofs with gabled dormers, sash windows, one bay window at the first storey and a glazed porch; 19th Century. On the east side, a one-storey timber-framed structure with plaster infill panels under a tile roof may be constructed of material reclaimed from an earlier timber-framed structure on this site.
- k Bank House: a two-storey brick house with attic built in Flemish bond under a pitched tile roof, sash windows with segmental arched heads and two canted bay windows on the ground floor, a central doorcase with fanlight under a standard pediment, plaque at east elevation with date of rebuilding, 1903; 19th Century (original).

- The Scout Hall: a small two-storey brick building in Flemish bond under a hipped slate roof with dentilled eaves, off-centre double-door and four casement windows with segmental arched heads; late 18th or early 19th Century. Probably constructed as an agricultural building on the rectory farm.

- The Elms Barn: timber-framed with weatherboard, including elm cladding, on a sandstone rubble plinth under a corrugated iron roof; possibly 18th Century with 19th or 20th Century replacement roof.

MUCH MARCLE CONSERVATION AREA

APPRAISAL

DRAFT

May 2007

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MUCH MARCLE CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Much Marcle Conservation Area was designated in 1976 by Malvern Hills District Council. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Much Marcle Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Much Marcle Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP), adopted 23rd March 2007, sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

Much Marcle is defined in the UDP (Policy H6) as a 'smaller settlement' where proposals for residential development on plots arising from the infilling of small gaps between existing dwellings within the settlement will be permitted where:

1. the dwelling size is limited to a habitable living space of 90 sq m (3 bedroom house) or 100 sq m (4 bedroom house);
2. the plot size is limited to a maximum area of 350 sq m; and

3. the infill gap is no more than 30 metres frontage.

In considering such planning applications priority will be given to applications on previously developed land. Developments on an appropriate infill plot larger than 30 metres frontage will be permitted for affordable housing where a proven local need has been successfully demonstrated. Planning permission for the extension of dwellings approved under this policy will not be permitted. Planning permissions will be subject to a condition removing permitted development rights for the conversion of an ancillary garage into habitable accommodation, or for the erection of any extension or detached buildings within the curtilage. Proposals should be compatible with the housing design and other policies of the UDP and respect the character and scale of the settlement.

Much Marcle Conservation Area is protected against new development that would adversely affect either the overall character of the landscape or its key attributes or features (Policy LA2: Landscape Character and Areas Least Resilient to Change). Within the conservation area boundary, the following areas are also protected under the provisions of the UDP:

- Mortimer's Castle, a medieval motte and bailey castle (Policy ARCH3: Scheduled Ancient Monuments).
- The Bartons, a playing field owned by the Parish Council and used mainly by Much Marcle C. E. Primary School (Policy RST4: Safeguarding Existing Recreational Open Space).
- Homme House Park (Policy LA4: Protection of Historic Parks and Gardens, Registered Park or Garden).
- Hellens (Policy LA4: Protection of Historic Parks and Gardens, Unregistered Parks and Gardens of Local Importance).

Summary of Special Interest

Much Marcle Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of Marcle Ridge. The conservation area includes the village of Much Marcle, several farms, arable fields and pasture to the north, east and west of the village, and part of the Hellens and Homme House landscape parks. Since designation of the conservation area in 1976, several residential developments have been undertaken within its boundaries.

At the time of the Domesday Book, the Manor of Marcle (*Merchela*) was in the lordship of the king. By AD 1291, the manor had been sub-divided and Much Marcle (Marcle Magna) conveyed by Edward I to the marcher lord, Edmund Mortimer of Wigmore. Mortimer occupied a motte and bailey castle, the earthworks of which are today located at the core of the village of Much Marcle.

The oldest surviving building within the conservation area is the 13th Century parish church of St Bartholomew, with its landmark tower. Amongst the oldest secular buildings is Hellens, a large redbrick Tudor House dating to the 16th Century and the sandstone wing of Homme House, dating to c. AD 1500. A number of timber-framed

cottages and farmhouses date to between the late 16th and 18th Century, including Bower Cottage, a cruck framed thatched cottage. Other prominent buildings include Phillips House, an early 18th Century house in the Queen Anne style, the Victorian school and the 1920s parish hall.

The character of Much Marcle Conservation Area is essentially rural and agricultural. This is best preserved on a rural road in the south-eastern part of the conservation area with a dispersed settlement pattern of farmhouses, cottages, barns and other agricultural buildings, and orchards with older varieties of apple trees in pasture. In the northern part of the village, 20th/21st Century residential development has introduced a suburban element to the detriment of local identity.

Heritage assets within the conservation area include two Scheduled Monuments, two Grade I Listed Buildings, four Grade II* listed buildings and thirty-eight Grade II listed buildings. The Herefordshire Sites and Monuments Record includes twenty-six entries within the conservation area. In addition, nine Buildings of Local Interest have been identified during this appraisal.

Location and Setting

Much Marcle Conservation Area is located in eastern Herefordshire approximately ten miles (16km) south-east of Hereford City. The A449 Ross-on-Wye to Ledbury road is aligned north-east to south-west along the western boundary. The B4024 secondary road is aligned north-west to south-east through the northern part of the conservation area. It is the main street of the village of Much Marcle and crosses the A449 at the northern end of the settlement.

The conservation area is set in an agricultural landscape in the eastern part of Herefordshire's Central Lowland at an elevation of between approximately 60m (at the northern end) and 90m (at the south-western end) above Ordnance Datum (OD). To the west of the conservation area Marcle Ridge rises to 231m OD.

The underlying bedrock of much of the area is red-brown mudstone and siltstone of the Raglan Mudstone Formation. The bedrock gives rise to fine silty soils (typical argillic brown earths) that support cereals and short-term grassland with stock rearing, and some hops. In the northern part of the conservation area soils are subject to slight seasonal waterlogging (stagnogleyic argillic brown earths). In the south-western part of the conservation area the underlying bedrock is siltstone of the Rushall Formation. This gives rise to coarse silty soils (typical brown earths) that support stock rearing on permanent and short-term grassland, and some cereals.

Historical Development and Archaeology

The name Marcle is believed to be derived from Old English *mearc* and *lēah* meaning 'Boundary Wood', a reference to the boundary between the Anglo-Saxon polities of the Magonsaete and the Hwicce. The Domesday Book records that in AD 1086 the manor of Marcle (*Merchelai*) was in the lordship of the king (before the Norman Conquest the manor was held by Earl Harold and was part of Queen Edith's extensive manor of Leominster). The population of the manor included thirty-six villagers and ten smallholders, and their families. The manor also supported a reeve (overseer), one 'Frenchman', one riding man (of higher status), one ploughman and fourteen slaves, six of whom were female. Seventeen hides of agricultural land were recorded. In addition to land held in lordship by the king, one hide was held by the

sheriff, one half of a hide by William Baderon and three acres by the monastery of Cormeilles in Normandy. The manor included woodland, the products of which were used to purchase salt from Droitwich, and fifty-eight acres of recently cleared woodland. Four ploughs were held in lordship and the tenants held forty-three ploughs. There was also a mill in the manor.

A charter to hold a fair, an important medieval economic activity, was granted in AD 1270. In AD 1281 the lord of the manor was Walter de Bohun. By AD 1291 the manor had been sub-divided to form Marcle Magna (Much Marcle) and Marcle Parva (Little Marcle). Much Marcle was conveyed by Edward I to Edmund Mortimer of Wigmore who constructed (or took possession of) a motte and bailey castle, the site of which is now known as Mortimer's Castle. Earthworks to the north and east of the monument are interpreted as the site of tofts (residential plots) and a holloway marking the location of the medieval village.

Evidence of medieval arable agriculture in fields to the north and west of the village, in the form of ridge and furrow earthworks, has been identified by aerial photography. Further evidence of medieval agriculture, in the northern part of the conservation area, is provided by contemporary and late 18th Century field boundaries. The post-medieval enclosure of medieval common arable land is indicated by broad closes and the high frequency of dogleg boundaries (Herefordshire Historical Landscape Characterisation). Medieval open field fields were divided into narrow arable strips, or furlongs, that gave rise to characteristic ridge and furrow earthworks as a result of ploughing.

The oldest standing building in the conservation area is the parish church of St Bartholomew, located immediately south of Mortimer's Castle in the centre of the village of Much Marcle, and at the centre of the conservation area. The church is built of local sandstone and dates from the mid-13th Century. In the chancel is a monument to Blanche de Grandison, granddaughter of Edmund Mortimer, dated AD 1360-70. An earlier church may have previously occupied the site. In the churchyard there is a sandstone cross probably dating from the 15th Century.

Two large houses dating from the 16th Century are among the oldest secular buildings in the conservation area. Hellens, a brick farmhouse, is located in the north-east on the site of an earlier house dating, possibly, from the 14th Century. Associated farm buildings, timber-framed and brick, generally date from the 17th to the 19th Century. To the south-east of the house is a landscape park that dates from the 16th or 17th Century. Homme House is located in the south-western part of the conservation area. The earliest part of the house is stone-built and dates from c. AD 1500; the main brick wing is of late 18th Century date. Other buildings on the estate are built of sandstone and brick and date between the 17th and 20th Century. The house is set in a large landscape park that was laid out in the early 19th Century and extends from the southern boundary of the conservation area to the parish churchyard. Today, the park is well planted with mature parkland trees in permanent pasture. A post-medieval field system of rectangular enclosures, visible as banks and ditches, has been identified by aerial photography.

A significant number of timber-framed residential buildings are located in the conservation area, dating generally from the 17th and 18th Century; Bower Cottage, a cruck-framed house with thatched roof, may be of late 16th Century date. Most of these buildings are located on or near the main village street (B4024) or on a rural road that extends south along the east side of Homme House park.

By the late 18th Century the village of Much Marcle was a linear settlement with two residential concentrations: one was located in the vicinity of the parish church, the other at the junction of the A449 and the B4024. There were two inns: The Swan (now a private residence), near the site of the castle, and The Ship and Castle (now the Walwyn Arms public house) at the A449 junction. To the west of the village there were three large meadows, several small closes and a number of small orchards; to the east there were several large arable fields, closes (meadow and paddocks) and more extensive areas of orchard. Parish field names of the time are indicative of contemporary (or earlier) agricultural and subsistence activities, including croft, fold, barn, stable, tillage, rye, hay, rick, orchard, hopyard, pippin, perry, bannut, cherry, fishpool, pigeon, pig, horse, ox, cow, milking; of local industrial activities and occupations, including mill, windmill, brick, quarry, limehouse, whithy, weaver, joiner, butcher; and of woodland management, including wood, stocking, birch, plantation.

A new redbrick school was built in 1833 but there was little change in the settlement pattern during the 19th Century. Further development took place on the B4024 during the 20th Century including the construction of the Memorial Hall in 1921 and, later, the construction of residential estates on cul-de-sacs, including Monks Meadow and Glebe Orchard, and on infill sites. Residential developments at Monks Meadow and Glebe Orchard were undertaken after the designation of Much Marcle Conservation Area.

Spatial Analysis

Character and Interrelationship of Spaces

The character of Much Marcle Conservation Area is essentially rural. Timber-framed farmhouses, farmworkers' cottages, barns and other farm buildings of local stone and brick, attested to a long history of agricultural activity in this area. Since designation of the conservation area in 1976, however, residential development of suburban character on former open land has intruded upon, and detracted from, the rural and agricultural character of the conservation area.

At the core of the conservation area is the village of Much Marcle, centred on the medieval parish church of St Bartholomew, the motte and bailey earthworks of Mortimer's Castle and the Queen Anne vicarage (Phillips House). The linear village extends to the north as a small number of 18th Century timber-framed cottages, a Victorian school, a 1920s village hall and a larger number of 20th Century homes including a cul-de-sac development. To the south, the village comprises a scattering of timber-framed cottages, farmhouses and farm buildings (stone-built and steel framed), a number of 20th Century residences on infill sites and a high-density residential site of sheltered and affordable housing (formerly an orchard). Throughout the conservation area, including within the village of Much Marcle, roads are generally bordered by hedges and narrow grass verges; this, together with an abundance of trees, creates a sense of enclosure. A hard surface footpath extends along the east side of the main village street from the village hall to housing developments at Glebe Orchard.

On the east and west sides of the village are extensive areas of open landscape including arable land and pasture. Hellens, a large brick-built 16th Century house, and a group of timber-framed and brick former agricultural buildings are located in the north-eastern part of the conservation area in a small landscape park, much of which extends eastwards beyond the conservation area boundary. Several large arable fields lie between the site and the village.

Homme House landscape park extends south from the parish churchyard and occupies much of the southern part of the conservation area. Homme House is a large stone-built 16th Century house with later brick additions located near the south-western boundary of the conservation area. Associated buildings, including the 17th Century Summerhouse, are constructed of stone and of brick. To the west, also located near the boundary of the conservation area, is Bodenham Farm, which includes a Georgian farmhouse, and timber-framed and stone agricultural buildings.

There are several significant open spaces within the conservation area:

- St Bartholomew's churchyard: located at the centre of the village of Much Marcle, a quiet space with views of the Malvern Hills to the east, Marcle Ridge to the west and Homme House landscape park to the south; bounded by coursed sandstone rubble walls on the north, west and south east sides and by iron railings on the south and east sides, with a topiary arch over the east gate; contains a number of listed structures including a 15th Century stone cross, tombs and headstones, and mature native and ornamental trees including an ancient yew estimated to be over one thousand years old (the lower branches are supported by Victorian cast iron lamp posts).
- Mortimer's Castle motte and bailey earthwork (private property): a Scheduled Monument located north of the parish churchyard; the motte and part of the bailey are under heavy tree cover; several buildings occupy the western part of the bailey; the more open eastern part of the bailey is in pasture and bounded by mature or overgrown hedges.
- The Bartons: a playing field located south of Much Marcle Primary School bordered by medieval earthworks.
- Orchards (private property): located on the south-east side of the conservation area with older varieties of apple trees in pasture bounded by mature hedges.
- Homme House landscape park (private property): extends south from the churchyard and occupies the southern part of the conservation area; much of the park is well planted with mature parkland trees in permanent pasture; the park includes two large kidney-shaped fishponds; the south-western part is more heavily wooded and includes the site of Homme House, a dovecote and other outbuildings, and a walled garden.
- Hellens landscape park (private property): occupies a small area in the north-eastern part of the conservation area; the western part is well planted with mature parkland trees that screen the main house; the park is bounded by mature hedges with public footpaths extending along the north and south sides of the park, and is separated from the village by arable fields and pasture.

Mature trees are a significant feature of the conservation area, including native hardwood, ornamental and evergreen. Trees are particularly prominent at the following locations:

- At the centre of the village in the vicinity of the parish churchyard, Mortimer's Castle and at the south-west end of Monk's Walk leading to Hellens, including

an ancient yew tree in the churchyard and a solitary cherry tree on a traffic island at the junction of the B4024 with the access road to St Bartholomew's church.

- Homme House landscape park: mature parkland trees.
- Hellens landscape park: mature parkland trees.
- Near the western boundary of the conservation: an avenue of mature oak trees lining the former course of a stream (since regularised and now flowing parallel with the A449 Ross-Ledbury road).
- Orchards on the south-east side of the conservation area: older varieties of apple trees.

Key Views

There are a number of key views within the conservation area:

- A sequential view looking north-west along the B4024 from the eastern entrance to the conservation area: ahead, the tower of the St Bartholomew's parish church rises above the treeline; on the south-east side, Rhonville, a timber-framed cottage, creates a diversion; on the north-east side, the redbrick three-storey wing of The Old Coach House with its pyramidal roof punctuates the view; the church tower is now screened by trees but reappears and dominates the view.
- A sequential view looking north along the narrow hedge-lined rural road at the south-eastern entrance to the conservation area: on the east side, a widely-spaced sequence of stone, brick and timber-framed farm buildings in a rural setting; on the west side, mature orchards and a timber-framed cottage with cruck frame and thatched roof (Bower Cottage); on approaching the village, Phillips House, a prominent redbrick building, terminates the view.
- Looking west along a cobbled carriage drive enclosed on both sides by wooden fences, shrubs and hedges: the polished cobbles, the green vegetation and the black and white timber-framed Causeway Cottage present a contrast in colours and textures; ahead, the topiary arch at the churchyard gate punctuates the view, and the red sandstone church towers above it.
- Looking east along the carriage drive: the cobbled roadbed links the sandstone church with redbrick Phillips House, the former vicarage.
- Looking east from the churchyard: a glimpse of the distant Malvern Hills framed by grey slate and red tiled roofs, and trees, hedges and bushes.
- Looking west from Monk's Walk enclosed by an avenue of fruit trees: the tower of St Bartholomew's rises above the treeline.
- Looking east from the A449 across a wide green open space: on rising ground, St Bartholomew's church and mature trees dominate the skyline.

- Looking south from the public footpath on the west side of the conservation area: an avenue of mature oak trees line a meandering former streambed leading to a landscape park.

The following panoramic vistas offer views beyond the conservation area disclosing its wider landscape setting:

- From the south-east side of the conservation area: a panoramic view across hedgerows and pastures towards the distant Malvern Hills.
- From the west gate of the churchyard: a panoramic view of Marcle Ridge beyond an avenue of oak trees.

Character Analysis

A number of different architectural styles and periods are represented in the conservation area. These include the medieval Gothic and 18th Century Classical forms of the parish church; timber-framed (cruck and box framed) domestic buildings dating from the 16th to the 18th Century; large brick houses of Tudor (16th Century) and Queen Anne (early 18th Century) design; brick buildings of Victorian (19th Century) design, early 20th Century and post-1950s form and construction; and a range of agricultural buildings of stone, timber, brick and steel.

The earlier (18th Century) plan-form of the village of Much Marcle was that of a linear village of dispersed farms and cottages surrounded by orchards, arable and pasture. At the centre of the village stood the parish church, an inn, several residences and a medieval earthwork monument. Two extensive agricultural estates were located to the north-east and to the south of the settlement. During the 20th/21st Century, residential development has resulted in an almost continuous sequence of development on both sides of the main village street.

The Village Core

At the centre of the village are the oldest structures found in the conservation area. These include Mortimer's Castle motte and bailey (Scheduled Monument), the parish church of St Bartholomew (Grade I) and a sandstone cross (Scheduled Monument; Grade II) in the churchyard.

The motte and bailey castle survives as an earthwork dating possibly to the 12th Century. The motte (mound) is approximately 30m in diameter at the top and rises to a height of about 6.5m above the bottom of the encircling ditch. It is overgrown by trees and bushes, and there is evidence of animal burrowing. On the east side is a semi-circular bailey (enclosure) now containing several houses (discussed below). To the north and east is a rectangular enclosure (in pasture) bounded by a scarp with a ditch on the north side.

The parish church stands on a slight prominence immediately south of the earthwork monument. The church is constructed of coursed sandstone rubble with sandstone dressings under pitched tiled roofs with lead roofs to the north and south aisles. The building dates from the 13th Century with several inserted 14th and 15th Century windows. The tower, a local landmark, is of dressed sandstone and dates from the late 15th Century. Additional alterations were undertaken in the 18th Century, and the

building was restored in the late 19th Century. Architectural forms include Early English Gothic (the 13th Century structure), Perpendicular (15th Century windows and tower) and Classical (an early 18th Century doorway in the chancel with a segmental pediment and scrolled brackets).

In the churchyard there is a sandstone cross (Scheduled Monument; Grade II) comprising a moulded octagonal base with the stump of a shaft set on a plinth of three steps. There are also a number of listed grave markers (all Grade II) including ten chest tombs, eight headstones and one pedestal tomb. All are of 18th or 19th Century date; most are of finely carved sandstone and a number are eroded with illegible inscriptions. Churchyard boundary features include coursed sandstone rubble walls with parallel coping and cast iron railings with spear railheads.

At the north-east corner of the parish churchyard are the gates, gate piers and flanking wall (early 19th Century, Grade II) that mark the northern entrance to Homme House landscape park. The gates are of wrought iron with spear railheads; the piers are of rusticated sandstone and the wall has a recessed semi-circular headed arch and pilasters. The driveway cuts the earthwork monument on the south side.

The Lower Lodge (probably early 19th Century, unlisted) of Homme House is located adjacent to the gates within the earthwork bailey. The two-storey building has been rendered and fitted with replacement windows; the main entrance with panelled door is in a lean-to porch at the east elevation. A date stone at the south gable shows two dates, 1820 (probably the date of construction) and 1965 (probably the date of alteration).

Also located in the bailey is Swan Cottage (probably 17th or 18th Century, unlisted), a former inn now a private residence. The two-storey building is timber-framed (box-frame with regular square panels exposed at the west elevation) with painted brick or plaster infill under a pitched slate roof. It has been altered and extended during the 20th Century including replacement windows, brick extensions, slate roofs and gabled porch. An adjacent single-storey outbuilding, dating from the 18th Century or earlier, is constructed of sandstone rubble and corrugated iron under a pitched roof; it is overgrown by vegetation.

Phillips House (early 18th Century, Grade II*), the former vicarage, is located on the east side of the main village street opposite the parish church to which it is linked by a cobbled carriage drive. The building is a prominent, symmetrically designed Queen Anne house of two storeys with basement and attic. It is brick-built in Flemish bond with stone dressings and stone cellar under a hipped slate roof. At the west (front) elevation there are stone quoins, keystones and string course, wooden moulded eaves with dentilled cornice and three dormer windows. The centre bay is slightly advanced, the central entrance has a moulded architrave and scrolled open pediment, windows have solid frames with mullions and transoms except the central twenty-four pane sash window. At the east (garden) elevation there is a canted bay window (early 19th Century) and a keystone bearing the initials and date "DP 1703". There is a large garden at the rear.

Causeway Cottage (probably late 17th Century, Grade II) is located outside the east gate of the churchyard on the north side of the cobbled carriage drive. The house, of one storey with basement and attic, is timber-framed (box frame with regular square panels) with brick and plaster infill under pitched tiled roofs with a stone and brick chimneystack at the west gable. At the south elevation there are two canted 19th Century bay windows, a blocked central door and two gabled dormer windows; at the north elevation there is an entrance under a tiled canopy and a two-storey 20th

Century extension. On a neighbouring plot to the east is a modern (20th Century) bungalow.

At the east end of the carriageway, on the south side, is Mainwarings (probably 19th Century, unlisted). This is a two-storey house of painted brick under a tiled roof, hipped at the east end (the house has probably been extended). At the front (north) elevation is a dentilled brick eaves cornice, an off-centre entrance with panelled door and canopy, string course, sash windows at ground floor and casement windows at first floor. A single-storey outbuilding on the south-east side is of painted stone under a pitched tiled roof; set into the east wall is a Victorian post box. There is a 20th Century residence on an adjacent plot to the west.

The B4024 (North)

The majority of buildings in this area are residences of 20th/21st Century date, constructed using modern methods and materials. A dispersed group of 17th/18th Century timber-framed houses is located in the northern section of the road.

The Walwyn Arms public house (17th Century, unlisted) is located on the south-west side of the junction with the A449. The timber-framed, two storey building has been refaced and rendered under a pitched tiled roof with dentilled eaves. At the north (front) elevation is a central entrance with part-glazed panel door and two canted bay windows under a continuous pentice, and casement windows at the first floor. There are single-storey extensions to the east (17th or 18th Century) and to the north-west (19th Century). There is a lawned garden at the front of the public house that contributes to its setting, and a paddock at the rear. On the south-east side of the junction is a field in pasture.

Three timber-framed cottages are located on the east side of the street. Greenway Cottage (probably 18th Century, Grade II), of one storey and attic, is box framed with regular rectangular panels and painted brick infill under a pitched tiled roof with external rendered chimneystack, with brick shaft, at the south gable end. At the west (front) elevation there is an off-centre entrance, two 20th Century canted bay windows and two raking-top dormers with casement windows. At the north gable end there is a lean-to extension (probably 20th Century).

Tollhouse Cottage (probably 18th Century, Grade II), also of one storey and attic, is box framed with narrow irregular scantlings and square panels, and painted brick infill under a tiled pitched roof with an external stone chimneystack with brick shaft at south gable end. At west (front) elevation there is an off-centre entrance and 20th Century replacement casement windows.

Parting Ground Cottage (probably early 17th Century, Grade II), of two storeys, is box framed with, generally, regular square panels and unpainted brick infill in stretcher bond under a raised hipped tiled roof with an external stone chimneystack, with brick shaft, at the west end. At the north (front) elevation there is an off-centre entrance with a 20th Century canopy and panelled door, and replacement casement windows, gutters and drain pipes. The house has been extended at the east end. Between Parting Ground Cottage and Tollhouse Cottage is a former open space (field) under development at the time of the survey (1.5.07).

Much Marcle Primary School (19th Century, unlisted) is located on the west side of the street. This a single-storey building of redbrick with stone quoins, dressings and moulded labels with returned ends, under pitched tiled roofs with decorative bargeboards at the gables. The school has several recent additions; further

construction was being undertaken at the time of the survey (1.5.07). Immediately south of the school is a playing field, The Bartons, bordered by medieval earthworks.

Walnut Tree Cottage (probably 19th Century, unlisted), located near the north end of the street, is a two-storey house of painted brick under a double-pitched slate roof. At the east (front) elevation there is a dentilled eaves cornice, a central entry with panelled door and overlight, two square bay windows, and casement windows at the first floor. There is a garden at the front of the house. Immediately to the south is an unobtrusive single-storey building that was formerly a smithy (probably 19th Century, unlisted). The building is of coursed stone, partly rendered, under a pitched tiled roof. At the east elevation there is a large doorway with a 20th Century roller shutter and a wooden-shuttered window.

The Memorial Hall (1921, unlisted), on the east side of the street, is a focus of local activities. This is a single-story T-plan building of pebble-dash and redbrick (stretcher bond) under pitched and hipped tiled roofs. At the west gable end there is brick porch with a flat roof and, above, a large lunette window with keystone and label. At the front of the building is a large tarmacadam car park, which contrasts significantly with the green open space of The Bartons field on the opposite side of the road.

Residential developments of 20th/21st Century date, on both sides of the street, include Monks Meadow cul-de-sac (constructed since the conservation area was designated) and individual residences on infill sites. Houses are of mass produced, standardised materials and fittings including bricks, concrete blocks, concrete tiles, wood and plastic doors and windows, and plastic guttering. At Monks Meadow, residences are of one and two storeys, and faced in brown brick under pitched tiled roofs. Some have dormer windows, roof lights and conservatories; chimneys are not prominent. The area is landscaped with lawns, shrubs and some wooden fencing.

The B4024 (East)

The majority of buildings in this area are also residences of 20th/21st Century date, constructed using modern methods and materials. The exceptions are a timber-framed cottage of 17th or 18th Century date and a former 18th Century brick coach house.

Rhonville (probably late 17th to early 18th Century, Grade II), a cottage of one storey with attic, is timber-framed (box frame with regular square panels) with plaster infill under a pitched slate roof, and with rendered chimneystacks, with brick shafts, at both gable ends. At the west (front) elevation there is an off-centre entrance under a 20th Century gabled porch, replacement casement windows and raking-top dormer windows. At the east elevation there is a lean-to extension.

The Old Coach House (18th Century, unlisted), adjacent to Phillips House, is now a private residence. The house is of two and three stories; it is built of brick in Flemish bond under hipped and pitched slate roofs. Architectural details include Georgian flat brick arch and segmental double brick arch window heads, and decorative ridge tiles. Recent alterations include replacement windows. The three-storey wing, with pyramidal roof, occupies a prominent position near the southern entrance to the village.

Residential developments include Glebe Orchard cul-de-sac (constructed since the conservation area was designated) and individual residences (several of which are large bungalows) on infill sites, built using mass produced, standardised materials

and fittings including doors, windows, bricks, concrete blocks and concrete tiles. At Glebe Orchard (on the site of a former orchard) there are bungalows and one and-one-half storey houses (sheltered and affordable housing) faced in brown brick under pitched tiled roofs on small plots with open-plan landscaping at the front and small gardens at the rear. Architectural details of the houses include dentilled eaves, segmental brick arch window heads, dormer windows and some prominent chimneys.

The Rural Road

The narrow hedge-lined rural road on the south-eastern side of the conservation area is the least built-up area of the village and is probably most characteristic of the settlement prior to 20th Century residential development. Settlement is dispersed and consists of contemporary and former farmhouses (timber-framed and brick), farm buildings (stone-built and steel-framed), timber-framed cottages and several 20th Century residences on infill plots (particularly at the northern end of the rural road). On the east side of the road (generally outside the conservation area boundary) are large fields in pasture; on the west side is a series of orchards with older varieties of apple trees in pasture bounded by mature hedges. This is an example of traditional 18th and 19th Century land use and a remnant of previously more extensive orchards in the area.

Bower Cottage (16th or 17th Century, Grade II), of one storey and attic, is timber-framed (cruck frame and regular square panels) with plaster infill under a thatched half-hipped roof. There is an external stone chimneystack with brick shaft at the east gable. Fenestration is irregular, the entrance is through a 20th Century porch on the south side, and there is a large 20th Century extension on west side.

Rose Cottage (probably late 17th Century to 18th Century, Grade II), now Woodpeckers, also of one storey and attic, is timber-framed (box frame and regular square panels) with rendered/painted brick infill under a pitched tiled roof. There is an external stone chimneystack with brick shaft at south gable end. The cottage has been extended to the north with thinner, irregular scantlings under a half-hipped roof. At the east (front) elevation there is an off-centre 20th Century gabled porch with close studding, gabled dormer windows and replacement casement windows.

Pound Cottage (probably 18th Century, Grade II), of one storey and attic, is timber-framed (box-frame and regular square panels) with painted brick and plaster infill under a pitched tiled roof. At the west (front) elevation is an off-centre entry. Twentieth century alterations and additions include a partly glazed door and gabled canopy, a gabled dormer, casement windows, and extensions at the north and south gable ends.

Parkside (probably 17th or 18th Century, unlisted) is timber-framed (box frame with regular square panels exposed at the south elevation) with painted brick or rendered infill panels under a pitched tiled roof. The building has been extended in rendered brick under a pitched tiled roof (probably in the 19th Century).

Street Farm (probably late 17th to early 18th Century, Grade II), a two-storey farmhouse, is timber-framed (box frame and regular square panels) with rendered infill on a sandstone rubble plinth under a pitched tiled roof. At the west (front) elevation there is an off-centre entry under a 20th Century gabled porch, replacement casement windows and an external stone chimneystack with brick shaft. On the east side there is a full-length timber-framed extension under a lean-to tiled roof. To the

west and south of the farmhouses are ranges of stone-built farm buildings with pitched tiled and corrugated iron roofs, and to the east, steel-framed buildings.

Audley Cottage (probably 19th Century, unlisted) is a former two-storey farmhouse of rendered brick under a pitched slate roof with two end chimneystacks. At the front (east) elevation is a central 20th Century glazed gabled porch and partly glazed door, and metal casement windows with segmentary arch heads. To the immediate south is a range of single storey brick and weather-boarded buildings under pitched tiled and corrugated iron roofs; they are likely to be former farm buildings.

Homme House and Bodenham Farm

Homme House landscape park extends south from the parish churchyard and occupies much of the southern part of the conservation area. A large area of the park is well planted with mature parkland trees in permanent pasture. The south-western part is more heavily wooded and includes the site of Homme House, a dovecote and other outbuildings, and a walled garden. To the west is the site of Bodenham Farm, including a farmhouse and several agricultural buildings

Homme House (Grade II*) is located at the highest point in the conservation area near the south-west boundary. The house and outbuildings are screened from the (A449) road by woodland. The oldest part of the house (16th Century) is built of sandstone with sandstone dressings. Architectural details include a low tower, battlements and a canted oriel window. The main wing of the house (late 18th Century) is of brick with stone dressings under hipped slate roofs. It is rectangular in plan, and of three storeys over cellars. At the north-east (front) elevation there is a balustraded parapet, a pediment (slightly off-centre), stone quoins, string courses and dressings, an off-centre door case in a porch with two pairs of Tuscan columns, and sash windows.

To the west of the house is the Summerhouse (17th Century, Grade II) of two stories and octagonal plan. It is constructed of sandstone rubble with sandstone dressings under a hipped stone slate roof with wooden lantern. At the first floor there are paired triangular windows at three faces. A small octagonal stair turret is attached to the south faces. The Upper Lodge (probably early 19th Century, Grade II) is located on the west drive at its junction with the A449. It is of T-plan and two stories; the central projecting wing is at the front (north-east) elevation. The lodge is constructed of roughly coursed sandstone rubble under slate roofs with an octagonal brick chimneystack. At the front elevation is a central entrance with gabled porch and, on either side, a window with two-centred head.

Bodenham Farm is located on rising ground on the west side of the A449. The farmhouse (probably late 18th Century, Grade II) is a Georgian painted brick house of two storeys and attic under a hipped tiled roof. The south-east (front) elevation is symmetrical in design with a dentilled brick eaves cornice, central pediment with lunette window, central 19th Century latticed porch, and windows with segmental brick arch heads.

Bodenham Farm barn (probably late 17th to early 18th Century, Grade II) is timber-framed with board and woven infill, on a sandstone rubble plinth, under plain tiled roofs. At the south elevation there are full-height doors. The building is linked to an adjacent cider house (possibly early 18th Century, Grade II) built of sandstone rubble under a pitched slate roof with tallet stairs to the second storey. Bodenham Farm Wainhouse (probably late 18th or early 19th Century, Grade II), of one storey and attic,

is built of sandstone rubble under a pitched tiled roof. It has been converted to a dwelling.

Hellens

Hellens, a large brick-built 16th Century house and a group of former agricultural buildings, is located in the north-eastern part of the conservation area in a small landscape park, much of which extends eastwards beyond the conservation area boundary. Several large arable fields lie between the site and the village of Much Marcle.

The present house (16th Century with 18th Century alterations, Grade II) was formerly part of a larger house. It is built of brick in English bond with plastered brick quoins and window surrounds, brick chimneystacks, sandstone string course and plinth under stone and Welsh slate roofs. The house is of T-plan and two storeys with cellar and attics. At the east (garden) elevation there is an off-centre entry with moulded jambs, four-centred arch and label (all in cement), seven windows with mullions and transoms and two sash windows, and a bell-cote on the ridge of the roof. At the east-facing gable end is a French casement window and tripartite sash window. At the west elevation there is an octagonal staircase tower with cupola. At the north elevation a dormer window is set in a shaped gable.

A former stable block (probably late 18th Century, Grade II) converted to residential use is attached to Hellens by a linking wall. It is of two stories and built of brick in English garden wall bond under a pitched tiled roof. At the south (front) elevation is an early 20th Century portico with four Tuscan columns, off-centre entry, irregular fenestration and pantiled roof.

The Dovecote (17th Century, Grade II*), octagonal in plan, is built of brick in English bond with plaster quoins and stone string courses under a pyramidal tiled roof surmounted by a lantern. The doorway has a stone chamfered four-centred head. On the west side of the building are the date and initials "1641 / W / FM"; other faces have square or diamond-shaped decorations in the brickwork.

The Stables (probably late 18th Century with late 19th Century alterations, Grade II) are brick built, in English garden wall bond and Monk bond, with sandstone rubble at the gable ends under a pitched tiled roof. At the west elevation there are projecting brick eaves, two doorways with flat brick arch heads, lunette windows and deep windows with semi-circular brick heads. The former Cider House (early 19th Century, Grade II) is a brick, two-storey building under a pitched tile roof. At the east elevation there is a central entry with segmental brick arch heads and windows with segmental heads. The Lodge (probably 19th Century, unlisted) is located on the access track to Hellens farm at the junction with the A449. This is a small, single-storey, T-plan house built of brick in Flemish bond under pitched slate roofs. At the south-west (front) elevation there is a central entry with wooden porch, a canted bay window to the north-west (main road) side and a window with a stone or rendered flat brick arch head to the south-east side.

Walwyn House (late 19th Century, unlisted) is located west of Hellens on a driveway off the main village street. This is a large, one-and-one-half storey, T-plan house with single-storey extensions. It is brick-built in Flemish bond under pitched tiled roofs with dormer windows. Details include casement windows with segmental brick arch heads, plain bargeboards, prominent brick chimneys and a date stone of 1889.

Boundary Treatment

The most common form of boundary treatment throughout the conservation area is the hedgerow. Mature hedges are located in agricultural landscapes, in landscape parks and bordering the B4024 for much of its length within the village of Much Marcle.

Churchyard boundaries consist mainly of stone walls of coursed sandstone rubble with parallel coping, and cast iron railings with spear railheads. Rusticated sandstone walls and cast iron railings with spear heads are located at the north entrance to Home House landscape park; coursed sandstone walls are located at the west entrance.

A number of other forms of boundary treatment (usually associated with individual properties) are present in the conservation area, often in combination with hedges. In the village these include short sections of close-boarded and post-and-rail wooden fences, a section of chain-link fencing and a section of concrete block wall. On the Homme House and Hellens estates field boundaries include post-and-wire fencing.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- Swan Cottage: probably 17th or 18th Century, a former inn of two storeys, timber-framed (box-frame with regular square panels exposed at west elevation) with painted brick or plaster infill under a pitched slate roof, considerably altered and extended during the 20th Century (including replacement windows, brick extensions, slate roofs and gabled porch).
- Parkside: probably 17th or 18th Century, a timber-framed house (box frame with regular square panels exposed at the south elevation) with painted brick or rendered infill panels under a pitched tiled roof. The building has been extended in rendered brick under a pitched tiled roof (probably in the 19th Century).
- The Walwyn Arms public house: 17th Century, timber-framed, of two storeys, refaced and rendered, with dentilled eaves, under a pitched tiled roof with single storey extensions to the east (17th or 18th Century) and north-west (19th Century). At the north (front) elevation is a central entrance with part-glazed panel door and two canted bay windows under a continuous pentice, and casement windows at the first floor.
- Much Marcle C.E. Primary School: 19th Century, a single-storey Victorian school of redbrick with stone quoins, dressings and moulded labels with returned ends, under pitched tiled roofs with decorative bargeboards at the gables; extended during 20th/21st Century.
- Walnut Tree Cottage: probably 19th Century, a two-storey house of painted brick under a double pitched slate roof; at the east (front) elevation is a dentilled eaves cornice, central entry with panelled door and overlight, two square bay windows and casement windows at the first floor.

- Mainwarings: probably 19th Century, a two-storey house of painted brick under a tiled roof, hipped at the east end (the house has probably been extended); at the front (north) elevation is a dentilled brick eaves cornice, an off centre entrance with panelled door and canopy, string course, with sash windows at the ground floor and casement windows at the first floor.
- Audley Cottage: probably 19th Century, a former farmhouse of two storeys, rendered brick under a pitched slate roof with two end chimneystacks; at the front (east) elevation is a central glazed (20th Century) gabled porch and partly-glazed door, and metal casement windows with segmentary arch heads.
- The Memorial Hall: constructed in 1921, a single-story T-plan building of pebble-dash and redbrick (stretcher bond) under pitched and hipped roofs; at the west gable end there is brick porch with a flat roof and, above, a large lunette window with keystone and label (later additions).
- Much Marcle Garage: early 20th Century, a bow-string trussed corrugated iron building with glazed wooden front (south-east end). Although outside the conservation area boundary, this building is a local landmark on the west side of the A449 at the junction with the B4024 and, together with the Walwyn Arms public house on the opposite side of the road, forms a gateway to the village of Much Marcle.

Features in the Public Realm

The following features in the public realm also contribute to the local character of the conservation area:

- A cobbled carriage drive extending eastwards from the parish church towards the former vicarage.
- A red cast-iron Victorian post box built into the wall of an outbuilding of Mainwarings on the main village street.

Prevalent Building Materials and Local Details

The use of local sandstone as a building material can be seen throughout the conservation area, particularly in the case of older buildings. These include the parish church, some timber-framed buildings (plinths and chimneystacks), Homme House and the Summerhouse, continuing into the 18th and 19th Century in the case of agricultural buildings, the Lower Lodge of Homme House and boundary walls.

Local oak was used in the construction of farmhouses, cottages and some agricultural buildings between the 16th and 18th Century. Brick infill (nogging) seen in most of these buildings may have replaced original wattle infill. These buildings would have originally been thatched. Only one thatched cottage remains; other timber-framed buildings have been re-roofed with tiles or slate. Timber-framed cottages are likely to have been constructed of one storey; roof raising or replacement permitted the insertion of an attic (with dormer windows) or a second floor. Other alterations include replacement of doors and windows, and the addition of porches and extensions. Most buildings in the conservation area with exposed timber framing have been painted in black and white.

Brick, from local sources, appeared as an important building material by the 16th Century, and was used in the construction of Hellens, a large Tudor house. Architectural details, including quoins, window surrounds and mullions were built of brick faced in plaster whereas string courses utilised sandstone. Brick was also used in the construction of Phillips House, an early 18th Century vicarage of Queen Anne style. Architectural details include central entrances with stone moulded architraves and open pediments, stone quoins, stone and brick keystones, stone and brick moulded string courses, flat brick arch window heads, and wooden moulded eaves with dentilled cornice.

During the 19th Century, brick became the prevalent building material and by the late 19th Century, machine-made bricks and tiles, and Welsh slate became widely available. Architectural details include brick segmentary arch window heads and brick dentilled eaves. In the mid-20th Century, standardised mass-produced bricks, concrete blocks and concrete tiles were introduced, followed by plastic facias, guttering and down pipes, and plastic doors and windows. Recent residential developments throughout much of the country, including Much Marcle Conservation Area, share similar characteristics resulting in a loss of local identity.

Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- The village core, an area in the centre of the conservation area that includes the parish church of St Bartholomew and the churchyard with its stone walls, cross, 18th and 19th Century tombs and headstones, and ancient elm tree; Mortimer's Castle motte and bailey; Causeway Cottage; Phillip's House (former vicarage) and a cobbled carriage drive extending from the churchyard towards the former vicarage.
- Bodenham Farm, a compact group of buildings including the Georgian farmhouse, timber-framed barn and stone-built cider house and wainhouse.
- Street Farm, a compact group of buildings including the timber-framed farmhouse and stone outbuildings.

Neutral and Intrusive Features

The following elements do not contribute to the character of the conservation area:

- Twentieth century residential developments at Monks Meadow and Glebe Orchard, and on infill sites adjacent to the main village street.

Pressures, Capacity and General Condition

A significant amount of residential development has taken place within the conservation area since its designation. This has been in the form of cul-de-sac development at Monk's Meadow and Glebe Orchard, and infill development on sites adjacent to the main village street (B4024). In addition, at the time of the survey (1.5.07) the following work was in progress:

- Development on a former open space on the east side of the B4024 north of Parting Ground Cottage
- Construction of an additional building or extension at Much Marcle Primary School, and other construction work at the Vicarage on the B4024 (south), at Parkside on the rural road, and at Walwyn House.

Further development within the conservation area would continue to erode the character of the area. The village core and the rural road in the south-eastern part of the conservation area are particularly at risk since in these areas the unique character of the conservation area is particularly well represented in terms of dispersed settlement (farms and timber-framed cottages) and the survival of orchards.

Timber-framed cottages, farmhouses, barns and other agricultural buildings make a significant contribution to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to its character. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration.

Most of the occupied buildings and open spaces in the conservation area appear to be well kept and in good condition. Enhancement or redevelopment is presently in progress or in preparation on former agricultural buildings at Hellens and on the Summerhouse at Homme House.

Issues

Heritage Asset at Risk

Mortimer's Castle motte and bailey (Scheduled Monument) is potentially at risk of damage for the following reasons:

- Heavy growth of trees and bushes on the motte.
- Animal burrows on the motte.
- Several houses were constructed in the bailey before the monument was scheduled but extensions to them have been constructed since scheduling.

It is suggested that a risk assessment should be undertaken to determine damage potential due to vegetation growth, animal activity and further development.

Proposed Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve inclusion to, and exclusion from the conservation area, and other minor realignment of the conservation area boundary. General considerations underlying these proposals are:

1. To include areas of special architectural or historic interest that would contribute to the character of the conservation area.

2. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
3. To exclude areas of the landscape that do not form an integral part of the historic built environment.
4. To realign the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads or lanes, at locations where the boundary does not follow recognisable features, e.g., where former field boundaries have been removed.

Proposed Inclusion (Consideration no. 1):

Awnells Farm is part of the dispersed settlement of farms and cottages on the rural road on the south-eastern side of the conservation area. Awnells farmhouse (probably late 17th Century, Grade II) is a two-storey timber-framed building with brick cladding under a pitched concrete tile and pantile roof, enlarged and re-cast in the late 18th/early 19th Century. At the front (south) elevation there is an off-centre entry in a gabled timber-framed porch (possibly 17th Century) and brick segmental arch window heads. On the east side there is a taller brick extension of similar length. A brick-built agricultural building extended in stone, located west of the farmhouse, should also be included.

Proposed Exclusion (Consideration nos. 2 and 3)

- In the north-western part: fields north and west of Mortimer's Castle; buildings north of Much Marcle Primary School and west of the B4024.
- In the north-eastern part: fields and buildings east and north of the B4024 including the Monks Meadow estate, Glebe Orchard estate and Hellens (see Note 1). The following buildings should not be excluded: Parting Ground Cottage, the Memorial Hall, Phillips House and The Old Coach House.
- In the eastern part: fields and buildings south of the B4024, east of the rural road and north of Street Farm.

Note 1: It is proposed that Hellens should be excluded because:

- (i) The site is separated from the rest of the conservation area by fields in agricultural use, and does not form an integral part of the conservation area.
- (ii) The house, dovecote and most of the outbuildings are protected by virtue of their status as Listed Buildings (Grade II* and Grade II) set within a Park of Local Importance.

Note 2: Several Listed Buildings within the proposed area of exclusion are protected by their status (Grade II).

Proposed Realignment of the Boundary (Consideration no. 4)

It is proposed that the boundary be realigned to extend along the east side of the rural road in the following locations:

- (i) Between Street Farm and Pound Cottage.
- (ii) Between Pound Cottage and Awnells Farm.

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English Heritage (1995) *Conservation Area Practice*.
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British Geological Survey (2000) *Ross-on-Wye, England and Wales Sheet 215. Solid and Drift Geology. 1:50 000 Provisional Series*. British Geological Survey.
Inclosure Map for the Townships of Marcle, Wolton and Kinaston of 1797.
Ordnance Survey (1998) *Explorer 189, Hereford and Ross-on-Wye*. Ordnance Survey.
Ordnance Survey (1887) *1st Edition, Sheet XLI SE*. Ordnance Survey.
Soil Survey of England and Wales (1987) *Soils of England and Wales. Sheet 3, Midland and Western England*. Ordnance Survey.

Appendix I: List of Heritage Assets

Scheduled Monuments

- Mortimer's Castle
- Churchyard Cross

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Summerhouse about 100 yards west-south-west of Homme House
- Church of St Bartholomew

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Hellens
- Dovecote about 20 yards north of Hellens
- Homme House
- Phillips House

Grade II: Buildings of special interest.

- Bodenham Farmhouse
- Barn about 40 yards east of Bodenham Farmhouse
- Cider house about 50 yards east of Bodenham Farmhouse
- Wainhouse about 30 yards north-north-east of Bodenham Farmhouse
- House and linking wall attached to south-west of Hellens
- Barn and attached cow shelter about 45 yards west of Hellens
- Cider house about 40 yards south-west of Hellens
- Cow shelter about 70 yards north-west of Hellens
- Stables about 35 yards north-west of Hellens
- Wainhouse about yards west of Hellens
- Coach house attached to north of Homme House
- Pound Cottage
- Rose Cottage
- Street Farmhouse
- Lodge about 150 yards north-west of Homme House
- Milestone A449 (west side)
- Churchyard cross about 12 yards south of the chancel of the Church of St Bartholomew
- Chest tomb about 14 yards south of the chancel of the Church of St Bartholomew
- Chest tomb about 5 yards south-west of the south porch of the Church of St Bartholomew
- Chest tomb about 9 yards east of the south porch of the Church of St Bartholomew
- Headstone about 25 yards south of the chancel of the Church of St Bartholomew

- Row of six headstones about 15 to 25 yards south of the south nave aisle of the Church of St Bartholomew
- Bowers monument about 30 yards south of the south-west corner of the south nave aisle of the Church of St Bartholomew
- Clinton monument about 6 yards south-west of the south porch of the Church of St Bartholomew
- Elliott monument about 20 yards south-west of the south-west corner of the Church of St Bartholomew
- Inns monument about 10 yards south-west of the south porch of the Church of St Bartholomew
- Lucy monument about 6 yards east of the south porch of the Church of St Bartholomew
- Phillips monument about 4 yards south of the south porch of the Church of St Bartholomew
- Powell monument about 20 yards south of the porch of the Church of St Bartholomew
- John Smith monument about 25 yards south of the junction of the nave and the tower of the Church of St Bartholomew
- Thomas Smith monument about 24 yards south of the junction of the nave and the tower of the Church of St Bartholomew
- Gates, gate piers and flanking walls about 35 yards north-east of the north-east corner of the Church of St Bartholomew
- Bower Cottage
- Causeway Cottage
- Greenway Cottage
- Parting Ground Cottage
- Rhonville
- Tollhouse Cottage

Herefordshire Sites and Monuments Record

- Mortimer's Castle
- Hellens
- Dovecote, Hellens
- Churchyard Cross
- Gardens, Homme House
- Causeway Cottage
- Homme House
- Bronze Age pottery (find)
- Vicarage (Phillips House)
- St Bartholomews Church
- School, Much Marcle
- Parchmarks WSW of Church, Much Marcle
- Ditches E of Much Marcle (crop marks)
- Deserted Medieval Village N of Mortimer's Castle, Much Marcle
- Dovecote, Vicarage
- Hellens Landscape Park
- Much Marcle Medieval Settlement (Domesday Book record)
- Post-medieval Field System, Homme House
- Eighteenth Century Road Surface, Much Marcle
- Medieval Ironworks, Much Marcle (Domesday Book record)
- Home Guard Headquarters, Junction A449/B4024
- Ridge and Furrow and other Earthworks near Mortimer's Castle
- Green Man, Much Marcle church (sculpture)
- Phillips House (see also Vicarage)
- Toll House
- Town Ditch or Road (aerial photograph)

Appendix II: Buildings of Local Interest

- Audley Cottage: probably 19th Century, a former farmhouse of two storeys, rendered brick under a pitched slate roof with two end chimneystacks; at the front (east) elevation is a central glazed (20th Century) gabled porch and partly-glazed door, and metal casement windows with segmentary arch heads.
- Swan Cottage: probably 17th or 18th Century, a former inn of two storeys, timber-framed (box-frame with regular square panels exposed at west elevation) with painted brick or plaster infill under a pitched slate roof, considerably altered and extended during the 20th Century (including replaced windows, brick extensions, slate roofs and gabled porch).
- Parkside: probably 17th or 18th Century, a timber-framed house (box frame with regular square panels exposed at the south elevation) with painted brick or rendered infill panels under a pitched tiled roof. The building has been extended in rendered brick under a pitched tiled roof (probably in the 19th Century).
- The Walwyn Arms public house: 17th Century, timber-framed, of two storeys, refaced and rendered, with dentilled eaves, under a pitched tiled roof with single storey extensions to the east (17th or 18th Century) and north-west (19th Century). At the north (front) elevation is a central entrance with part-glazed panel door and two canted bay windows under a continuous pentice, and casement windows at the first floor. A lawned area on the north side of the building contributes to the setting of the public house.
- Much Marcle C.E. Primary School: 19th Century, a single-storey Victorian school of redbrick with stone quoins, dressings and moulded labels with returned ends, under pitched tiled roofs with decorative bargeboards at the gables, extended during 20th-21st Century.
- Walnut Tree Cottage: probably 19th Century, a two-storey house of painted brick under a double pitched slate roof; at the east (front) elevation is a dentilled eaves cornice, central entry with panelled door and overlight, two square bay windows and casement windows at the first floor.
- Mainwarings: probably 19th Century, a two-storey house of painted brick under a tiled roof, hipped at the east end (the house has probably been extended); at the front (north) elevation is a dentilled brick eaves cornice, an off centre entrance with panelled door and canopy, string course, with sash windows at the ground floor and casement windows at the first floor.
- The Memorial Hall: constructed in 1921, a single-story T-plan building of pebble-dash and redbrick (stretcher bond) under pitched and hipped roofs; at the west gable end there is brick porch with a flat roof and, above, a large lunette window with keystone and label (later additions).

- Much Marcle Garage: early 20th Century, a bow-string trussed corrugated iron building with glazed wooden front (south-east end). This building is a local landmark on the west side of the A449 at the junction with the B4024.

ORLETON CONSERVATION AREA

APPRAISAL

DRAFT

December 2006

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ORLETON CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Orleton Conservation Area was designated in 1976 by the former Leominster District Council. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Orleton Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Orleton Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) concerning the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the settlement of Orleton.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the conservation area.

A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Orleton is defined in the UDP as a 'Main Village' where residential development can take place on allocated and windfall sites within the defined settlement boundary (Policy H4). Much of the village of Orleton falls within the conservation area; only a

small part of the settlement, including the site of Orleton C. of E. Primary School, lies outside (to the north-east of) the conservation area boundary.

Several locations within the settlement have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites are: vacant land behind The Boot Inn; a building and land on Kitchen Hill Road (south side) opposite Church House Farm; agricultural buildings off Tunnel Lane on a site adjacent to The Forge and Orleton Manor; buildings at Church House Farm (south side, adjacent to the parish church of St George).

An area of landscape and several open spaces within the conservation area are protected by the UDP. In the north-eastern part (north of the Millbrook stream and west of Hallets Well), an area of landscape character least resilient to change has been identified, and is protected from adverse development (Policy LA2). Two areas are safeguarded as existing recreational open spaces (Policy RST4). The smaller of these is in the eastern part of the conservation area (and within the settlement boundary) at St George's Crescent. The other open space is in the northern part of the conservation area, north of Millbrook Way and the Millbrook stream.

The Millbrook stream flows through the western part of Orleton village and follows the northern boundary of the settlement. Low lying areas on both sides of the stream are liable to flood, and development proposals in these areas must be accompanied by a flood risk assessment (Policy DR 7).

Summary of Special Interest

Orleton Conservation Area lies on a glacial moraine in an agricultural landscape at the northern edge of the Central Lowland of Herefordshire. The conservation area includes the village of Orleton, an area of open land on the north side of the settlement used generally for recreational purposes, and an area of agricultural land on the south and west sides.

Before the Norman Conquest, Orleton was part of Queen Edith's extensive holdings in north Herefordshire. At the time of the Domesday Book, the manor of Orleton was held by Roger de Mortimer. The parish church of St George is the oldest surviving building in the conservation area, dating to the 12th Century. The plan form of the village core is characteristic of that of a medieval settlement comprising long narrow tofts (house plots) fronting onto Kitchen Hill Road. The medieval settlement was surrounded by agricultural land in the form of open fields and common meadows.

The oldest surviving residential buildings, timber-framed houses on sandstone rubble foundation plinths with rubble chimneystacks, date to the 16th and 17th Century. They continue to be occupied as dwelling houses but have been altered and extended, especially during the late 20th Century. A significant number of agricultural buildings, including barns, attest to the importance of agriculture in Orleton. Dating to the 18th and 19th Century, most are timber-framed with weatherboarding on a rubble plinth. Some are constructed of squared stone. The use of local resources, timber and stone, is evident in the construction of all of these buildings.

Buildings of 18th and 19th Century date (residential, ecclesiastical and educational) are generally brick-built; a smaller number were constructed of sandstone rubble or squared stone. A number of earlier timber-framed buildings were also infilled, refronted or refaced in brick. Generally, buildings of 18th or early 19th Century date show evidence of Georgian Classical architectural influence including a symmetrical

main elevation with central door case under a hipped roof. Buildings of later 19th Century date display a wider range architectural forms and decorative features, including polychrome brickwork and Gothic influences.

During the twentieth century, residential development of a suburban character, using modern construction methods and materials, was undertaken on former open land in the northern part of the conservation area. Several large houses and bungalows have also been constructed on infill sites in the village core.

Mature trees and hedges, and substantial boundary walls, mainly of sandstone rubble and also of brick, are characteristic of the village core. This has resulted in a sense of enclosure, with only limited views to the landscape setting beyond the boundary of the conservation area.

Heritage assets within the conservation area include one Scheduled Monument and sixteen Listed Buildings, i.e., one Grade I, one Grade II* and fourteen Grade II. In addition, thirteen Buildings of Local Interest have been identified. There is also one Tree Preservation Order applied to a group trees.

Location and Setting

Orleton Conservation Area is located in north-west Herefordshire approximately 17 miles north of Hereford City. The conservation area, and the village of Orleton, lies to the east of the B4361 road (the Old Ludlow Road) between Leominster and Ludlow. Access to the conservation area from the west (B4361) is by means of Kitchen Hill Road and Millbrook Way, from the north-east (B4362) by Kings Road, and from the south-east (A49) by Tunnel Lane.

The conservation area is set in an agricultural landscape in the northern part of Herefordshire's Central Lowland. Immediately to the north-west lie the wooded uplands of the North West Edge Country, including The Goggin and Bircher Coppice. To the north-east is the Teme Valley, and to the south is the valley of a pre-glacial river, now followed by the mainline railway and, formerly, by the Leominster to Marlbrook (Mamble) canal.

The village of Orleton is located on a low, narrow ridge aligned east-west. The oldest part of the village, including the parish church, is located on the highest point of the ridge at 90m above Ordnance Datum (OD). The conservation area extends to the north and south on the lower slopes of the ridge at approximately 80m OD. A small stream enters the conservation area on the west side and flows eastwards along the north side of the village. On the north side of the ridge, drainage is eastwards into the River Teme. On the south side, drainage (including the Ridgemoor Brook) is southwards into the River Lugg.

The ridge upon which Orleton is sited is composed of glacial till (sandy clay variably gravely) and marks the terminal position of the Wye Glacier. (The ice sheet also blocked the course of the pre-glacial Teme near Aymestrey, resulting in a new channel through Downton Gorge and Ludlow.) To the north and south of the ridge, there are alluvial deposits composed of clay, silt, sand and gravel. In the western part of the conservation area (at the junction of the B4361 and Millbrook Way), the underlying bedrock consists of red-brown mudstone and sandstones of the Raglan Mudstone Formation. The upland area to the west of the conservation area is underlain by siltstones and limestones of the Upper Ludlow Shales.

The glacial deposits of the ridge give rise to well-drained, coarse and fine loamy soils (typical brown earths) that support cereals and some fruit, and grassland. The alluvial soils at lower elevations produce fine loamy and clayey soils (typical alluvial gley soils) that support permanent grassland with stock rearing and dairying, and, where the flood risk is low, some arable cropping. The mudstones on the west side of the conservation area produce well-drained, fine silty soils (typical argillic brown earths) that support cereals and short-term grassland with stock rearing, some hops, and deciduous woodland on steep slopes. In the early 20th Century, the chief crops of the area were wheat, barley, beans, apples and hops.

Historical Development and Archaeology

The Domesday Book of 1086 records that the manor of Orleton (*Alretune*) was held by Ralph de Mortimer, a major tenant of the king, whose main holding was at Wigmore. The name of the manor refers to a settlement associated with the alder tree.

The population of the manor in 1086 included eleven villagers, fifteen smallholders, five ploughmen, a smith, a horseman, and a reeve, together with their families. There were also six slaves. At this time, the manor was valued at 100 shillings. This was less than its value of £7 at the time of the Conquest when it was part of Queen Edith's extensive holdings in the *parochia* of Leominster.

The Domesday record implies that there was a settlement at Orleton by 1086, supervised by Mortimer's reeve. There is no record of a priest (or church) or a mill at that time, and there is no evidence of a castle or other fortified site. The earliest dated structure in the village is the parish church. The fabric of the present church dates to the 12th Century. The building was extended in the 13th and 17th Century, restored in 1863, and again extended in the early 20th Century. A stone cross in the churchyard is thought to date to the late 14th Century.

The medieval settlement of Orleton is likely to have extended east from the church, along the highest point of a low ridge, as a linear village with tofts (long, narrow plots with a house, outbuildings, garden and, possibly, an orchard) aligned along Kitchen Hill Road. Church Lane would have provided a 'back lane' access to the properties. Nineteenth century property boundaries are also indicative of former tofts located on the north side of Kitchen Hill Road with lanes giving access to the rear of the properties. Contemporary field boundaries on the north, south and west sides of the village are characteristic of the enclosure of medieval common arable fields (Herefordshire Historic Landscape Characterisation). To the south-east, there is evidence of the enclosure and drainage of earlier meadowland. Large, open medieval fields would have been divided into narrow arable strips, or furlongs, and meadowland would have been held in common. The manor of Orleton remained a holding of the Mortimer family until 1483, following the death of Edward IV, when it became the property of the Crown.

The oldest secular buildings in the village date to the 16th Century. These timber-framed houses include Church Croft (near the parish church at the east end of the village), Ye Old House and Deacons Cottage (further west on Kitchen Hill Road) and Orleton Manor (formerly Hill House, at the south-west corner of the village). In the early 17th Century, the manor of Orleton, including the manor house, was conveyed to George Hopton by King James I. By the middle of the 17th Century, Orleton Manor and estate was the property of Thomas Blount, a lawyer and historian. The property remained in the Blount family into the 19th Century.

A larger number of timber-framed 17th Century buildings survive, including The Boot (formerly Boots) Inn and Orleton House on Kitchen Hill Road, and Church Cottage and Well Cottage on Church Lane. Several timber-framed 17th Century buildings are also located further west on Millbrook Way including Mill Brook Cottage, near the site of an earlier ford, and the Maidenhead Inn on the B4361 Leominster-Ludlow road.

By the early years of the 19th Century, the village of Orleton was well established on Kitchen Hill Road and Church Lane, extending from Church House Farm in the east to Orleton Manor (or Court) in the west. Groups of farm buildings were also located to the south-west of the village at Overton and Townsend, and to the west of the village on Millbrook Way. A further group of buildings (including a corn mill) was located near the site of the ford on Millbrook Way, and another group (including the Maidenhead Inn) at the junction of Millbrook Way and the B4361.

Field names of the early 19th Century indicate that the village was surrounded by orchards (also recorded on the later Ordnance Survey 1st edition map of 1888). Field name elements are also indicative of contemporary (or earlier) agricultural activities, e.g., cow pasture, meadow, hop yard, croft, and local industrial activities, e.g., mill, malthouse, nailer.

The village of Orleton shows a general continuity in terms of size and plan form through the 19th Century and into the 20th. A number of brick buildings were constructed during the 19th Century, including the National School, the Methodist Chapel, and several dwellings.

Significant residential development took place in the village during the second half of the 20th Century. This occurred predominantly on the north and west sides of the earlier settlement, on land that had previously supported orchards. In the late 1940s, a small, local authority housing estate was constructed at Hallets Well in the north-eastern part of the conservation area. This was followed, in the 1960s, by a larger, local authority estate at the adjoining St George's Crescent. At this time, water mains were laid through the village, a bridge for traffic was built over the ford at Millbrook Way, and a new primary school was built (outside the conservation area boundary on the east side of the village). Later high-density residential development, particularly of bungalows, took place at Claremont Orchard, Mortimer Mews and Mortimer Close, and at Millbrook Way (mainly on the south side). Infill development also took place on former open spaces, including orchards, in the older part of the settlement on the north and south sides of Church Lane. Since the designation of the conservation area in 1976, further high-density residential development has taken place at Millbrook Close-Mortimer Drive, and on the north side of Millbrook Way.

Spatial Analysis

Character and Interrelationship of Spaces

The architectural historian Nikolaus Pevsner briefly described Orleton in terms of a "Pretty, winding street, with a number of black and white houses". The size and plan form of the village core in the centre of the conservation area has remained remarkably constant over the course of several hundred years. It is based on two parallel streets (Kitchen Hill Road and Church Lane) aligned roughly east-west, linked at the west end by Tunnel Lane and at the east end by St George's churchyard. A number of 16th and 17th Century timber-framed dwellings, stone and weatherboarded agricultural buildings, and brick-built Victorian dwellings and public

buildings are located on both streets. Older buildings front directly onto the roadway or onto a narrow, modern footway. In this area there is feeling of enclosure. Several factors contribute to this, including the abundance of mature hedges, trees and bushes; robust boundary walls of sandstone rubble and brick; and buildings (of pre-20th Century date) crowding directly onto the road footway.

The southern part of the conservation area is predominantly rural in character. Here the landscape is more open, and given over to arable and grazing with several small patches of woodland. Roads are narrow and bordered by hedges and grass verges; cottages and groups of farm buildings are more scattered. In contrast, the northern part of the conservation area is suburban in character with high-density residential development on cul-de-sacs. Bungalows and two-story houses built of modern materials sit behind small front gardens with lawns and flowerbeds; streets are bordered by footways.

Most domestic buildings in the conservation area have an attached garden. In the case of older (pre-20th Century) buildings, this is usually a rear garden. (The long, medieval plots in the village core have generally been sub-divided to accommodate more recent residential development.) Twentieth-century dwellings generally have a garden to the front and rear. (Most modern plots are significantly smaller than the medieval tofts.)

There are several large open spaces within the conservation area:

- To the north of the settlement boundary is an area of low-lying land that is protected under the provisions of the UDP (discussed above). The western part is used for recreational purposes, including a small area of woodland (plantation) and the playing field adjacent to the Village Hall
- To the south of the settlement boundary is an extensive area of agricultural land. This area includes a commercial camp site south of Millbrook Way; paddocks and a pond south of Orleton Manor that is likely to have been the site of a landscape park or pleasure grounds; a conifer plantation north of Orleton Manor that was formerly a plum orchard and may have been the site of a commissary during the Civil War; and Overton Farm.

There are a number of significant small open spaces within the Orleton settlement boundary:

- St George's churchyard
- A landscaped area at St George's Crescent that is protected under the provisions of the UDP (discussed above)
- Orleton Memorial Gardens north of Millbrook Way, a former Plymouth Brethren Burial Ground now under the trusteeship of Orleton Parish Council
- Former orchards south of Kitchen Hill Road and west of Church Croft that are likely to have been the site of medieval tofts.

Mature trees (native, coniferous and ornamental) are a significant feature of the conservation area. They are particularly prominent:

- In the grounds of The Old Vicarage where they are protected by a tree preservation order (TPO 220)
- In the village core
- In a small area north of Orleton Manor: a conifer plantation
- South of Millbrook House on Millbank Way
- In the northern part of the conservation area, in an area of otherwise open land: a small plantation; individual trees marking field boundaries
- In the southern part of the conservation, in an area of agricultural land: a small plantation; individual trees and hedges marking field boundaries.

Key Views and Vistas

There are a number of key views within the conservation area:

- A sequential view extending east along Kitchen Hill Road where the view is deflected by a series of historic buildings, including timber-framed and brick-built residential and agricultural buildings, then enclosed by redbrick walls and green hedges, and finally terminated by a stone barn, a landmark building at the east end of Kitchen Hill Road
- Looking east along Church Lane towards the tower of St Georges parish church, a landmark building that terminates the view
- Looking east along Millbrook Way towards Brick House, a landmark building that terminates the view
- Looking west along Millbrook Way, a distant view towards the wooded uplands of Bircher Coppice.

The following panoramic vistas offer views beyond the conservation area disclosing its wider landscape setting:

- Looking west from Copper Corner towards the wooded uplands of Bircher Coppice
- Looking east from St George's churchyard across the broad valley of a pre-glacial river.

Character Analysis

The oldest surviving building in the conservation area is the parish church of St George (Grade I), a landmark building at the east end of the village core. The nave of the church was constructed in the 12th Century, and the chancel and tower in the 13th Century. The building is of coursed sandstone rubble with ashlar dressings. The roof is covered with tiles, and the spire with slates. The churchyard cross (Scheduled Monument; Grade II) may date to the late 14th Century. The monument is constructed of sandstone ashlar. An octagonal base of four steps supports a socket stone (with a niche on the west side) and an octagonal shaft. The monument

is in poor condition as a result of weathering. The churchyard is surrounded by a sandstone rubble wall with vertical 'cock and hen' coping stones. At the time of the survey (11.12.06), the wall had recently been damaged at the north-east entrance to the churchyard.

The church occupies a prominent position overlooking a broad valley to the south-east. Church and spire can be seen from Church Lane to the west, but are screened from view by buildings and trees from Kitchen Hill Road.

The oldest secular buildings in the conservation area date to the 16th century. They include Orleton Manor (Grade II*), Church Croft (Grade II), and Ye Old House and Deacon's Cottage (Grade II). All are two-storied, are timber-framed (box framed) with rendered infill, are set on a sandstone rubble plinth, have sandstone rubble chimneystacks and one or more cross-wings. In addition, all have more recent additions or alterations including tile or slate roofs.

Orleton Manor is located in a lane at the west end of the village core overlooking the broad valley to the south-east. To the north-east, it is screened by agricultural buildings, and to the north-west by a plantation of tall conifers (previously an orchard). This impressive building was constructed as a hall house with two cross-wings on a U-shaped plan. At the rear of the house, a coursed sandstone rubble wall may have been a ha-ha, a component of a landscape park extending down slope to the south-east. On the north side of the house is an old brick wall of various heights, and a short length of cobbled footway.

Church Croft is set back on the south side of Kitchen Hill Road, near the parish church, behind a modern brick wall and terraced garden. The L-plan building comprises a 16th Century wing aligned north-south and a 17th Century range extending to the east; a short 20th Century wing projects to the west. The 16th Century wing is jettied on the second storey at the north gable.

Ye Old House and Deacon's Cottage are together located on the north side of Kitchen Hill Road to the west of Dicken's Lane. The T-plan building comprises a 16th Century wing aligned north-west/south-east with external rubble chimneystack, and a 17th Century east range with external rubble chimneystack and oven. The 16th Century wing is also jettied on the second storey at the north-west gable. At the time of the survey (11.12.06), a large extension was under construction at the rear (south-east side) of the building.

A larger number of 17th Century buildings are located in the conservation area. The majority are in the village core, but several are located in the western part of the conservation area. All are located on, or very close to, the street. Most of these buildings are listed (Grade II) but a number are unlisted. Shared characteristics (in common with 16th Century buildings) include timber (box) framing and sandstone rubble plinth. Most have an external rubble chimney stack at the gable end and white-painted brick or render infill. In addition, most have been altered and extended in recent years. Examples on Kitchen Hill Road include The Boot Inn and a small outbuilding at the rear, Orleton House and Woodcote (all Grade II), Church House Cottage and Kitchen Hill (both unlisted). On Church Lane and Tunnel Lane, examples include Church Yard Cottage and no. 1 Church Lane (both Grade II), and Orchard Cottage, The Cottage and The Forge (all unlisted). A group of 17th Century buildings is located on Millbrook Way near the bridge (the site of a ford until the 1960s) including Millbrook Cottage (Grade II) and The Cottage (unlisted). In the south-western part of the conservation area, near Overton Farm, is Little Overton, an unlisted timber-framed cottage.

A number of 17th Century timber-framed buildings have been refronted or refaced, perhaps to suit changing tastes in architectural style. Brick House (Grade II), a landmark building on Kitchen Hill Road at the junction with Tunnel Lane and Millbrook Way, was largely rebuilt of brick under a tile roof in the early 18th Century. The timber frame and rubble chimneystack can be seen at the rear (south) elevation; the rubble plinth can be seen at the front (north) elevation and west gable. At the front elevation there is a sandstone block bearing a date, 1728, and a human head carved in low relief. Upper House (Grade II), on the north side of Kitchen Hill Road, was refronted with roughcast brick under a pitched tile roof in the early 18th Century. The front (south) elevation is symmetrical with a central door case. Well Cottage (Grade II), formerly nos. 1 and 2 Well Cottages on Church Lane, was almost entirely clad in brick under a slate roof in the early 19th Century. The exterior of Millbrook House (unlisted), near the bridge on the south side of Millbrook Way, was rendered in the early 20th Century. On the opposite side of Millbrook Way, Ford House (unlisted) was refronted in brick at around this time.

On Kitchen Hill Road, Honeymoon Cottage adjoins Orleton Post Office. This two-storey dwelling is constructed of sandstone rubble at the first storey with timber framing above. The frame has been infilled with brick and refronted with brick at the front elevation under a pitched roof. There is a large central door case at the front elevation. This building may have originally been used for agricultural purposes.

The use of local stone as a building material can be seen throughout the conservation area. In timber-framed dwellings, it was used primarily in the construction of plinths and chimneystacks. It is also associated with agricultural buildings and boundary walls dating, probably, to the 18th and early 19th Century.

The most prominent stone building in the conservation area is a large, two-storey barn (unlisted) at Church House Farm on Kitchen Hill Road at the east end of the village core. This landmark building is constructed of squared stone under a slate roof. Two ranges of single-storey agricultural buildings of squared stone adjoin the barn.

A significant number of agricultural (or former agricultural) buildings are located in the village core. Few appear to be used for their original purpose. A number have been converted as dwellings; some are used as workshops and others for storage purposes. All of these buildings are testimony to the long history of agriculture at Orleton, and are an important aspect of the character of the conservation area.

An agricultural building range (unlisted) is located on Kitchen Hill Road adjacent to Orleton House. The first storey and gable end are built of sandstone rubble, with timber-frame and weatherboard above, under a slate roof. A short distance to the west, on the south side of Kitchen Hill Road, is a one- and two-storey range of timber-framed, weatherboarded agricultural buildings set on sandstone plinths under tiled roofs (unlisted). The gable end has been rebuilt in brick, painted white and fitted with decorative bargeboards. On Church Lane, adjacent to Church Yard Cottage, is a former cider mill (unlisted) of similar timber frame and weatherboard construction, set on a sandstone plinth under a tile roof.

At the east end of the village core, adjacent to Orleton Manor, there is a further group of agricultural buildings (unlisted). A variety of building materials was used in their construction (and alteration), including sandstone rubble, timber frame and weatherboard, and brick. All are set on sandstone rubble plinths under slate roofs.

Several stone-built dwellings can be seen in the conservation area. Stone House (unlisted) is located on the south side of Church Lane. This plain two-storey house is constructed of coursed sandstone rubble (with a later extension in brick). The house appears to be of 18th or early 19th Century date, but may have been rebuilt or refaced. A pair of stone cottages (unlisted) is located on King's Road at the eastern edge of the conservation area. Both are constructed of squared stone with brick dressings under a pitched slate roof, and are of 18th or 19th Century date.

Several farmhouses (or former farmhouses) display stone on at least one elevation (including the main elevation). Copper Corner is located at the south-east corner of the conservation area. This large T-plan house is built of sandstone rubble with brick dressings under pitched slate roofs. On the west elevation canted bay windows are built of brick with ashlar dressings. The Farm, Millbrook Way, displays stone at the main (south) and west elevations with brick at the minor elevations under a hipped slate roof. The house underwent significant alterations during the 20th Century, particularly at the front elevation, when the central gable was removed and a west wing was constructed in brick.

There are a number 19th Century (and, possibly, 18th Century) brick buildings in the conservation area. They include a school, churches, dwellings and farm buildings. Several earlier timber-framed buildings were also refaced or refronted during this period (discussed above).

One of the most striking brick buildings is The Old School (unlisted), the former primary school, built in 1854 as the National School. The school is constructed of redbrick with blue brick decoration and Bath stone dressings to the windows and gables. The ogee-headed windows have intricately-patterned glazing bars. The roof is tiled and has decorative ridge tiles. On the south side is a low, sandstone rubble boundary wall, now overgrown by vegetation, and on the east side is a low brick wall with half-round coping.

The Orleton Methodist Chapel (unlisted), located on Tunnel Lane at the junction with Church Lane, was built in 1890. The building is of redbrick with blue brick decoration under a steep slate roof. It is of standard design with arched windows and a small brick porch at the west gable. Two redbrick cottages (unlisted) next to the chapel are of slightly later date. Both have blue and yellow brick decoration (painted black and white on one of the cottages). They are set on a rubble-fronted platform under a slate roof. A former chapel (now a dwelling, unlisted) is located on Kitchen Hill Road near the junction with Millbrook Way. It is built of redbrick with a porch and decorative bargeboards at the south gable, and inserted dormer windows.

The Old Vicarage (Grade II), located adjacent to the parish church, was rebuilt in 1817-21. The rather plain three-storey house is in stuccoed brick under a hipped slate roof. The following two-storey brick dwellings with pitched slate roofs are located on the north side of Kitchen Hill Road in the village core. Claremont (unlisted), with symmetrical front elevation and central doorcase, was rebuilt in 1850 on the site of an earlier house. A former agricultural range at the rear is partially timber-framed with brick infill. Church House (unlisted) has stone dressings, bay windows, and gabled dormer windows at the front elevation. Rosecroft (unlisted) is decorated with a dentillated string course; a timber-framed range with brick infill is also located at the rear.

Eagle House (unlisted) is located on the south side of Kitchen Hill Road in the village core. The two-storey brick building has painted lintels over windows and door. At the west end of the front elevation there is a 19th Century shopfront, inserted after the

house was built. At the west gable is a decorative bargeboard that matches the bargeboard of the adjacent agricultural building (discussed above). On Church Lane, behind Eagle House and at the back end of the former toft, are nos. 1 and 2 Eagle Cottages (unlisted). This semidetached pair is brick-built under a pitched slate roof. Both have a gabled canopy over the central door case; one has inserted bay windows at the ground floor.

Located on the south side of Church Lane is Bower Orchard (unlisted), a brick dwelling with symmetrical front elevation and central doorcase, built in the 19th Century (with a later addition at the south gable). An unusual decorative feature of the house is four recessed panels, two stories high, at the front and rear elevations. Other 18th or 19th Century brick buildings located in the conservation area include several farmhouses and agricultural buildings (since converted as dwellings) such as those at The Bower (Church Lane/Tunnel Lane) and The Farm (Millbrook Way). All of these buildings are unlisted.

A group of pre-20th Century buildings is located on the B4361 at the junction with Millbrook Way and Green Lane (Maidenhead Corner). The most prominent of these is the Maidenhead Inn (unlisted), at the south-west corner of the junction, dating to the 18th Century or earlier. The building is of painted brick and pebbledash under a pitched slate roof, with an extension on the south side in stone under a hipped slate roof. The inn has undergone a number of alterations since its construction. At the north-west corner of the junction is a small, single storey stone building (unlisted) with some timber framing. This former agricultural building was partially demolished in the 20th Century to improve traffic visibility.

Two brick-built (in Flemish bond) houses of symmetrical design with central door cases are located in the vicinity. Perseverence Cottage (unlisted), on the east side of the B4361, has a shallow-pitched slate roof, sash windows, a fanlight over the door, and a plaque dated 1836. It has an extension in similar architectural style at the north gable. Tower Hill (unlisted) is located on Green Lane at the western end of the conservation area. The house has a shallow hipped slate roof, casement windows, a wooden canopy with tiles over the door, and a stone west gable end. It has an extension in similar architectural style at the east gable. On the west side there are several timber-framed, weatherboarded agricultural buildings set on rubble plinths. A holloway gives access to the yard. The house may date to the 18th Century.

On the north-east side of the conservation area, at Hallets Well, there is a group of post-World War II semi-detached, two-storey local authority houses in a cul-de-sac development. All are of the same design in redbrick with an attached outbuilding at the gable end, and a small front garden. Most have been altered, e.g., fitted with replacement doors and windows. Immediately to the south, on St George's Crescent, is a small estate of 1960s local authority houses and bungalows. All are block-built, with pebbledash, under machine tile roofs. The houses are of chalet style with dormer windows in steeply pitched roofs. Most occupy narrow plots with a garden at front and rear. The houses are set back from the road above a landscaped bank, and are approached at the front by footways.

Later 20th Century residential development, on Millbrook Way west of Kitchen Hill Road and on cul-de-sacs laid out north of Kitchen Hill Road, is generally uniform in character and differs little from suburban development elsewhere in the country. Modern construction methods and materials have been utilized including brick, painted panels and machine tiles. Infill development in the village core, particularly on Church Lane, has been mainly in the form of large modern houses or bungalows

on large plots. These buildings contrast significantly with most pre-20th Century buildings in this part of the conservation area in terms of scale, design and materials.

A number of different architectural styles and periods are represented in the conservation area. These include the medieval Gothic style of the parish church; timber-framed (box framed) domestic buildings dating to the 16th and 17th Century; stone built dwellings and weatherboarded agricultural buildings of the 18th and 19th Century; brick buildings of the late 18th and early 19th Century showing evidence of Georgian Classical (symmetrical) influence, and brick buildings of the middle and late 19th Century showing evidence of a renewed interest in Gothic style. High-density public and private sector housing of the 20th Century, including bungalows and two-storey detached and semi-detached houses, makes use of modern materials and building methods.

The majority of buildings in the village core are of two stories. Nevertheless, a variable skyline is evident as a result of different architectural styles, materials and functions, and individual histories of alteration, adaptation and rebuilding. By contrast, in the areas of 20th Century residential development (particularly Millbrook Way, Mortimer Drive/Mortimer Close, and Halletts Well/St Georges Crescent) there is far greater uniformity.

There is a feeling of enclosure in the village core, particularly at the western end where buildings crowd onto Kitchen Hill Road and Church Lane. Mature hedges, shrubs and trees, and robust boundary walls, frequently overgrown by vegetation, contribute to this sense of enclosure. In the southern part of the conservation area the landscape is more open. However, the narrow roads in the south-western part are down cut (in places) and are lined by trees, and mature or overgrown hedges, again generating a sense of enclosure. By contrast, in areas of 20th Century residential development in the northern and western parts of the conservation area the streetscape is more open and urban in character.

The down cutting of roads and trackways (holloways) as a result of long or heavy use adds to a sense of historical continuity. Such down cutting can be seen not only in the south-western part of the conservation area but also on Millbrook Way at the eastern end, on the south side of Kitchen Hill Road, on Dicken's Lane (formerly giving access to the pump), and on a trackway (now a footpath) beside The Old School (giving access to meadowland on either side of the Millbrook stream).

The most common form of boundary treatment found in the conservation area generally is the hedge, particularly in areas of rural landscape. In the village core, sandstone rubble boundary walls are more common, sometimes in association with hedges. Substantial rubble walls can be seen surrounding the churchyard (here with vertical coping stones), at several locations on Kitchen Hill Road, at Bower House and Copper Corner, and on the south side of Orleton Manor (possibly a ha-ha). Brick walls, some with half-round coping, can be seen at the east end of Kitchen Hill Road, particularly at The Vicarage, and at Orleton Manor (with various coping treatments, including flat stone slabs and tiles). In the areas of 20th Century residential development, boundary features (where they occur), generally take the form of low hedges or wooden fences.

A number of features in the public realm contribute to the local character of the conservation area:

- The War Memorial, Millbrook Way: a free-standing Celtic cross in stone with a wreath carved in low relief on the circle, set on a square plinth of three stages

- Orleton Memorial Gardens, Millbrook Way: a burial ground of the Plymouth Brethren containing grave markers of a number of types and two species of fungi not previously recorded in Herefordshire. The former chapel, located nearby on Kitchen Hill Road, is now a private residence
- The Pump, Dicken's Lane: a 19th Century cast-iron water pump, in poor condition (the handle and top are missing). Before mains water was introduced to Orleton in the 1960s, this public pump was the primary source for residents of Church Lane
- Telephone call box, Kitchen Hill Road: K6 design in cast-iron, painted 'post office' red, located in a rural setting against the background of a hedge and orchard.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- Church House Cottage, Kitchen Hill Road (north side): 17th Century, timber-framed (box frame) with painted brick infill on rubble plinth, one-and-a-half stories, pitched roof, external rubble chimneystack at the south gable end; with later alterations and additions
- Kitchen Hill, Kitchen Hill Road (south side): 17th Century, timber-framed (box frame) with rendered infill, two stories, first floor is jettied at west elevation, pitched roof, internal chimneystacks at both gables; with later alterations. Also, 19th Century coach house, single storey with loft, rendered, pitched roof, at east elevation is a double door and a single door, and loft access above
- Orchard Cottage, Church Lane: 17th Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external rubble chimneystack at north gable; with later alterations and additions
- The Cottage, Church Lane: 17th Century, timber-framed (box frame) with rendered infill on rubble plinth, two stories, pitched roof, external rubble chimneystacks at gable ends; with later alterations, formerly two cottages
- The Forge, Tunnel Lane: 17th Century, timber-framed (box frame) with painted brick infill, two stories, pitched roof, external chimneystack at east gable and rubble gable end, a single storey building (former forge) adjoining at west end; with later alterations and additions
- Little Overton, Overton Lane: 17th Century, timber-framed (box framed) with painted infill, pitched roof; with later alterations
- The Cottage, Millbrook Way (north side): 17th Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external brick stack at south gable; with later alterations

- Millbrook House, Millbrook Way: 17th Century, timber-framed second storey on rubble first storey, pitched roof; external chimneystacks at gable ends; with later alterations (rendered during 20th Century)
- Ford House, Millbrook Way: 17th Century, timber-framed (box frame) with brick infill on rubble plinth, steeply pitched roof with dormer window; later refronted in brick and extended
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (south side): possibly early 19th Century, a landmark building constructed of squared stone under a pitched slate roof, tall double wooden doors in central bay of main and rear elevations, narrow ventilation slits; two ranges of single-storey agricultural buildings of squared stone adjoin the barn.
- Stone House, Church Lane: 18th or early 19th Century, sandstone rubble on rubble plinth, two stories, pitched roof with plain tiles; considerably altered during 20th Century
- The Old School, Kitchen Hill Road: 1854, redbrick with blue brick decoration and Bath stone dressings to the windows and gables, tiled pitched roof with decorative ridge tiles, ogee-headed windows with intricately-patterned glazing bars, on the south side is a low sandstone rubble boundary wall and on the east side a low brick wall with half-round coping. Originally constructed as a National School (public elementary school), later served as the local primary school, several generations of village children were educated at the school before it closed in 1967. The architect, James Cranston of Birmingham, also designed two major buildings in Leominster, the Corn Exchange and the Town Hall, both of which have been demolished. The Old School survives as a local example of the architect's work.
- Maidenhead Inn: 18th Century or earlier, painted brick and pebbledash under a pitched slate roof, some wooden casement windows, an extension on the south side in stone under a hipped slate roof; considerably altered since original construction.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local sandstone and timber. The parish church is constructed of coursed sandstone rubble with ashlar dressings. The roofs of the nave and chancel, and the spire are of timber construction with clay plain tiles (nave and chancel) and slates (spire).

Characteristic of residential buildings dated to the 16th and 17th Century is timber-framing (box-frame) on a sandstone rubble plinth with a rubble chimneystack at the gable end. Most of these buildings are now infilled with brick or render, but exposed laths can be seen on two, i.e., Church Yard Cottage and The Boot Inn outbuilding (both of 17th Century date). All of these buildings have undergone alteration, including insertion of dormer windows, raising the roof, replacement of thatch by slate or tiles, addition of porches and other extensions, and, in some cases, refronting or refacing in brick or render. Most timber-framed buildings have a painted black and white finish.

Agricultural buildings (probably of 18th and 19th Century date) are generally timber-framed and weatherboarded on a rubble plinth with rubble gable ends. In some cases, ground floor walls are also constructed of sandstone rubble. Several 19th Century agricultural buildings are constructed of squared stone under slate or corrugated asbestos roofs. Many agricultural buildings have been converted to other uses, including residential and commercial.

Most residential and public buildings of the 18th and 19th Century are constructed of redbrick under slate roofs. A small number of stone-built residential buildings date from this period, both of rubble and of squared stone. Several 19th Century public buildings (a school, two chapels and associated cottages) are decorated with polychrome bricks. A small number of buildings display decorative bargeboards fitted to the gable end (also dating to the 19th Century).

Residential buildings (including farmhouses) dating to the late 18th or early 19th Century are symmetrical in design at the front elevation with central door case and vertical sash windows under a hipped tile roof. Later 19th Century houses are generally plain in design under a pitched slate roof, and, in some cases, have an off centre front door, a porch, and bay windows. Several exhibit decorative features, i.e., a dentilled string course (Rosecroft); recessed panels (Bower Orchard).

Twentieth century residential development includes brick detached and semi-detached two-storey houses and bungalows under pitched roofs with machine tiles. There is also a small estate of block-built bungalows, and semi-detached and terraced chalet-style houses with dormer windows. Building materials and fittings are mass-produced in uniform designs and, generally, are not of local origin.

Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- The village core with its medieval plan form, historic buildings (ecclesiastical, residential and agricultural), boundary walls and mature vegetation
- Orleton Manor together with its agricultural buildings, boundary walls and historic landscape
- Millbrook Way at the bridge over the Millbrook stream, including Millbrook Cottage, Millbrook House, Ford House and The Cottage
- Maidenhead Corner and Green Lane, including the Maidenhead Inn, Perseverance Cottage and Tower Hill.

Neutral and Intrusive Features

The following elements do not contribute to the character of the conservation area:

- Twentieth century residential development on Millbrook Way, the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area, Halletts Well and St George's Crescent.

Pressures, Capacity and General Condition

A significant amount of residential development has taken place in the conservation area since its designation in 1976. Much of this has been in the form of 'cul-de-sac development' in the northern part of the conservation area, and on Millbrook Way. A small amount of infill development (generally in the form of large dwellings on large plots) has taken place in the village core.

Four sites within the conservation area (and within Orleton settlement) have been identified as having potential for residential development (discussed above). A dwelling has recently been constructed on one of those sites, and former stables have been converted to office use, i.e., off Tunnel Lane between The Forge and Orleton Manor. Elsewhere in the conservation area (in the village core) former agricultural buildings have been converted to residential use. It is likely that there will be pressure for future development, particularly of redundant or under-used agricultural buildings.

The majority of buildings in the conservation area are occupied and in a good state of repair. A small number of buildings are unoccupied, or not fully occupied, and are at risk of deterioration (discussed further below).

Issues

Buildings at Risk

The following listed buildings are deemed to be at risk:

- Churchyard cross (Scheduled Monument; Grade II), 14th Century: the steps at the base are fractured in places along the natural bedding planes of the rock, and the shaft is eroded along most of its length
- Boundary wall, parish church of St George (Grade I): the sandstone rubble boundary wall has been seriously damaged (partially demolished) at its north-west terminal near the entrance to the churchyard
- Orleton Manor (Grade II*), 14th Century: unoccupied at present
- Church Yard Cottage (Grade II), 17th Century: at the rear elevation and north gable, render has fallen off in a number of areas leaving the underlying laths exposed and the building liable to water damage; the gardens are overgrown with trees and shrubs which may further damage the fabric of the building
- Outbuilding about 10m north of The Boot Inn (Grade II), 17th Century, timber-framed with painted brick and wattle-and-daub infill on coursed rubble plinth, corrugated asbestos roof, one bay, one storey with attic: holes in walls, wattle-and-daub panels in poor condition, exposed to weather, unoccupied.

The following buildings of local interest are deemed to be at risk:

- The Old School, Kitchen Hill Road (unlisted), 1854: the fabric of the building is deteriorating, the grounds are overgrown, the building is only partially occupied

- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (unlisted), possibly early 19th Century: the fabric of the buildings appears to be in good condition but the buildings are presently unoccupied and the yard is overgrown.

Proposed Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve exclusions from the conservation area. General considerations underlying these proposals are:

1. To realign the conservation area boundary with recognisable features such as field boundaries, property lines, roads or lanes, at locations where the boundary does not follow recognisable features, e.g., where former field boundaries have been removed
 2. To exclude areas of the landscape that do not form an integral part of the historic built environment
 3. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.
- In the western part of the conservation area, it is observed that the conservation area boundary does not follow recognisable features at several locations, i.e., (i) in a field north of Green Lane; (ii) in a field east of the B4361 and south of Millbrook Way; (iii) in a field west of Kitchen Hill Road and south of Millbrook Way. It is proposed that the boundary should be redrawn to follow recognisable features without causing any significant loss to the conservation area, i.e., (i) the north side of Green Lane; (ii) field boundary/property line east of the B4361 and south of Millbrook Way; (iii) field boundary/property line west of Kitchen Hill Road and south of Millbrook Way.
 - In the south-eastern part of the conservation area, it is proposed that the following areas of landscape should be excluded, (i) a field north-east of Church House Farm; (ii) a field south-east of St George's churchyard; (iii) three small fields or paddocks south of Tunnel Lane and east of Tunnel Road Cottage; (iv) a wooded area (plantation) west of item (iii); (v) two small fields east of Little Overton and west of item (iv).
 - It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area: (i) parts of Millbrook Way; (ii) the Millbrook Close/Mortimer Close/Mortimer Drive/Claremont Orchard area; (iii) Halletts Well and St George's Crescent.

Other Issues

- Barns and other agricultural buildings in the village core contribute to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration

- Orleton Manor (Grade II*) is an important building in terms of both its architectural and historical interest; the landscape setting of the building contributes significantly to its character. It is recommended that the following aspects of the landscape setting should be given consideration:
 - (i) Proposals for the conversion or redevelopment of agricultural buildings on the east side of Orleton Manor should be sympathetic to the landscape setting of the house (see also comments above)
 - (ii) A conifer plantation is located north-west of the house on a site previously occupied by an orchard for several hundred years. Replacement of the conifers by native broadleaf species, or the reinstatement of the orchard, would enhance the landscape setting of Orleton Manor.

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Orleton Parish Tithe Map of 1841.

Appendix I: List of Heritage Assets

Scheduled Monuments

- Churchyard cross in St George's Churchyard

Listed Buildings

Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).

- Church of St George

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Orleton Manor

Grade II: Buildings of special interest.

- Well Cottages (nos. 1 and 2), Church Lane
- Church Yard Cottage, Church Lane
- No. 1, Church Lane
- The Boot Inn, Kings Road
- Outbuilding about 10m north of The Boot Inn
- The Upper House, Kings Road
- Orleton House, Kings Road
- Woodcote, Kings Road
- Brick House, Kings Road/Tunnel Lane
- Ye Old House and Deacons Cottage, Kings Road
- Church Croft, Kings Road
- The Vicarage (The Old Vicarage), Kings Road
- Churchyard cross about 15m south of Church of St George
- Mill Brook Cottage, Mill Brook Way

Herefordshire Sites and Monuments Record

- Churchyard cross
- Orleton Court
- St Georges Church
- Mill
- Boots (now The Boot) Inn
- Lower House
- Upper House
- Post medieval dwelling, Kitchen Hill
- The Old Vicarage (2 records)
- Orleton medieval settlement
- Wesleyan Methodist Chapel
- Chapel
- Orleton Court (Orleton Manor) garden
- Barn (demolished)

Appendix II: Buildings of Local Interest

- Church House Cottage, Kitchen Hill Road (north side): 17th Century, timber-framed (box frame) with painted brick infill on rubble plinth, one-and-a-half stories, pitched roof, external rubble chimneystack at the south gable end; with later alterations and additions
- Kitchen Hill, Kitchen Hill Road (south side): 17th Century, timber-framed (box frame) with rendered infill, 2 stories, 1st floor is jettied at west elevation, pitched roof, internal chimneystacks at both gables; with later alterations. Also, 19th Century coach house, single storey with loft, rendered, pitched roof, at east elevation is 1 double door and 1 single door, and loft access above
- Orchard Cottage, Church Lane: 17th Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external rubble chimneystack at north gable; with later alterations and additions
- The Cottage, Church Lane: 17th Century, timber-framed (box frame) with rendered infill on rubble plinth 2 stories, pitched roof, external rubble chimneystacks at gable ends; with later alterations, formerly 2 cottages
- The Forge, Tunnel Lane: 17th Century, timber-framed (box frame) with painted brick infill, 2 stories, pitched roof, external chimneystack at east gable and rubble gable end, single storey building (former forge) at west end; with later alterations and additions
- Little Overton, Overton Lane: 17th Century, timber-framed (box framed) with painted infill, pitched roof; with later alterations
- The Cottage, Millbrook Way (north side): 17th Century, timber-framed (box frame) with rendered infill, pitched roof with dormer windows, external brick stack at south gable; with later alterations
- Millbrook House, Millbrook Way: 17th Century, timber-framed 2nd storey on rubble 1st storey, pitched roof; external chimneystacks at gable ends; with later alterations (rendered in 20th Century)
- Ford House, Millbrook Way: 17th Century, timber-framed (box frame) with brick infill on rubble plinth, steeply pitched roof with dormer window; later refronted in brick and extended
- Barn and adjoining agricultural buildings, Church House Farm, Kitchen Hill Road (south side): early 19th Century (?), a large building constructed of squared stone under a pitched slate roof, tall double wooden doors in central bay of main and rear elevations, narrow ventilation slits; two ranges of single-storey agricultural buildings of squared stone adjoin the barn
- Stone House, Church Lane: 18th/early 19th Century, sandstone rubble on rubble plinth, 2 stories, pitched roof with plain tiles; considerably altered during 20th Century

- The Old School, Kitchen Hill Road: 1854, redbrick with blue brick decoration and Bath stone dressings to the windows and gables, tiled pitched roof with decorative ridge tiles, ogee-headed windows with intricately-patterned glazing bars, on the south side is a low, sandstone rubble boundary wall and on the east side a low brick wall with half-round coping. Originally constructed as a National School (public elementary school), later served as the local primary school, several generations of village children were educated at the school before it closed in 1967. The architect, James Cranston of Birmingham, also designed two major buildings in Leominster, the Corn Exchange and the Town Hall, both of which have been demolished. The Old School survives as a local example of the architect's work
- Maidenhead Inn: 18th Century or earlier, painted brick and pebbledash under a pitched slate roof, some wooden casement windows, an extension on the south side in stone under a hipped slate roof; considerably altered since original construction.

SUTTON CONSERVATION AREA

APPRAISAL

DRAFT

December 2006

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SUTTON CONSERVATION AREA APPRAISAL

No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.

Introduction

Sutton Conservation Area was designated in 1978 by the former South Herefordshire District Council. The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.

An appraisal has now been carried out to review the special qualities of Sutton Conservation Area, particularly in view of changes within the conservation area since the original designation. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Sutton Conservation Area will be taken at a later stage in association with consideration of management proposals.

Planning Policy Context

There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) relating to the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.

Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the village of Sutton.

The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

Sutton St Nicholas is described in the UDP as a 'Main Village'. Residential development will be permitted on allocated and windfall sites within the defined settlement boundary where proposals are in accordance with the housing design and other policies of the UDP (Policy H4). The southern part of the settlement

(approximately 40% of the total settlement area) falls within the Sutton Conservation Area.

Two locations within the settlement (and within the conservation area) have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites are described as buildings and land at Court House Farm and at Stone House Farm. An area of land in the northern part of the settlement (outside the boundaries of the conservation area) has been allocated for housing (Policy H5), community facilities (Policy CF5) and the provision of new school premises (Policy CF8).

Sutton Court (house, walled garden and landscape park), in the southern part of the conservation area, is protected as an historic park and garden of local importance (Policy LA4). The park itself is outside the settlement boundary. A small area of open land north of the conservation area (within the settlement) is safeguarded as recreational open space (Policy RST4), and an area west of the conservation area is protected as an open area or green space that contributes to the distinctive spatial character of the settlement (Policy HBA9). To the south of the conservation area, on the flood plain of the River Lugg, an extensive area is recognised as a landscape least resistant to change (Policy LA2) and liable to flood (Policy DR7). The River Lugg is protected as a site of international, national and local importance in terms of its biodiversity (Policies NC2, NC3 and NC4).

Summary of Special interest

Sutton Conservation Area is set in an agricultural landscape in Herefordshire's Central Lowland to the east of the floodplain of the River Lugg. The conservation area includes the southern part of the village of Sutton, a number of farms within, and to the south of, the settlement, and the house, gardens and landscape park of Sutton Court. Since designation of the conservation area in 1978, several residential developments have been undertaken within its boundaries.

Sutton Walls hillfort is evidence of the human occupation of the Sutton area since the Iron Age. In early medieval times, Sutton was a royal estate of the Mercian kings; after the Norman Conquest, estates were redistributed to Norman tenants. Archaeological and documentary evidence records that there has been settlement at Sutton since Domesday, and the area has been continuously occupied until the present time.

The oldest surviving building within the conservation area is the 12th Century parish church of St. Nicholas. The earliest residential buildings are timber-framed, dating to between the 14th Century and the 17th Century. Farm buildings, both timber-framed and stone-built, date to between the 18th and 19th Century. A number of buildings (some of which were rebuilt or refaced) display evidence of changing architectural and function forms, including Gothic, Tudor, Georgian, Victorian and contemporary residential developments.

The essential character of the conservation area is rural and agricultural. The significant number of farm buildings within the conservation area contributes to this. However, 20th Century residential development has tended to detract from the character, and has introduced a suburban element.

Location and Setting

Sutton Conservation Area is located in the civil parish of Sutton, in central Herefordshire, approximately 5km north of Hereford City. The conservation area is set in an agricultural landscape in Herefordshire's Central Lowland at an elevation of between 50m and 60m above Ordnance Datum. Immediately to the west is the floodplain of the River Lugg.

The underlying bedrock of the area is red-brown mudstone of the Raglan Mudstone Formation. The bedrock gives rise to fine silty soils (typical argillic brown earths) that support cereals and short-term grassland with stock rearing, and some hops. The floodplain is covered by alluvial deposits that produce fine silty and clayey soils (typical alluvial gley soils) that support stock rearing on permanent pasture. On the edge of the floodplain, overlying the mudstone bedrock, are localised beds of glacial deposits associated with the second terrace of the River Lugg. These deposits give rise to well-drained coarse and fine loamy soils (typical brown earths) that support cereals and some fruit.

Historical Development and Archaeology

The name Sutton (OE: *Sutune*) refers to the southern part of the district of Maund (Domesday Book, AD 1086: *Mage*). This area has a long history of human occupation, attested to by the Iron Age hillfort at Sutton Walls and the prehistoric ring ditch at Sutton St Michael. Both sites are less than 1km from Sutton Conservation Area. The district was a royal estate in early medieval times; documentary sources record a 'palace' (or hall) of the Mercian kings located at Sutton. The Domesday Book records that before the Norman Conquest, the residents of Hereford performed three days service (reaping) on the royal estate in August of every year.

The Domesday Book also records that in 1086, Sutton (*Sutune*) was held jointly by Nigel the Doctor (three hides) and Hugh Donkey (two hides). Nigel's holdings consisted of arable and meadowland, and two mills (one of which was held by Hugh as a tenant of Nigel). The population of Nigel's land at Sutton included five smallholders, two cottagers, one 'Frenchman', two ploughman and four slaves, together with their families. Before the Conquest, this land was held by Leofled (two hides) and Spirites, a priest (one hide). Hugh Donkey's holdings at Sutton in 1086 consisted of two hides held before the Conquest by Leofled. (Immediately after the Conquest, Hugh had been granted all four hides of Leofled's estate at Sutton by King William I.) The population of Hugh's land at Domesday included one villager, six smallholders, one 'Frenchman', and their families.

Archaeological and documentary evidence indicates that the Sutton area was continuously occupied during the medieval period. The evidence includes the site of a deserted medieval village at Sutton St Michael, the site of a medieval moated manor house at Freens Court and the site of medieval residential plots at Bodenham Road, Sutton St. Nicholas.

Contemporary and 19th Century field boundaries within, and in the vicinity of, the conservation area, in the form of narrow closes, are indicative of the post-medieval enclosure of large, open medieval fields (Herefordshire Historic Landscape Characterisation). Medieval open fields were divided into narrow arable strips or furlongs. Subsequently, some furlongs were enclosed to form tofts (individual plots with a house, outbuildings, garden and, possibly, an orchard). These plots (such as that at Bodenham Road, noted above) are indicative of the development of the medieval village at Sutton.

The oldest standing building in the conservation area is the parish church of St Nicholas. It is built of sandstone with a slate and concrete tiled roof. The nave dates to the 12th Century, the tower and chancel date to the 13th Century, and the south transept to the 14th Century. In the churchyard there is the sandstone base of a cross, dating to the 14th or 15th Century. The oldest secular building is Pantall's Cottage (formerly Ivy Cottage). A timber-framed hall with cross-wing, this building may date to the 14th Century.

There are a number of 16th and 17th Century buildings located in the conservation area. All are timber-framed. They include up to nine farmhouses (or former farmhouses), a granary and two cottages. The farmhouses are well spaced, and each has a group of agricultural outbuildings. Residential buildings dating to the 18th Century include two houses, one of rendered brick and one of coursed sandstone, and a brick farmhouse. A number of agricultural buildings date to the same century. They are mostly barns, but include hop kilns, stables, a cider house and a granary. Most of these agricultural buildings are timber-framed with weatherboarding (or brick infill), are set on a sandstone rubble plinth, and are roofed with a variety of materials including slate, corrugated iron, concrete tiles and plain tiles. These buildings indicate the importance of grain, hops and apples in the local agricultural economy at that time. Buildings of the 19th Century include The Old Rectory and the Congregational Chapel. The rectory, a stuccoed house of symmetrical proportions, was built in 1843 on the site of an earlier parsonage. The chapel is of redbrick with a hipped roof, and has since been converted into a dwelling.

Field names of the early 19th Century indicate that the village was surrounded by orchards. The field names also contain elements that are indicative of contemporary (or earlier) agricultural activities, e.g., meadow, hopyard, ox pasture, lamb, fold, fish pool, croft, and local industrial activities, including mill and tanhouse.

Considerable residential development took place in the village of Sutton St Nicholas during the second half of the 20th Century in the form of 'cul-de-sacs', particularly on land used in the 19th Century for orchards. Much of this development has been in the northern part of the settlement outside the boundaries of the conservation area. Within the conservation area, 20th Century residential development has been undertaken at Woodville Grove, The Craft and Willow Rise.

Spatial Analysis

Character and Interrelationship of Spaces

The plan-form of Sutton Conservation Area at the time of designation (1978) comprised a group of farms, separated by fields and orchards, on or near Ridgeway Road in the vicinity of the junction with the Hereford to Bodenham road. The parish church of St Nicholas, the rectory and several cottages were also located within the boundaries. The essential character of the conservation area was rural with a long history of agricultural activity. Architectural forms of church, rectory, farmhouses and cottages (which include Gothic, Tudor, Georgian and Victorian) attest to the settlement history of the area. Since designation, residential development of suburban character on former open land has intruded upon, and detracted from, the rural and agricultural character of the conservation area.

There are several significant open spaces within the conservation area:

- Sutton Court landscape park: divided by a long straight drive lined with mature trees, the upper park comprises a long-established orchard, the lower park is more open with several mature oak trees;
- On the west side of the conservation area: a small area of rural landscape comprising several fields with mature hedges and trees beside a deeply-cut lane (holloway) adjacent to Lane Farm (discussed below);
- On the north side of the conservation area: several small paddocks with mature hedges and trees adjacent to Upper House Farm;
- St Nicholas's churchyard: a quiet space containing three important monuments (two of which are listed), bordered by mature trees to the west and south and sandstone rubble walls to the north and east, overlooking historic farms to the north and east.

Mature trees (native hardwood, coniferous and fruit trees) are a significant feature of the conservation area. They are particularly prominent at the following locations:

- In the vicinity of the parish church and The Old Rectory;
- Sutton Court landscape park;
- In the western part of the conservation area in the vicinity of Seabourne House and The White House.

Key Views

There are a number of key views within the conservation area:

- A sequential view looking west along Ridgeway Road from the eastern entrance to the conservation area: a sequence of historic buildings, including Pantall's Cottage (timber-framed, perhaps 14th Century), the parish church (originally 12th Century) and war memorial, Upper House Farm and ancillary buildings (stone-built, probably 18th Century), The Old Rectory (stucco, AD 1843); sandstone boundary walls; mature trees and hedges; the view is terminated by Brook House, a prominent white-painted house (painted brick, 19th Century);
- A sequential view looking north-west along the narrow road at the south-eastern entrance to the conservation area: on the south-west side, an open rural landscape beyond the boundaries of the conservation area; on the north-east side, The Talbot's, a timber-framed, brick and rendered farmhouse (17th and 18th Century) with adjacent weatherboarded agricultural buildings, two brick cottages (rebuilt and altered), timber-framed and brick outbuildings and brick hop kilns adjacent to Pantall's Farmhouse; the view is terminated by the high brick walls of Sutton Court and the tower of the parish church;
- Looking east along Ridgeway Road from the western entrance to the conservation area: a rural view along a country road with mature hedges, trees and verges; the view is terminated by Green Bank, a prominent brick-built house (19th Century) with central doorcase and canopy behind mature hedges and a sandstone rubble boundary wall with decorative railings;

- Looking north along the sunken lane in the western part of the conservation area: narrow verges, mature trees and hedges, the view is deflected to the east by the high sandstone rubble wall and bush-covered outbuildings of Bank House;
- Looking south along the sunken lane in the western part of the conservation area: mature hedges, growing over sandstone rubble and brick boundary walls, lead the eye to the stone and weatherboarded agricultural buildings of Lane Farm.

Character Analysis

The oldest surviving building, located in the eastern part of the conservation area, is the parish church of St Nicholas (Grade II*). The nave dates to the 12th Century, the chancel and tower to the 13th, the south transept to the 14th, and the north porch to the 14th or 15th Century. The building was restored in 19th Century. The church is constructed of sandstone with a slate roof to the nave and concrete tiles to the chancel. The churchyard is terraced on two sides with a boundary wall of sandstone rubble with vertical half-round coping. The church is a landmark building and occupies a prominent position, against a background of trees, when approached from the east (Ridgeway Road).

Within the churchyard is the base of a churchyard cross (Grade II) of 14th or 15th Century date. The monument is carved from one piece of sandstone. It is octagonal with a niche on one side and a socket on the top. It is eroded. The cross base is not in its original position; it presently rests on a carved slab (probably a grave stone). Also in the churchyard is a chest tomb (Grade II) of carved sandstone ashlar with a panel inscribed "William Spencer" and dated AD 1780. It is surmounted by a 19th Century hipped slab. The monument is eroded.

The oldest secular building in the conservation area is Pantall's Cottage (or Ivy Cottages, Grade II). It is located near the eastern boundary of the conservation area and was earlier known as the Church Inn. The building may date to the 14th Century with 18th or 19th Century extensions and later alterations. A former hall range with cross-wing (T-plan), the building is of timber-frame (box frame) construction with rendered infill on a sandstone rubble plinth. The cross-wing is jettied at the first floor and has an external sandstone rubble chimneystack with brick shafts. The windows are 19th or 20th Century replacements; the pitched roof is now covered with slates.

There are a number of buildings (mainly farmhouses, or former farmhouses, and several cottages) of similar construction, i.e., timber-framed (box frame) with rendered (or brick) infill on a sandstone rubble plinth with an external rubble chimneystack. Most are dated to the 17th Century. Several brick-faced buildings also show evidence of original timber-frame construction.

The Ford (Grade II) is a solitary cottage on the south-western edge of the conservation area, possibly of 16th Century date. It is timber-framed with rendered infill, jettied at the first floor, with a stone and brick chimneystack. The cottage has a pitched roof with pantiles, and replacement windows. At the time of the survey (15.01.07) there was scaffolding at the north-east elevation with a wood panelled shed-like structure at the first floor.

Lane Farmhouse (Grade II), in the south-western part of the conservation area, probably dates to the 17th Century with 19th Century alterations. The building is of

two storeys with attics. It is timber-framed with plaster and brick infill, and with an external stone chimneystack. The house has a pitched roof with plain tiles, and replacement windows. The property has boundary walls of sandstone rubble. A number of agricultural buildings are associated with the farmhouse. They include a granary (Grade II, late 17th to early 18th Century) of timber-framed construction with brick and woven infill on a sandstone plinth, and a barn (Grade II, probably 18th Century) of timber-framed construction with weatherboards under a pantiled roof, and a full-height central entrance.

Nos. 1 & 2 Lane Cottages (Grade II) is a former farmhouse, probably of late 17th to early 18th Century date with later alterations. The L-plan building has one range of two stories and one range of one storey with an attic. It is constructed of regular coursed sandstone and timber-frame with rendered infill under pitched slate roofs. There is an external sandstone chimneystack at the east gable. Lane Cottages are surrounded by a group of agricultural (or former agricultural) buildings, including a barn (Grade II, probably 18th Century) of timber-framed construction with weatherboards under a pantiled roof, and a full-height central entrance. This building appears to be in a poor condition with a number of boards and pantiles missing. There is also a timber-framed building (unlisted) with brick infill under a plain tile roof; a regular coursed sandstone building (unlisted) under a corrugated asbestos roof; and a regular coursed sandstone building (unlisted) that has been converted to residential use with timber-framing infilled with render on the second floor at the west elevation, and inserted windows under a pitched plain tile roof.

The White House (Grade II), in the north-western part of the conservation area, is a former farmhouse, probably of late 17th Century date with 19th and 20th Century alterations. It is of two stories, timber-framed with painted brick infill on a sandstone rubble plinth with a rubble-walled cellar and an external stone stack. The building has replacement windows and a pitched stone slate roof. Adjacent is a former cider house and granary (Grade II, probably 18th Century) of two stories, timber-framed with painted brick infill and weatherboards at the gable ends, with sandstone rubble stairs to the first floor, and a pitched slate roof. The Cresswells (Grade II), on the north-western boundary of the conservation area, is a cottage, probably of 17th Century date with 19th and 20th Century alterations. The L-plan building is of one storey with an attic, and is timber-framed with plaster infill on a sandstone rubble plinth under a thatched roof. It also has replacement windows, a 19th Century external brick chimneystack and a recently constructed front porch.

The Talbot's (unlisted), near the south-eastern boundary of the conservation area, is a farmhouse, probably of 17th Century date with 18th Century alterations. It is of two stories, timber-framed with brick and rendered infill and an external sandstone rubble chimneystack at the south end. The building has been altered considerably, including refronting in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation and a hipped slate roof. It is sited on a terrace faced in sandstone rubble, with a wooden fence on three sides. On the east side is a yard with a barn and an adjoining range of agricultural buildings. The barn (unlisted, probably late 18th or early 19th Century) is timber-framed with weatherboarding, full-height doors, on a rubble plinth under a pitched pantile roof. It is in poor condition with boards and tiles missing.

Pantall's Farmhouse (Grade II), adjacent to the parish church, probably dates to the 17th Century but it was enlarged and remodelled in the early 19th Century. The L-plan building has a two-storey front range, brick-built in Flemish bond with dentilled eaves under a pitched slate roof, sash windows and an off-centre doorcase with bracketed hood. The rear range is timber-framed, of one storey with an attic. At the front of the

building there is a stone and brick boundary wall. To the south of house are two hop kilns and attached buildings (Grade II, 18th and 19th Century). The hop kilns are of brick (Flemish garden wall bond) on a rubble plinth under replaced hipped slate roofs; the adjoining buildings are timber-framed with brick infill (Flemish garden wall bond and stretcher bond) on a rubble plinth under pitched slate and plain tile roofs. These buildings were converted to residential use in recent years.

Court House Farmhouse (Grade II) dates possibly to the late 17th Century and has some timber-framed panels at the rear. The house is predominantly of late 18th or 19th Century Georgian architectural style. It is of three stories, brick-built in Flemish bond under a hipped slate roof, and of symmetrical appearance. The centre bay is advanced at the main (north-east) elevation and the central doorcase has a flat hood and transom lights. The house has sash windows and a coursed sandstone chimneystack. It is set back behind a lawned garden with a brick boundary wall in Flemish garden wall bond with brick-on-edge coping, brick piers with stone pads and iron gates.

On the north-west side of the house is the farmyard with several agricultural buildings of brick, and timber-framed with weatherboards. The group includes a timber-framed barn (Grade II, probably late 18th Century, altered in the early 19th Century) with a high regular coursed sandstone rubble plinth rising to eaves height at the south end, regular coursed rubble gables, some weatherboarding, and full-height doors at the central bay. The farmhouse and, especially, the barn occupy a prominent position on the north-west side of the crossroads of the Hereford road and Ridgeway Road.

A number of buildings in the conservation area date to the 18th or early 19th Century. Generally, they are of Georgian architectural style, i.e., symmetrical at the main elevation; central doorcase with hood or porch; sash windows; brick-built in Flemish bond or constructed of regular coursed sandstone rubble; hipped or pitched slate (or tile) roof. Several have undergone later alteration.

Seabourne House (Grade II), in the western part of the conservation area, is a two-storey 18th Century house built of brick (Flemish garden bond at minor elevations) and rendered at the main (north-east) elevation under a pitched slate roof. Above the central doorcase is a hood supported by brackets. The house has sash windows, and lunette windows in attics at the gables. A small extension to the house is used as the village post-office. To the front of the house is a lawned garden; to west there are brick outbuildings set on stone plinths under tile and corrugated iron roofs.

Bank House (unlisted, late 18th or early 19th Century), in the north-western part of the conservation area, is brick-built in Flemish bond with coursed sandstone at minor elevations and a stone chimneystack at the north-west end under a hipped plain tile roof. At the main (south-east) elevation there are dentilled eaves, sash windows and a central doorcase with a canopy and decorative trellis porch. Replacement windows have been fitted at minor elevations. To the front of the house is a garden behind a prominent sandstone rubble boundary wall with vertical coping, and hedges. On the west side of the house is an outbuilding of sandstone random rubble with a wooden mullioned window and a brick ventilation slit. The building is overgrown by vegetation.

Sutton Court (Grade II), with gardens, landscape park, and (former) agricultural ranges, occupies a large site in the southern part of the conservation area. The house is probably of 18th Century date, altered during the 19th Century. It is of two storeys with attics and cellar, brick-built in Flemish bond with stone dressings under a pitched slate roof with sash windows and fanlight over the door at the main (south-

west) elevation. There is a garden to the north-east with a high brick wall in Flemish garden wall bond with double cant blue brick coping, and a landscape park to the west and south-west.

On the east side of the house are several former agricultural buildings that have been converted to residential use, including two barns, one with attached stables. One barn (Grade II, probably 18th or early 19th Century) is timber-framed with weatherboards and some woven infill on a coursed sandstone rubble plinth with stone gable. The other barn and stables (Grade II) are probably of 18th Century date. The barn is timber-framed with brick infill and weatherboards on sandstone rubble plinth with regular coursed rubble gable. The stables are part brick and part timber-framed with brick infill in stretcher bond. Sutton Court is screened from view by the brick walls, trees and the converted agricultural buildings. High wooden fences screen the converted farm buildings.

The Golden Cross Inn (unlisted) is a public house of 18th Century or 19th Century date. The building is of two stories and is brick-built with central door case and external brick chimneystacks at the gable ends under a pitched roof with concrete tiles. It has been altered and extended, and fitted with replacement windows. The building occupies a prominent position at the crossroads of the Hereford road and Ridgeway Road.

The use of local sandstone as a building material can be seen throughout the conservation area. In the case of timber-framed dwellings (dating to the 17th Century or earlier), it was used primarily in the construction of plinths and chimneystacks. Sandstone was used in the construction of many agricultural buildings (with timber framing and weatherboarding) and boundary walls into the 18th and 19th Century. Sandstone was also used as the major component of several 18th Century dwellings (generally farmhouses).

Stone House (Grade II, 18th Century), on the northern edge of the conservation area, is of three stories and is built of regular coursed sandstone rubble under a pitched, concrete tile roof with a central doorcase and porch at the main (south-east) elevation, and sash windows. At the rear there is a one-storey timber framed wing, and a timber framed out-building with brick infill. In a yard south of Stone House is a large agricultural building (unlisted, probably of 18th or 19th Century date) occupying a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road. The building is timber-framed with weatherboards on a sandstone rubble plinth with squared rubble gable ends under a corrugated iron roof. The yard has a sandstone random rubble boundary wall with vertical 'cock and hen' coping.

Upper House Farmhouse (unlisted, probably 18th Century), adjacent to the parish church, is a two-storey house of regular coursed sandstone, with a sandstone external chimneystack at the gable end, under a pitched slate roof. The building has a central doorcase with gabled porch and brackets, and casement windows. A 19th Century extension on the west side is brick-built in Flemish bond, with sash windows, under pitched and hipped slate roofs. At the front of the property there is a sandstone rubble boundary wall with stone gate piers and ornamental railings. To the east of the farmhouse is a barn and cowhouse (Grade II), probably of 18th Century date. The barn is timber-framed with weatherboards and full-height doors on a sandstone rubble plinth with squared rubble gables under pitched slate roof. The cow shelter, at right angles to the barn, is built of squared rubble under a pitched slate roof and incorporates the rubble boundary wall of the yard.

Located near the north-eastern edge of the conservation area is Churchway House (unlisted, probably late 18th or early 19th Century). The two-storey building is constructed of coursed sandstone rubble at the main (south) elevation, and is brick-built in Flemish bond at the minor elevations, with external stone and brick chimneystacks at both ends, under a hipped slate roof. The house has a central doorcase with a hipped canopy, and replacement windows.

There are a number of 19th Century residential buildings, and a former chapel, in the conservation area. Generally, they are of two stories, brick-built (Flemish bond) with a pitched slate roof, but most have individual details.

Rose Bank (unlisted), in the northern part of the conservation area, has stone dressings and quoins, sash windows and a verandah at the main (south-east) elevation. The rear part of the house is rendered, and may predate the front of the building. Among several brick outbuildings around a yard at the rear of the house is a timber-framed barn with weatherboarding and brick infill on a rubble plinth under a pitched plain tile roof. At the front of the house is a large garden with mature trees and a brick boundary wall with double cant brick coping. The Lodge (unlisted), on the southern edge of the conservation area, is of T-plan and one storey with stone dressings and decorative ridge tiles. At the main (east) elevation, there is an off-centre porch and a prominent canted bay window in a gable. A hedge borders the very small front garden. This was formerly the lodge of Woodville, a house dating to at least the early 19th Century but demolished since the designation of the conservation area. Part of the boundary wall of Woodville, in sandstone rubble and brick (English garden wall bond), survives on the north-west side of the property.

Green Bank (unlisted), in the north-western part of the conservation area, has dentilled eaves, central doorcase with gabled slate canopy, and is built in part of coursed sandstone rubble (at the minor elevations). The small, well-kept front garden has a sandstone rubble boundary wall with decorative railings. Brook House (unlisted), in the centre of the conservation area, is of painted brick under a hipped slate roof with string course, sash windows and a central doorcase. The house has a very small front garden and a low, brick boundary wall

A former Congregational Chapel (unlisted), on the northern boundary of the conservation area, has been converted to use as a dwelling and altered considerably. The two-centred arch windows give an indication of the original use. The Old Rectory (unlisted), a former parsonage, was rebuilt in AD 1843. The stuccoed building is of two stories and an attic under pitched slate roofs with two gables at the main (east) elevation, stone dressings and quoins, and a central doorcase and porch with a two-centred arch entrance. The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall.

There are three areas of 20th Century high-density residential 'cul-de-sac' development in the conservation area occupying former agricultural land or orchards. Willow Rise comprises two-storey detached houses, brick-built in stretcher bond under pitched concrete tile roofs with garage and parking pad. Generally, there are no boundary walls and few hedges between adjacent plots or between plot and public footway, and front gardens are of similar design with lawns and shrubs. The Craft is a mixture of detached houses and bungalows, generally of pale-coloured brick (stretcher bond) under pitched roofs with concrete tiles. Gardens are frequently bordered by hedges, and vegetation is generally more mature than at Willow Rise. Woodville Grove is an area of social and residential homes (sheltered housing, mainly one-bedroom flats). A large residential home is set behind a car park; smaller

units are set in a landscaped area with a shared car park. The above residential areas are generally uniform in character and differ little from suburban development elsewhere in the country where modern construction methods and materials have been used. Moreover, the buildings contrast significantly with most pre-20th Century buildings in the conservation area in terms of scale, design and materials.

A number of different architectural styles and periods are represented in the conservations area. These include the medieval Gothic style of the parish church; timber-framed (box framed) domestic buildings dating from the 14th to the 17th Century; stone built dwellings, and stone and timber agricultural buildings of the 18th and 19th Century; brick buildings of the late 18th and early 19th Century showing evidence of Georgian Classical (symmetrical) influence, and brick buildings of the middle and late 19th Century with a variety of decorative features. High-density social and private sector housing of the 20th Century, including flats, bungalows and two-storey detached houses, utilizes modern materials and building methods and contemporary urban design.

The most common form of boundary treatment found in the conservation area generally is the hedge. Prominent sandstone rubble boundary walls (most with vertical coping) can be seen throughout the conservation area, particularly in the vicinity of the parish church, The Old Rectory and most farmyards. There are also several prominent brick walls (with double cant or brick-on-edge coping) generally associated with brick-built farmhouses. At several locations, modern wooden fences have been erected to protect privacy.

Mature hedges, shrubs and trees, and robust boundary walls frequently overgrown by vegetation generate a sense of enclosure within the conservation area. In the southern part of the conservation area, a lane and a narrow country road, bordered by mature hedges and narrow verges, and down-cut as a result of long and heavy use, contribute to this sense of enclosure.

Within the conservation area, there are eight groups of agricultural buildings, including farmhouses (or former farmhouses) and a range of agricultural buildings including barns, hop kilns, cowhouses, a granary and a cider house. A variety of architectural styles and forms can be seen as a result of the construction, rebuilding or extension of farmhouses in the favoured architectural style of the day, e.g., Tudor (16th/17th Century), Georgian (18th/early 19th Century), Victorian (mid-late 19th Century), and the construction of agricultural buildings in a form appropriate to their function. These farms contribute significantly to the essential rural character of the conservation area, despite the conversion of a number of agricultural buildings to residential use. However, 20th Century residential developments are suburban in character and detract from the rural character and appearance of the conservation area.

The following features in the public realm contribute to the local character of the conservation area:

- Mile Stone, on the south-east side of the crossroads of the Hereford road and Ridgeway Road: probably early 19th Century, sandstone with segmental head and a cast iron plaque with raised centred lettering, "TO/ HEREFORD/ 4/ MILES";
- War Memorial (First World War), in a prominent position near the north-east gateway of St Nicholas's churchyard: a free-standing granite Celtic wheel-headed cross with incised "Celtic" decorative elements on a granite base set on a sandstone plinth of two stages.

Buildings of Local Interest

A number of unlisted buildings make a positive contribution to the special architectural and historical interest of the conservation area. It is proposed that the following be considered for designation as Buildings of Local Interest:

- The Talbot's: probably 17th Century with 18th Century alterations, a two-storey farmhouse; timber-framed with brick and rendered infill and an external coursed sandstone rubble chimneystack at the south end; refronted in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation under a hipped slate roof; sited on a terrace faced in sandstone rubble. (On the east side is a farmyard with a range of redundant agricultural buildings, timber-framed with weatherboarding on rubble plinths under pitched pantile roofs);
- Upper House Farmhouse: probably 18th Century extended in the 19th Century, a two-storey farmhouse; regular coursed sandstone under a pitched slate roof; central doorcase with gabled canopy and brackets, casement windows; at the east gable end a regular coursed sandstone external chimneystack; on the west side a brick extension in Flemish bond with sash windows under pitched and hipped slate roofs; sandstone random rubble boundary wall with stone gate piers and ornamental railings. (On the east side a barn and cowhouse (Grade II), timber-framed with weatherboards and squared sandstone rubble on rubble plinths under pitched slate roofs);
- Bank House: late 18th or early 19th Century, a two-storey house; brick-built in Flemish bond with coursed sandstone rubble at minor elevations under a hipped plain tile roof; at the main (south-east) elevation dentilled eaves, sash windows, and central doorcase with canopy and decorative trellis porch; at the north-west end a coursed sandstone rubble chimneystack; sandstone rubble boundary wall with vertical coping;
- The Golden Cross Inn: 18th Century or 19th Century, a two-storey public house; brick-built in Flemish bond under a pitched roof with concrete tiles; central door case and external brick chimneystacks at the gable ends; altered and extended, and fitted with replacement windows. (The building occupies a prominent position on the south-west side of the crossroads of the Hereford road and Ridgeway Road);
- Agricultural building: probably of 18th or 19th Century, a large building (probably built as a barn); timber-framed with weatherboards on a sandstone rubble plinth with squared sandstone rubble gable ends under a corrugated iron roof; sandstone random rubble boundary wall with vertical coping. (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road);
- The Old Rectory: AD 1843 (rebuilt): parsonage, two stories with attic, stuccoed with stone dressings and quoins, two gables at the main (east) elevation, pitched slate roofs, central doorcase and porch with a two-centred arch entrance. (The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall);

- Green Bank: 19th Century, a two-storey house; brick-built in Flemish bond under a pitched slate roof, coursed sandstone rubble at minor elevations; at the main (south-west) elevation dentilled eaves and central doorcase with gabled slate canopy; at the south-east gable end an external coursed sandstone rubble chimneystack; sandstone random rubble boundary wall with decorative railings. (The building occupies a prominent position near the north-west entrance to the conservation area);
- Brook House: 19th Century, a two-storey house; painted brick (Flemish bond) under a hipped slate roof; at the main (north-east) elevation a string course, sash windows and a central doorcase. (The building occupies a prominent position in the centre of the conservation area);
- The Lodge: 19th Century, a T-plan one storey house; brick-built in Flemish bond with stone dressings under a pitched slate roof with decorative ridge tiles; at the main (east) elevation an off-centre porch and a prominent canted bay window in a gable.

Prevalent Building Materials and Local Details

Prevalent building materials used in the construction of the oldest surviving buildings in the conservation area are local sandstone and timber. The parish church is constructed of coursed and squared sandstone rubble under roofs of slate and concrete tiles.

Characteristic of residential buildings (farmhouses and cottages) dating from the 14th to the 17th Century is timber-framing (box-frame) infilled with render or brick on a sandstone rubble plinth with an external coursed rubble chimneystack. Most of these buildings have undergone alteration, including the replacement of thatch by slate, plain tiles or pantiles, the replacement of original windows, the addition of porches and other extensions, and refronting or refacing in brick or render. In one case, the thatched roof has been preserved. All of the timber-framed residential buildings now have a painted black and white finish.

A number of residential buildings date to the 18th of early 19th Century. Generally, they are of Georgian architectural style, characteristics include: two or three stories; symmetrical at the main elevation; central doorcase with hood or porch; sash windows; brick-built in Flemish bond; hipped or pitched slate (or tile) roof. Variations include rendering at the main elevation and coursed sandstone construction at minor elevations. Several 18th Century farmhouses are built entirely of regular coursed sandstone rubble. Probably most of these buildings have undergone later alteration or extension.

Brick is the dominant building material in the later 19th Century. Most houses are of two stories with a pitched slate roof. A greater variety of architectural and decorative features can be seen, including the use of stone dressings, bay window, off-centre door case, porch, dentilled eaves, string course and decorative ridge tiles.

Residential developments of the 20th Century are more uniform in design and construction. Houses and bungalows are brick-built (stretcher bond) under pitched concrete tile roofs utilizing mass-produced materials and fittings; estates are of high density, laid out in the form of cul-de-sacs.

Positive Areas and Features

The following elements contribute significantly to the character of the conservation area:

- An area in the centre of the village at the crossroads of the Hereford road and Ridgeway Road: a group of prominent buildings and farmyards, including Church House Farmhouse and barn; Stone House, agriculture building and sandstone boundary walls; The Golden Cross public house;
- An area around the parish church in the eastern part of the conservation area: a group of prominent buildings and farmyards, including St Nicholas's church, churchyard and monuments; The Old Rectory; Sutton Court; Pantall's Farm and Pantall's Cottage; Upper House Farm; sandstone boundary walls;
- An area in the western part of the conservation area: buildings and farmyards in a rural setting, including Lane Farmhouse and associated farm buildings; nos. 1 and 2 Lane Cottages and associated farm buildings; Seaborne House and associated outbuildings; sandstone boundary walls; a sunken lane (holloway) with mature hedges and narrow verges.

Neutral and Intrusive Features

The following elements do not contribute to the character of the conservation area:

- Twentieth century residential developments on Willow Rise, The Craft and Woodville Grove.

Pressures, Capacity and General Condition

A significant amount of residential development has taken place within the conservation area since its designation. Much of this has been in the form of 'cul-de-sac' development at Willow Rise in the eastern part of the conservation area, at The Craft in the central part, and at Woodville Grove in the south-western part. Two residences have been built on Ridgeway Road north of Pantall's Cottage, and one on the Marden road west of The White House. In addition, redundant farm buildings have been converted to residential use at Sutton Court, Pantall's Farm, Lane Farm and The White House farm.

Two locations within the conservation area have been identified as potential sites for housing development (Herefordshire Housing Capacity Study, UDP). These sites comprise farm buildings and land at Court House Farm and at Stone House Farm in the centre of the conservation area. Several other agricultural buildings, at The Talbot's and at Lane Farm, may have potential for conversion to other uses.

Most of the occupied buildings and open spaces in the conservation area appear to be well kept and in good condition. There are, however, a number of agricultural buildings in poor condition (discussed below).

Issues

Buildings at Risk

The following listed buildings are deemed to be at risk:

- Churchyard cross (Grade II), 14th or 15th Century: base of cross only consisting of one piece of carved sandstone, not in original position, not set on a plinth. The monument is at risk of theft. It is recommended that it should be kept in the church which is locked when not in use;
- Chest tomb (Grade II), AD 1780: the inscription and decorative elements are eroded;
- Barn (Grade II), probably 18th Century: a number of weatherboards and pantiles are missing, building exposed to rain damage.

The following Building of Local Interest may be at risk:

- The Talbot's (probably 17th Century) several slates are missing or dislodged, one panel is infilled with a piece of wood, building exposed to rain damage.

Proposed Boundary Changes

It is suggested that consideration should be given to a number of boundary changes that would involve exclusions from the conservation area. General considerations underlying these proposals are:

1. To realign the conservation area boundary with recognisable features such as field boundaries, property boundaries, roads or lanes, at locations where the boundary does not follow recognisable features, e.g., where former field boundaries have been removed;
2. To exclude neutral or intrusive areas that do not contribute to, or detract from, the character of the conservation area.

At several locations, the conservation area boundary does not follow recognisable features. It is proposed that at these locations the boundary should be realigned to follow recognisable property boundaries without causing any significant change to the conservation area. These locations are:

- On the north side of The White House, the adjacent former cider house and granary, and Holly Bank;
- On the north side of Stone House Farm;
- Between The Ford and the sewage works.

It is proposed that further discussion be undertaken and opinion sought on the exclusion of the following neutral or intrusive areas of twentieth century residential development (discussed above) that do not contribute to the character of the conservation area:

- Willow Rise;
- The Craft;

- Woodville Grove.

Other Issues

Farmhouses, barns and other agricultural buildings make a significant contribution to the character and historic interest of the conservation area. The loss of these buildings would be detrimental to the character of the area. It is strongly recommended that any proposals for conversion or redevelopment should take this into consideration.

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Sutton St Michael Parish Tithe Map of 1843.
Sutton St Nicholas Parish Tithe Map of 1844.

Appendix I: List of Heritage Assets

Listed Buildings

Grade II*: Particularly important buildings of more than special interest (4% of Listed Buildings).

- Church of St Nicholas

Grade II: Buildings of special interest.

- Base of churchyard cross
- Spencer monument (tomb)
- Court House Farmhouse
- Barn about 30 yards north of Court House Farmhouse
- The Creswells (cottage)
- The Ford (cottage)
- Nos. 1 and 2 Lane Cottages
- Barn about 20 yards north of nos. 1 and 2 Lane Cottages
- Lane Farmhouse
- Barn about 30 yards south of Lane Farmhouse
- Granary about 10 yards west of Lane Farmhouse
- Mile stone in front of Sutton Mission Hall
- Pantall's Cottage (formerly listed as Ivy Cottage)
- Pantall's Farmhouse
- Hop kilns and attached buildings 20 yards south of Pantall's Farmhouse
- Seabourne House
- Stone House
- Sutton Court
- Barn about 40 yards east of Sutton Court
- Barn and attached stables about 30 yards south-east of Sutton Court
- Barn and cow house about 20 yards east-south-east of Upper House Farmhouse
- The White House
- Cider house and granary about 25 yards east of The White House

Herefordshire Sites and Monuments Record

- Romano-British coin, Sutton Court (find)
- Ivy Cottage (medieval dwelling)
- Churchyard cross (medieval)
- Fishpond (undated)
- Mills (undated)
- Haulage yard, Bodenham Road (medieval occupation)
- Cottages north-east of Upper House (site, medieval dwelling)
- Congregational Chapel (post-medieval)
- Sutton medieval settlement
- The Old Rectory (post-medieval)
- Sutton Court Landscape Park (post-medieval)

Appendix II: Buildings of Local Interest

- The Talbot's: probably 17th Century with 18th Century alterations, a two-storey farmhouse; timber-framed with brick and rendered infill and an external coursed sandstone rubble chimneystack at the south end; refronted in brick (Flemish bond) and render with an off-centre doorcase at the south-east elevation under a hipped slate roof; sited on a terrace faced in sandstone rubble. (On the east side is a farmyard with a range of redundant agricultural buildings, timber-framed with weatherboarding on rubble plinths under pitched pantile roofs);
- Upper House Farmhouse: probably 18th Century extended in the 19th Century, a two-storey farmhouse; regular coursed sandstone under a pitched slate roof; central doorcase with gabled canopy and brackets, casement windows; at the east gable end a regular coursed sandstone external chimneystack; on the west side a brick extension in Flemish bond with sash windows under pitched and hipped slate roofs; sandstone random rubble boundary wall with stone gate piers and ornamental railings. (On the east side a barn and cowhouse (Grade II), timber-framed with weatherboards and squared sandstone rubble on rubble plinths under pitched slate roofs);
- Bank House: late 18th or early 19th Century, a two-storey house; brick-built in Flemish bond with coursed sandstone rubble at minor elevations under a hipped plain tile roof; at the main (south-east) elevation dentilled eaves, sash windows, and central doorcase with canopy and decorative trellis porch; at the north-west end a coursed sandstone rubble chimneystack; sandstone rubble boundary wall with vertical coping;
- The Golden Cross Inn: 18th Century or 19th Century, a two-storey public house; brick-built in Flemish bond under a pitched roof with concrete tiles; central door case and external brick chimneystacks at the gable ends; altered and extended, and fitted with replacement windows. (The building occupies a prominent position on the south-west side of the crossroads of the Hereford road and Ridgeway Road);
- Agricultural building: probably of 18th or 19th Century, a large building (probably built as a barn); timber-framed with weatherboards on a sandstone rubble plinth with squared sandstone rubble gable ends under a corrugated iron roof; sandstone random rubble boundary wall with vertical coping. (The building occupies a prominent position on the north-east side of the crossroads of the Hereford road and Ridgeway Road);
- The Old Rectory: AD 1843 (rebuilt): parsonage, two stories with attic, stuccoed with stone dressings and quoins, two gables at the main (east) elevation, pitched slate roofs, central doorcase and porch with a two-centred arch entrance. (The house is adjacent to the parish church on a generous plot behind mature trees and a sandstone random rubble boundary wall);

- Green Bank: 19th Century, a two-storey house; brick-built in Flemish bond under a pitched slate roof, coursed sandstone rubble at minor elevations; at the main (south-west) elevation dentilled eaves and central doorcase with gabled slate canopy; at the south-east gable end an external coursed sandstone rubble chimneystack; sandstone random rubble boundary wall with decorative railings. (The building occupies a prominent position near the north-west entrance to the conservation area);
- Brook House: 19th Century, a two-storey house; painted brick (Flemish bond) under a hipped slate roof; at the main (north-east) elevation a string course, sash windows and a central doorcase. (The building occupies a prominent position in the centre of the conservation area);
- The Lodge: 19th Century, a T-plan one storey house; brick-built in Flemish bond with stone dressings under a pitched slate roof with decorative ridge tiles; at the main (east) elevation an off-centre porch and a prominent canted bay window in a gable. (The building occupies a prominent position at the southern entrance to the conservation area.)

PLANNING WHITE PAPER AND ASSOCIATED DOCUMENTS

Report By: Head of Planning Services

Wards Affected

All

Purpose

- 1.1 To set out the scale and nature of the recent batch of consultation documents on the Planning system.
- 1.2 To propose this Council's response to these documents.

Background

- 2.1 The publication of the Planning White Paper sets out the government's proposals for the future of the Planning system.
- 2.2 The White Paper is summarised at Appendix 1.
- 2.3 The associated documents for consultation are summarised as follows:-

Planning Performance Agreements	Appendix 2
Planning Fees in England	Appendix 3
Changes to Permitted Development	Appendix 4
Improving the Appeal Process	Appendix 5

- 2.4 Central to the various consultation documents are the following future issues:-

- the challenge of climate change
- supporting sustainable economic development
- increasing the supply of housing
- protecting and enhancing the environment and natural resources
- improving local and national infrastructure
- maintaining security of energy supply

- 2.5 The various papers identify the recent improvements that have been introduced into the planning system. These include the introduction of local development frameworks, improvement in development control performance, i.e. planning and

Further information on the subject of this report is available from Andrew Ashcroft, Head of Planning Services, on (01432) 383098

improved capacity in the system via training, development and the setting up of specialist agencies.

- 2.6 The documents indicate that more is needed, and in particular that
- national policy is not sufficiently clear and responsive
 - the planning system is too bureaucratic, takes too long and is unpredictable
 - individuals and communities find it difficult to be heard
 - planning systems are confusing and unclear
 - decisions are not always taken at the right level

Report Details

- 3.1 Summaries of the key proposals in the White Paper and the associated documents are set out in Appendix 1–5 of this report.
- 3.2 These summaries also propose this Council's responses to the key questions raised by the government. It is proposed that the responses to these key questions are used as a basis for your officers to propose detailed technical responses to the more operational questions raised in the various documents.

Financial Implications

- 4.1 There are no direct financial implications at this stage.
- 4.2 At a high level the Planning Service has benefited significantly from the receipt of Planning Delivery Grant in recent years. This has stemmed from the Council's progress both on plan-making and development control performance. Much remains to be done on the delivery of an electronic planning service.
- 4.3 The consultation paper on planning fees, if implemented, will have an impact on the amount of fees received.
- 4.4 The government's proposals to remove further development (mainly household) from the need for planning permission may bring about a significant reduction in fees received unless this income stream is compensated elsewhere.

RECOMMENDATION

- THAT (a) the summaries of the various consultation papers at Appendices 1-5 are noted;**
- (b) the Committee approve the proposed responses in the various appendices;**
- (c) officers submit further responses to the Department of Communities and Local Government on operational questions and issues raised in the various papers, in**

Further information on the subject of this report is available from Andrew Ashcroft, Head of Planning Services, on (01432) 383098

consultation with the Cabinet Member – Environment and Strategic Housing.

BACKGROUND PAPERS

- Planning for a Sustainable Future : White Paper - May 2007
- Planning Performance Agreements : a new way to manage large scale major planning applications - May 2007
- Planning Costs and Fees : Report - May 2007
- Changes to Permitted Development : Consultation Paper 2 – Permitted Development Rights for Householders - May 2007
- Improving the Appeal Process in the Planning System : Making it proportionate, customer focused, efficient and well-resourced – consultation – May 2007

Further information on the subject of this report is available from Andrew Ashcroft, Head of Planning Services, on (01432) 383098

**Planning for a Sustainable Future : White Paper
Summary of key elements and proposed responses**

Improving the processing of nationally significant infrastructure projects

The government propose:-

- (a) the production of national policy statements for key sectors to ensure that there is a clear policy framework for decisions on nationally significant infrastructure.
- (b) improving the way in which infrastructure proposals are submitted on applications, requiring consultation with the public and local communities and requiring earlier consultation with key agencies.
- (c) the creation of an independent infrastructure planning commission to determine nationally significant infrastructure cases.
- (d) streamlining the procedures for infrastructure projects of national significance by rationalising the different development consent regimes.
- (e) improve public participation across the entire process.
- (f) explore developing decisions on smaller infrastructure projects to local authorities.

Key Questions

Do you agree that there is a strong case for reforming the current system on infrastructure projects?

Do you agree in principle, that the overall package of reforms proposed will achieve the wider objectives?

If not, what changes to the proposed reforms or alternative reforms would you propose to better achieve these objectives?

Proposed Responses

Proposals to speed up the delivery of major infrastructure proposals are supported. In many cases local planning authorities do not have the capacity or expertise properly to oversee major infrastructure proposals. The proposed independent commission should be constituted in such a way as to ensure that local authorities and local communities have a stronger voice. The key to the success of the new infrastructure planning commission will be a very clear definition of its responsibility. It should be limited to projects of a clearly national scale (Terminal 5 Heathrow Airport, new transport infrastructure, new ports & harbours etc) leaving local planning authorities with the majority of decision-making.

National Policy Statements (on infrastructure)

The government propose that national policy statements would:-

- (a) set out general objectives

- (b) indicate how these objectives would integrate with other government policies
- (c) show how actual and projected capacity and demand are to be taken into account.
- (d) consider relevant issues on safety or technology.
- (e) Indicate any circumstances where it was particularly important to other adverse impacts of development.
- (f) be as locationally specific as appropriate.

Key Questions

Do you agree that national policy statements should cover the core issues above?

Do you agree in principle that these statements should be primary consideration for the infrastructure planning commission in determining individual applications?

Proposed Response

These core issues are considered to be appropriate. They would set the scene for the infrastructure planning commission.

It would be logical to ensure that these principles would be primary considerations in the determination of applications. Local considerations would also need to be balanced in decision-making.

Preparing applications for nationally significant infrastructure projects

The government propose setting a clear policy background against which individual projects can be developed. In particular promoters would need to:

- (a) identify a project that might deliver the infrastructure required identified in the policy statements.
- (b) identify potential options to deliver the project.
- (c) gather information on the potential impacts of the project (especially where EIA is needed).
- (d) identify as preferred option.
- (e) consult on the preferred option.
- (f) prepare an associated application.

Key Question

Do you agree that promoters should have to prepare applications to be defined standard before the commission agrees to consider them?

Proposed Response

This approach is supported. The standards should, however, be regarded as minimum standards and should not prevent or preclude specific work being carried out on any scheme. The importance on on-going community consultation is particularly supported.

Determining applications for nationally significant infrastructure projects

The government propose:-

- (a) that the commission would deal with development consent applications for nationally significant transport, water, waterside and waste infrastructure in England, and energy infrastructure in England and Wales (and which exceed thresholds).
- (b) that the threshold would provide transparency and certainty.
- (c) all projects necessary to the operation of the electricity transmission and distribution network should be taken by the commission.
- (d) similar arrangements for major gas infrastructure.

Key Questions

Are thresholds appropriate?

Do you agree that electricity transmission proposals should be determined by the commission?

Do you agree that major gas infrastructure should be determined by the commission?

Proposed Response

These proposals are supported

Strengthening the role of local authorities in place-shaping

The government propose:-

- (a) a positive role for the LDF Core Strategy and act as the spatial expressions of the Sustainable Community Strategy.
- (b) a more comprehensive joined-up approach to the involvement of the wider community.
- (c) to introduce changes to ensure a more effective and tailored process of plan preparation with more flexibility about the number and type of plans and how they are produced.
- (d) greater flexibility in revising plans during the process.
- (e) more flexibility for local authorities on the type and number of plans.
- (f) to remove the need for a sustainability appraisal for every Supplementary Planning Document.

Key Questions

Do you agree the importance of a more joined up approach to community engagement locally?

Do you agree that there should not be a requirement for SPDs to be listed in the local development scheme?

Do you agree that there should not be a blanket requirement for supplementary planning documents to have a sustainability appraisal?

Proposed Response

The approach to joined up engagement is supported. The wider role of the LDF is supported, both in principle and in relation to its ability to raise the wider corporate role of the planning function.

The flexibility for local planning authorities to prepare supplementary planning documents is supported. The 2004 system has artificially restrained this inherent flexibility to the wider detriment of the system. The Council's recent decision to prepare SPD on polytunnels has been a good example of flexibly applying the local development scheme (and with support of the Government Office for the West Midlands).

The proposed relaxation on the preparation of sustainability appraisals is welcomed. This requirement has become burdensome and costly. The Council suggests, however, that the wider principles of sustainability should remain as critical to the production of any planning document.

Making the planning system more efficient and effective

The government propose:-

- (a) to reduce the need for applications for minor developments subject to safeguards to level impact on others.
- (b) to streamline the planning application process.
- (c) to improve the planning appeals process.

In particular the government proposed a range of measures which will offer greater freedom and flexibility for householders wishing to make minor extensions or improvement to their home; and other occupiers of buildings and land, including small businesses who wish to extend or improve their premises.

Key Question

Which types of non-residential development offers the greatest potential for change to permitted development rights?

Proposed Response

This matter is addressed in Appendix 4.

In addition the government propose:-

- (d) the development of a voluntary system (probably for smaller developments, whereby if there was agreement between a developer and neighbours affected) a full planning application would not be required.

Key Question

What is your view on the principle of introducing a streamlined process for approval of minor development which does not have permitted development rights and where the neighbours are in agreement?

Proposed Response

The Council has major reservations about this proposal. It fails to recognise that the planning process operates in the public interest rather than as an agreement or pact between a developer and neighbours. In extreme cases this may result in the granting of permission for proposals which conflict with policy, established practice or adopted guidelines. It also has the opportunity to bring the planning process into disrepute.

Planning Performance Agreements (PPAs) : A new way to manage large-scale major planning applications

In recent years the government has been pursuing a pilot project on PPAs. It is seen as a concept of securing a detailed agreement between a local planning authority and a developer on the processing and details associated with complex, major applications. The 'agreement' is of a voluntary nature, and it has been suggested that in these circumstances (and subject to both parties honouring their commitments) the application would not be subject to the normal performance targets.

The government propose:-

- (a) that local planning authorities should be encouraged to offer PPAs for significant major development proposals.
- (b) that core components of a PPA be set out.
- (c) local authorities prepare a PPA charter.
- (d) a detailed project plan is prepared for each PPA.
- (e) key issues lists are prepared.
- (f) an inspection day is held.

Key questions

Do you agree with the principle of having PPAs?

Are you content with the definition of large scale major applications?

Proposed Responses

The Council support the concept of PPAs. It already has project management principles in place to deal with major applications. In the case of major applications the Council recognises that certainty of a process and decision date is frequently more important to all parties than just speed of processing.

The concept of thresholds for large scale major applications and PPAs is supported (200+ dwellings, or in excess of 10,000m² of non residential floor space). This will ensure that the impact of PPAs is not diminished by excessive use.

Planning Fees in England

Background

1. Planning application fees were last increased in England in April 2005 and are, therefore, due for an increase. For legal reasons planning application fees can only be used to recover the cost of development control as a regulatory service; they must not be used to cross-subsidise other parts of the planning services such as Forward Planning or Conservation. However, since the last fee increase the Government has become concerned that if the ambitions of spatial planning, the effective management of development and the retention of improved planning services are to be achieved then there is a need to augment the resources available to local planning authority services.
2. The Government proposes the changes to the current fee regime as summarised below, all in the wider context of the current White Paper. If accepted and approved by Parliament the changes will come into effect for April 2008.
3. The Government acknowledges that Planning Delivery Grant (PDG) has partly bridged the gap between income and the cost of Planning Services. However, 2006/07 was the final year of the PDG in its current form and there is no guarantee that further funding for Development Control can come from that source.
4. The Government has explicitly linked the award of PDG to development control performance measured against Best Value Performance Indicator 109 (the speed of processing planning applications). Herefordshire has continued to meet and exceed those targets in 2006/07 and in the first quarter of 2007/08. (There will be a further report on BVPIs as part of the six monthly monitoring report to the November meeting of the Planning Committee).
5. The Government has commissioned research in 2006 which suggests that, nationally, fee income covers around two thirds of the cost of development control. Kate Barker, in her reviews of planning, made suggestions for changing the fee regime to try and address this shortfall.
6. In the light of the above the Government has put forward three options for consultation purposes:

Option 1	Do nothing. (The Government does not favour this option)
Option 2	Increase fees overall by around 40% (excluding householder applications)
Option 3	Increase fees overall by around 25% (also excluding householder applications).

The Government has also looked at three "Sub-options":

- | | |
|----------------|--|
| Sub option (a) | allow some increase in fees for householder applications |
| Sub option (b) | remove the maximum "cap" on fees – currently £50,000 for any one application |
| Sub option (c) | introduce a new fee for discharging conditions on planning applications |

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7. On balance the Government prefers option 3 along with all three of the sub-options
8. Future long term options include the possibility of local fee setting although this will need to be the subject of further research and consultation.
9. In summary the proposals are:
 - **rise in fee amounts, above current level: 25%**
 - **the total additional amount to be raised: approximately £65 million a year**
 - **to increase householder application fees by only 7.5% (i.e. by April 2008 this will represent an inflation only rise since the last fee increase in April 2005)**
 - **to remove the maximum fee cap (currently £50,000)**
 - **to introduce a new fee category for certification that planning conditions have been carried out**

In addition it is also proposed for the future:

- **to pilot a “premium service” whereby local planning authorities could charge a 20% premium if they guarantee to reach a decision in less than the current 13 or 8 week target periods; and**
 - **to make provision, subject to fuller consultation later, for local planning authorities to set their own planning fees where they meet eligibility criteria.**
10. In responding to this consultation there are two issues which should be born in mind:
 - if the proposals elsewhere in the White Paper for changes to householder permitted development come about then, based on pilot studies in four other local planning authorities, there could be a significant reduction in the number of applications for householder development. Such a reduction might be as high as 50% which, in Herefordshire’s case, could represent up to 500 applications a year and imply a loss of fee income of over £60,000 per year
 - the consultation makes no reference to post-facto planning applications and should Members wish to raise the concept of an increased fee for such applications then this would be an opportunity to do so.
 11. The specific consultation questions and the officers’ suggested responses are:

Question 1	Would a fee level increase of 25% be reasonable? Should householder applications be largely shielded from that increase?
Suggested response	A balance needs to be struck between paying for the service and cost to the applicant – especially as the applicant is by no means the only “Customer” of the planning service. The research last year did not report that fee increases are a disincentive to applicants making planning applications. On balance, a 25% fee increase would be reasonable provided that the Government acknowledges that it will not bring full cost recovery and that it is indexed so that it increases

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	each year in line with inflation rather than the current “Stop – go” arrangement whereby fees are only increased occasionally at irregular intervals. The householder fee increase can be more modest but should, at least, be increased in line with inflation.
Question 2	Would you prefer that fees go up by the full 40% to provide more resources for planning?
Suggested response	This would put more of a burden on the applicant who, as noted above, is not the only customer of the planning service. The continuation of the PDG could provide an alternative source of funding.
Question 3	What are the likely effects of any of these changes? Will there be unintended consequences?
Suggested response	The principal likely effect of any significant increase is an upsurge of applications being submitted to “Beat the deadline” – further reinforcing the need for increases to be more incremental rather than once every three or four years.
Question 4	Performance on Development Control is currently measured against targets to determine applications within set time periods. Given the desire for further service improvements flowing from any fee increase – without perverse incentives – what do you think would be the best form of performance measurement for development control and what should be an appropriate benchmark?
Suggested response	This question needs to be considered as part of a review of planning performance targets generally – it is not directly related to the current consultation on application fees. The emphasis on speed of decision making in BVPI 109 has the inherent weakness that the speed of the decision does not necessarily relate to the quality of the outcome. However, the quality of the outcome has a degree of subjectivity which can be difficult to measure in terms of a performance target.
Question 5	Are current fee maxima serving any useful purpose?
Suggested response	They, obviously, benefit the larger developers by introducing an “Economy of scale”. However, they serve no useful purpose for the local planning authority.
Question 6	Do you welcome the proposed fees for the discharge of conditions? Do you agree that this should not apply to conditions imposed on listed buildings?
Suggested response	It is presumed that this proposal is distinct from the current provisions for making planning applications to discharge or vary conditions. In other words, this would occur where building works are complete and, for example, a prospective new owner requires confirmation that there are no outstanding planning conditions. At present some local planning authorities make a charge for this service anyway. Herefordshire Council does not at present – but it could do on a discretionary basis in the future. This proposal would put charges for such services on a formal footing and is welcomed. In respect of listed buildings it is significant that there is no fee for making applications for listed building consent (LBC). Until such time as LBC applications attract a fee it would seem illogical to levy a fee for checking on LBC conditions. The simple answer would be to

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	introduce fees for LBC applications but this appears to be outside the scope of the current consultation.
Question 7	Would it be useful if the local planning authority can offer a “Premium Service”?
Suggested response	This has the potential to be highly discriminatory in favour of those developers who can afford it. Allowing developers to pay for preferential treatment may have consequences for the public perception of the process.
Question 8	Currently, Government sets planning fee levels. How do you feel in principle about the idea that each local authority should be able to fix its own (non-profit-making) planning charges in the future?
Suggested response	The concept is welcomed.

12. Members will note that the consultation does not consider the question of Post-Facto planning applications. In addition to responding to the above questions Members may also wish to take the opportunity to suggest that the fees for Post Facto applications are treated in a similar manner to the fee which needs to be paid in order to lodge an appeal against an enforcement notice. In that case the appellant has to pay the equivalent planning application fee twice: once to the Planning Inspectorate and once to the local planning authority.

Changes to Permitted Development for Householders

Background

1. The Government Commenced a “Householder Development Consents Review” (HDCR) in 2005 to examine ways of reducing bureaucracy for householders seeking to improve their homes whilst protecting the interests of neighbours, the wider community and the environment. The review has focussed on the changes which householders can (and cannot) make to their properties without the need to apply for planning permission. At present these limits are mostly based on the volume of any proposed extension, which can be quite hard to calculate, and are generally quite complex. The Government is also concerned that some quite damaging extensions can be made to houses within the current permitted development rules, whereas some quite innocuous alterations sometimes fall outside the limits of permitted development and therefore require a planning application. Following wide consultation and study the proposals outlined below have now been put forward for consultation.
2. The principles which underpin the proposals are:
 - clear and robust arrangements must be in place so that the interests of neighbours and the wider community and the environment are sufficiently protected
 - changes to current permitted development rules should be based on evidence and be fully tested
 - there should be full consultation on detailed proposals for taking forward and recommendations..
3. There are two current consultations on householder permitted development: one relating solely to “Microgeneration” development, e.g. the installation of small wind turbines and/or solar panels on domestic property, and one relating to house extensions and related works. The commentary below covers both consultations.
4. The Government is seeking to adopt an “Impact Based” approach to this work. It is important to appreciate the four levels of impact which have informed this work.

They are:

- Impact level One: development which affects only the house being extended (this might, for example, be a small conservatory which has no effect on any other property and should be permitted development)
- Impact level Two: development which affects the house being extended and its immediate neighbours (this could, for example be a rear extension with some potential to affect the immediate neighbours and, if so, may need to be subject to some control)
- Impact level Three: development which impacts on the public domain in some way such as a large side extension clearly visible in the street scene and for which there would be a public interest in having some control
- Impact level Four: development which impacts on some wider public interest such as the character of a conservation area or the landscape in an AONB

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5. The proposed changes are themselves quite complex and will need to be illustrated through a presentation of diagrams at Committee. There is a two page summary of the existing and proposed changes in an appendix to this report.
6. Overall the main concept behind the changes is that, in future, permitted development limits should be expressed in simple distance measurements such as the distance to the boundary instead of being based on calculations of the volume of all extensions to the house. It follows that the new proposed limits will be much easier for householders to follow and to understand.
7. With regard to the permitted development changes for Microgeneration the principle changes would be to allow for solar panels to cover a whole roof and wall of a house up to a depth of 150 mm (6 inches) thick, and to allow for wind turbines up to 3 metres high (including the propeller blades) to be installed on houses, or windmills up to 11 metres high (including the propeller blades) to be installed as free standing structures in back gardens.
8. The specific consultation questions and the officers' suggested responses are:

Question 1	Do you agree with the principle of an impact approach for permitted development?
Suggested response	Yes.
Question 2	Do you agree with a restriction on development facing onto and visible from a highway in designated areas?
Suggested response	Yes, this is a very important additional control and should be applied to Conservation Areas and AONBs.
Question 3	Should the restriction apply in the same way to all types of designated area?
Suggested response	Yes
Question 4	Do you agree that, subject to safeguards to protect householders from abortive costs, that the existing right to compensation for 12 months after any change to the GPDO is made is reviewed?
Suggested response	Yes. This arises from the fact that some types of development which are currently permitted would cease to be permitted if the proposed changes come into effect. It is normal, when revoking a permission for the body responsible to be liable for compensation. Limiting such liability to one year seems to be a sensible compromise.
Question 5	Do you consider that local planning authorities should be able to make an article 4 direction without the need for the Secretary of State's approval at any stage?
Suggested response	Yes. The nature of Article Four directions (which take a way permitted development rights typically for a specific type of development in a specific locality) is that they are concerned with detailed local issues. They should not need referring to the Secretary of State.
Question 6	Do you consider that, subject to safeguards to protect householders from abortive costs, the existing right to

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	compensation as a result of the making of an article 4 direction should be reviewed?
Suggested response	Yes. The question of compensation is a very strong disincentive to the use of Article Four Directions as a means of restricting potentially damaging types of development.
Question 7	Should there be a requirement for planning authorities to review article 4 directions at least every five years?
Suggested response	No, it would be an unnecessary constraint to review Article Four Directions simply due to the passage of time. They should be reviewed when there has been a significant change of circumstances and local planning authorities can be trusted to know when such a review is needed and to build it into their normal programmes of work accordingly.
Question 8	Would there be benefit in making certain types of permitted development subject to a prior approval mechanism?
Suggested response	No. The Prior Approval System is very convoluted and should be avoided wherever possible. Indeed, instead of extending its use the Government should be reducing its use, for example by bringing telecommunications masts under normal planning controls instead of relying on Prior Approval.
Question 9	If so, what types of permitted development should be subject to prior approval and what aspects of the development should be subject to approval?
Suggested response	See above – the Prior Approval system should be restricted not expanded.
Question 10	Would there be benefit in having a separate development order containing just permitted development rights for householders?
Suggested response	Yes – it would be helpful
Question 11	Do you have any comments on the proposed definitions?
Suggested response	The proposed changes are generally welcomed – but must be accompanied by clear definitions of where measurements should be taken from, especially in the case of sloping sites where the measurement of height can be quite critical.
Question 12	Do you agree with the proposed limits for extensions?
Suggested response	Yes – subject to clear definitions of the limits
Question 13	Do you agree with the proposed limits for roof extensions?
Suggested response	Yes
Question 14	Do you agree with the proposed limits for roof alterations?
Suggested response	Yes
Question 15	Do you agree with the proposed limits for curtilage developments?
Suggested response	Yes
Question 16	Do you agree that there should be no national restriction on hard surfaces?
Suggested	Yes – trying to control the detail of how householders choose to lay

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response	out their front gardens would be very time consuming and out of proportion to the public benefit likely to arise from such control.
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9. With regard to the Consultation on Microgeneration it is suggested the proposal to allow householders to cover whole walls and roofs of houses with solar panels up to 150 mm thick is excessive – and should certainly not be permitted in Conservation Areas and AONBs. Some limitation is necessary to retain the character and appearance of those areas. With regard to wind turbines there is some considerable doubt that in urban areas small turbines on roofs are effective due to the unreliability of wind speeds so close to roof tops. It remains to be seen whether there is much demand for this type of development. Wind turbines up to 11 metres high in rear gardens could create quite significant impacts on the local landscape and it is suggested that planning controls should continue to apply to them.

Changes to Planning Appeals

Background

1. As part of the overall package of proposals in the White Paper the Government is also putting forward a package of suggestions to improve the system of planning appeals. In its aims the consultation states:

“Given the forecast in appeal numbers and what this could subsequently mean for taxpayer costs, changes need to be made to the current system to make it respond more robustly to external influences and to enable it to provide better value for money. We also want an appeals system that operates on a collaborative relationship based on trust, with good communication and regular exchange of information between appellants, local planning authorities and the Planning Inspectorate and where responsibility is devolved to the principal parties where appropriate.”

2. The Government is setting some challenging targets for the Planning Inspectorate, thus:
 - 50% of all written representations cases to be determined within 16 weeks
 - 50% of all hearings to be determined within 30 weeks
 - 50% of all inquiries to be determined within 30 weeks
3. In 2005-06 the Planning Inspectorate dealt with over 22,000 planning appeals in England, and this figure is expected to grow year on year. The system is essentially the same for all development types, whether the proposal is a house extension or some major infrastructure. The Government is keen to introduce a sense of “proportionality” into the way appeals are determined.

Fast Track Appeals for Householder Applications and Applications for works to trees.

4. The first proposal is to introduce a “fast track” approach to householder and tree preservation order appeals. This is primarily because these appeals rarely raise issues of policy and yet they account for around 28% of all appeals. At present these appeals, like all others, must be made within 6 months of the local planning authority’s decision. It is proposed to reduce this period to eight weeks. Furthermore there would be limited powers for applicants and the local planning authority to raise new issues in any representations. In essence the Inspector would be expected to determine the appeal on the basis of the same information which was presented to the local planning authority. In this way it is hoped to avoid lengthy exchanges of further information and copying sets of representations which are typically repetitive. Similar measures would be introduced in respect of tree preservation order appeals.

Member Review Bodies

5. The Government is also interested in comments on the concept of delegating some appeals back to local planning authorities in the form of Member Review Bodies which would be used to determine appeals where the original case was determined by officers under delegated powers. If an applicant chose to appeal to

APPENDIX 5

a Member Review Body then they would lose the right of appeal to the Planning Inspectorate. This proposal would require new Primary Legislation.

Determining the Appeal method.

6. The appeal system when first set up in the 1940s gave the applicant the right to be heard at an Inquiry, and the appeal system has, for the most part, kept to this "Right". The Inspectorate will increasingly try to dissuade appellants from demanding a public inquiry in all but the most complicated cases. However, it remains true that where an appellant opts for the Written Representations method he/she is actually giving up the right to be heard by an Inspector in person. It is proposed to change this system for once and for all to give the Inspectorate the power to determine the method of appeal. There will be considerable savings to the Inspectorate and to local planning authorities alike in reducing the number of appeals dealt with by public inquiry.

Other Procedural Changes

7. There are a variety of other minor changes to the system proposed concerning timetables for submission of evidence, the ability to correct minor factual errors in decision letters, and even a proposed system of a fixed award of costs where it can be shown that one of the parties to an appeal has deliberately ignored procedural rules. There are also proposed changes to the time limits for submitting enforcement appeals to prevent such cases being drawn out unnecessarily.
8. The list of consultation questions is set out below with the suggested response.

Question 1	Do you agree with the proposal to fast track householder and tree preservation order appeals?
Suggested response	Yes. It will, however, require good publicity to make sure that would-be appellants are fully aware of the reduced time to lodge appeals.
Question 2	Do you agree with the proposal to require local authorities to establish Local member Review Bodies for the determination of minor appeals?
Suggested response	This proposal has the fundamental problem that it means that the local planning authority would be determining both the application and the appeal against it. Delegated decisions are taken on behalf of the local planning authority on the basis of its own policies anyway. Consequently an appeal to another body within the same organisation would take away the chance for an appellant to seek external scrutiny of how the local policies are being applied. This proposal is, therefore, not supported.
Question 3	Do you agree with allowing the Planning Inspectorate, on behalf of the Secretary of State, to determine the appeal method for each case by applying Ministerially approved and published indicative criteria?
Suggested response	Yes. In most cases the method of appeal determination does not significantly affect the outcome. It could also avoid, for example, the problem of appellants in enforcement cases electing the public inquiry method in order to extend the time taken to conclude the

APPENDIX 5

	process.
Question 4	Do you agree with the package of proposals to improve customer focus and efficiency of the appeal?
Suggested response	Yes. These changes are largely focussed on expediting the process and avoiding appellants producing “surprises” including significant changes to their proposals during the appeal process.
Question 5	Do you agree with the changes proposed for the award of costs?
Suggested response	The changes largely comprise of setting out better guidance, especially for appellants, so that they are better aware of how the cost regime works. The proposals may include fixed penalties for, for example, missing key deadlines for the submission of supporting evidence. The Government is also considering extending the ability to claim costs to written representations appeals. (By way of background in the last two years the Council has not had any awards of costs against it but has successfully claimed costs in two cases.) Overall the proposed changes would appear to be sensible adjustments to the current regime. Much depends on the detail of the suggested new advice.
Question 6	Do you agree that the time limit for appealing against a planning decision should be reduced where there is an enforcement notice relating to the same development so that, in the event that both are appealed, to allow the appeals to be linked?
Suggested response	Yes. This would address the problem whereby, in response to the service of an enforcement notice, the developer makes a planning application in order to lengthen the process. In such cases by limiting the period for appeal against a “parallel” planning application the whole process can be expedited and one appeal deal with both the enforcement notice and the planning application.
Question 7	Do you agree with the changes proposed for enforcement and lawful development certificate appeals?
Suggested response	Yes – the proposed changes are largely concerned with bringing the procedural arrangements for these appeals into line with equivalent planning appeals. Enforcement appeals attract a double fee – with the standard fee for an equivalent planning application being paid to both the Inspectorate and to the local planning authority. The Government is proposing that the double fee is paid in its entirety to the local planning authority. This also would be welcome and would parallel the concept of a double fee for post-facto applications if that idea were to be accepted.

DCNC2006/3364/F - PROPOSED TEMPORARY MOBILE HEALTH FACILITIES (TEMPORARY FOR SEVEN YEARS) AT BROAD STREET CAR PARK, LEOMINSTER, HEREFORDSHIRE.

For: Mercury Health Ltd per Tribal MJP, 70 High Street, Chislehurst, Kent. BR7 5AQ

Date Received:
20th October 2006

Ward: Leominster South

Grid Ref:
49717, 59316

Expiry Date:
15th December 2006

Local Members: Councillors RBA Burke and RC Hunt

Some members of the Committee may recall that this application was deferred at the meeting of 19th January 2007 with a request that more information be submitted regarding the alternative sites that have been considered. The following details have now been provided:

Name:	Address	Notes
Leominster Sports Centre	Coningsby Road Leominster Herefordshire HR6 8LL	Car Park is considered too small for the manoeuvrability of the vehicles.
Bridge Street Sports Centre	Bridge Street Leominster Herefordshire HR6 8EA	Car Park is considered too small for the manoeuvrability of the vehicles.
Dishley Street Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Car Park is considered too small for the manoeuvrability of the vehicles. Pay and Display Car Park which is heavily used.
Etnam Street Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Car Park is considered too small for the manoeuvrability of the vehicles. Pay and Display Car Park which is heavily used.
Central Area Car Park	Run by: Herefordshire Council Brockington 35 Hafod Road Hereford HR1 1SH	Pay and Display Car Park which is heavily used.

The four sites, including the application site, which were considered through discussions with Herefordshire Council's Car Parks Manager Mike Morris. Throughout these discussions the Broad Street Car Park was highlighted as the most suitable location for the units due to the low intensity of use on the site and the size of the site which would be able to temporarily accommodate on the days in which they are required.

On the basis of this your officers remain of the opinion that the proposal is acceptable and the recommendation remains unchanged. The original report follows:

1. Site Description and Proposal

- 1.1 The application relates to an area of Broad Street car park in Leominster, adjacent to the Community Centre and Arkwright Court.
- 1.2 It seeks temporary permission for seven years for the periodic siting of mobile health facilities. The proposal forms part of an NHS initiative to provide diagnostic facilities through the private sector. It has been approved by Herefordshire Primary Care Trust and intends to provide high quality health services for people living in and around the Leominster area.
- 1.3 The site is one of 52 in the West Midlands area from which it is intended to operate such facilities. Similar applications have also been submitted in Hereford, Ledbury and Ross on Wye. A fleet of units will rotate around selected sites, staying at each location for varying periods, based upon need and pre-determined appointment arrangements.
- 1.4 It is intended that the units will be located in the same position each time that they visit a site. They are entirely mobile, no on site works are proposed and this allows the site to be returned to its original use as soon as they are removed. They are mounted on spreader plates to ensure that no damage is caused to the surface.
- 1.5 The units will be sited for periods between 1 and 3 days per week and therefore between 52 and 156 days per year. This falls beyond the scope of the temporary use of land for 28 days as described by the Town and Country Planning (General Permitted Development) Order 1995, and hence an application for planning permission has been submitted.

2. Policies

2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)

S11 - Community facilities and services
HBA4 - Setting of listed buildings
HBA6 - New development within conservation areas
CF5 - New community facilities

2.2 Leominster District Local Plan

A.18 - Listed buildings and their settings
A.21 - Development within conservation areas
A.61 - Community, social and recreational facilities
A.74 - Avoiding the loss of shopper car parking

3. Planning History

- 3.1 None relevant to this application.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Advice

4.2. Transportation Manager - Comments as follows:

4.2.1 Broad Street car park in Leominster has 269 spaces and is the only "All Day Free" car park in Leominster. As such it is a popular car park and is normally full to capacity on most days of the week and particularly Friday which is Market Day in Leominster when parking space generally is at a premium in the town. With the exception of Fridays, there is capacity within other public car parks in the town, although these are either charged or limited waiting.

4.2.2 There are no implications in relation to lost revenue arising from this planning application because the car park is free. However, the fee payable by the applicant for licensed usage is upwards of £1,000 per annum depending on the number of days per week on site and will represent an additional income stream.

4.2.3. During operational hours 6 parking spaces are required for staff and 8 for patients and depending on the Unit to be used a further 4 to 30 spaces for parking the Unit. A maximum of 44 spaces would therefore be required at any one time which equates to 16% of overall available parking space in this car park. Some amendment to the Car Park Order will probably be necessary to facilitate this. This shortfall in parking space could be accommodated by displacement to other car parks where there is a charging regime, with the exception of Market day as highlighted above.

4.2.4 The suggested location of the Unit is considered to be acceptable as it does not interfere with traffic flow to the remaining areas of the car park.

4.2.5 Conservation Manager - No objection to a temporary use.

4.2.6 Head of Environmental Health and Trading Standards - No objection.

5. Representations

5.1 Leominster Town Council - Recommends refusal due to loss of car parking spaces and suggests that an alternative site be found on one of the industrial estates.

5.2 Two letters of objection have been received from Mr A. Dadswell, 15 The Priory, Leominster and Mr M. Bufton, 31 Arkwright Court, Leominster. In summary the points raised are as follows:

5.2.1 The loss of car parking will reduce the viability of the town centre.

5.2.2 Shoppers and tourists will bypass the town if they cannot park.

5.2.3 Has alternative parking been identified?

5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 Policies S11 and CF5 of the Unitary Development Plan and A.61 of the Leominster District Local Plan all encourage the provision of new community facilities, including those for health care. The premise for such provisions is that they should:

- be appropriate in scale to the needs of the local community,
- are located in or around the settlement that they serve,
- do not impact upon residential amenity, and;
- are accessible to pedestrian users as well as car users.

6.2 The proposal is considered to accord with all of these criteria. Its central location means that it is accessible to both pedestrian and car users alike. It appears to be of a scale commensurate to the needs of Leominster and the surrounding area and is unlikely to cause any detriment to adjacent residential amenity given that it would be located in a car park where there are frequent vehicle movements throughout the day. The applicants advise in their supporting documents that the unit would be open between 7.30am and 8.30pm, but that staff will need to be on site one hour before opening and after the unit has closed. A condition to this effect would further protect residential amenity.

6.3 The key consideration is whether the temporary loss of a maximum of 44 parking spaces is likely to be so harmful to the vitality of the town centre to outweigh the benefits of the provision of up to date health care facilities.

6.4 The Transportation Manager has commented at some length about the implications on parking provision in Leominster, but concludes that the shortfall in free parking could be accommodated by displacement to other car parks in the town. It is therefore considered that there is unlikely to be any long term impact on the vitality of the town centre, especially as the spaces taken by the units will be available for at least part of each week.

6.5 It is therefore concluded that the proposal accords with the Development Plan and the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - E03 (Restriction on hours of opening)

(8.30 p.m. to 7.30 a.m.)

Reason: In the interests of the amenities of existing residential property in the locality.

- 3 - The use of the land hereby approved shall be limited to a maximum of 156 days per calendar year.

Reason: to define the terms of the permission and to protect long term car parking provision.

- 4 - E20 (Temporary permission)

(13th July 2014)

Reason: To enable the local planning authority to give further consideration of the acceptability of the proposed use after the temporary period has expired.

Informative:

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

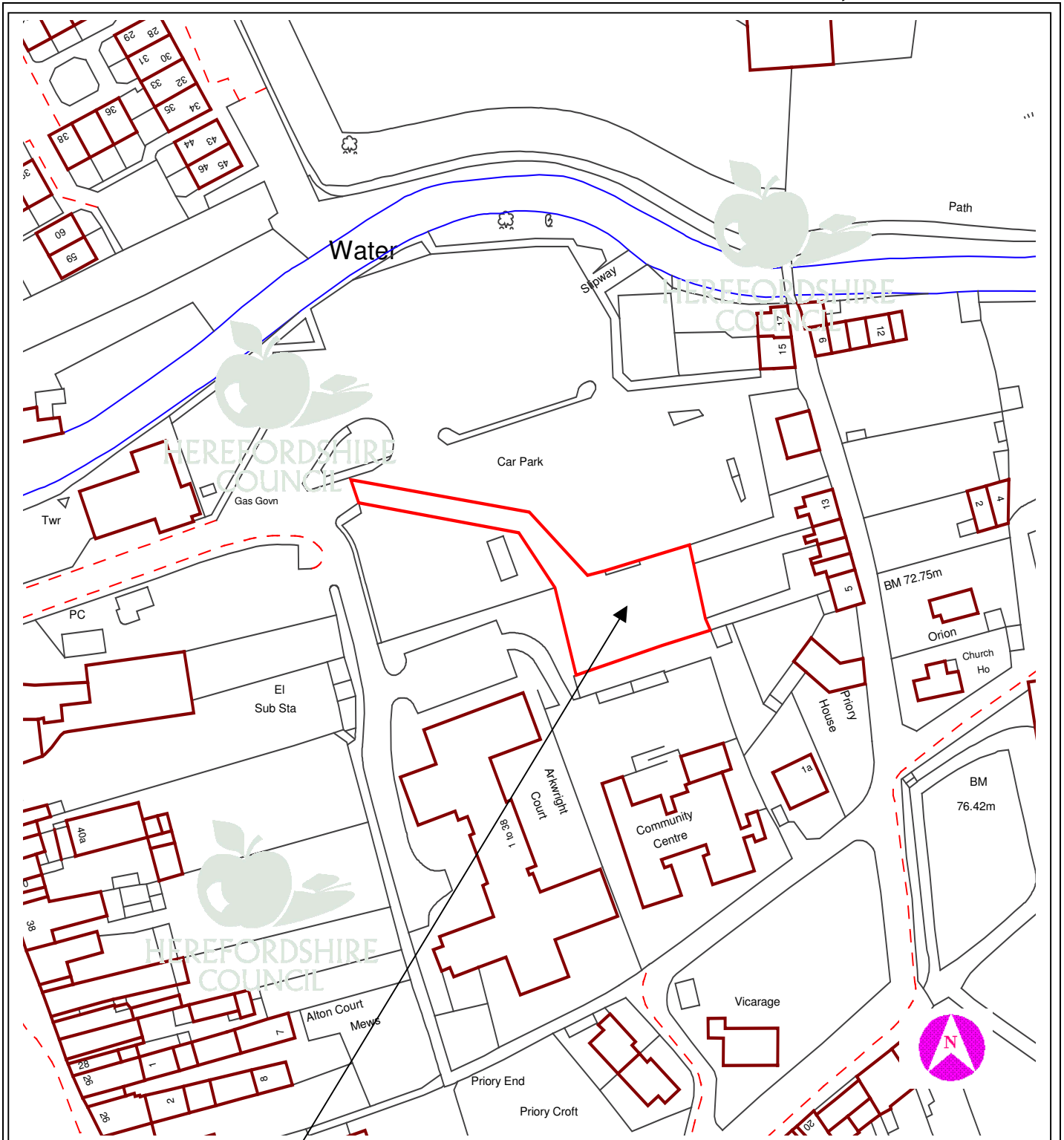
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2006/3364/F

SCALE : 1 : 1250

SITE ADDRESS : Broad Street Car Park, Leominster, Herefordshire.

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**DCNC2007/0586/O - SITE FOR DWELLING FOR A
RURAL ENTERPRISE AT THE OLD BLACKSMITH'S
SHOP, DOCKLOW, LEOMINSTER, HEREFORDSHIRE**

**For: Mr & Mrs Hill per Burton & Co, Lydiatt Place,
Brimfield, Ludlow, Shropshire, SY8 4NP**

Date Received:
22nd February 2007

Ward: Hampton Court Grid Ref:
56474, 57420

Expiry Date:
19th April 2007

Local Member: Councillor KG Grumbley

Introduction

This application was considered by the Northern Area Planning Sub-Committee at its meeting on the 29th May 2007 when Members resolved to grant planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 29th May 2007 the Northern Area Planning Sub-Committee was recommended to refuse this application for the following reason:

- 1. The applicant has failed to demonstrate that a functional need exists for a dwelling on the site. Without any exceptional justification the proposal is contrary to Policies H6 and H7 of the Herefordshire Unitary Development Plan 2007 and Annex A of Planning Policy Statement 7 – Sustainable Development in Rural Areas.**

In the debate the members of the Area Sub-Committee gave weight to benefits to the rural economy of the business. The applicant repairs agricultural machinery and frequently does so at short notice and at unsociable hours – thereby benefiting local agriculture. They considered that this proposal justified consideration under policy H8 on the basis that it was in connection with rural business. Furthermore there would be security advantages in having a residential presence on site. They took the view that the business was financially sound and that this justified a new dwelling.

In interpreting the policies of the Unitary Development Plan and PPS7 the following factors are relevant:

1. Policy H8 is intended to cover circumstances such as livestock farming where there was a clear need for day to day supervision/care of the animals. It is not intended to cover situations such as this whereby a business happens to be located in the countryside but has no connection with the land in the same occupation or nearby. Essentially, the principal benefit of a house on the site would be to reduce the commuting distance from the applicant's current home address in Pembridge.

2. The security of the business, i.e. the protection of any assets on the site, does not of itself justify a permanent residential presence on the site. This point was specifically considered by the Inspector in the appeal in 2001 and there have been no significant changes of circumstances since then.
3. The work which the applicant undertakes is frequently carried out at the farms themselves – there is typically no functional need to bring large agricultural machines to the shop at Docklow for repair. Consequently, whilst the applicant's business is based at the site, much of the actual work takes place elsewhere – reducing even further the need for the applicant to live at the site.
4. The fact that the business is successful is not of itself a reason for permitting a new house in open countryside which does not accord with any of the criteria in policy H8.

There is therefore a significant degree of conflict between an approval in this case and the recently adopted UDP and the decision of the appeal inspector on a virtually identical case on the same site in 2001.

In view of the fact that the decision of the Sub-Committee to approve this application raises a crucial policy issue this application has been referred to this meeting of the Planning Committee for further consideration.

The original report to the Northern Area Planning Sub-Committee follows.

1. Site Description and Proposal

- 1.1 The application site lies on the southern side of the A44, with an existing vehicular access directly on to it. It lies within a small paddock bounded to the south east and west by mature hedgerows and trees.
- 1.2 The paddock is set back from the road by approximately 65 metres, the area between being occupied by a workshop and yard from where the applicant runs an agricultural engineering business.
- 1.3 The application is made in outline and is for the erection of a dwelling to be occupied in connection with the agricultural engineering business. The application form reserves all matters for future consideration, although the design and access statement accompanying it states that the existing access serving the yard and workshop would be shared.
- 1.4 A general statement supporting the application is also included. This suggests that the proposal accords with policy H7 and H8 of the Herefordshire Unitary Development Plan and Planning Policy Statement Note 7 - Sustainable Development in Rural Areas.

2. Policies

Herefordshire Unitary Development Plan

H7 – Housing in the countryside outside settlements

H8 – Agricultural and forestry dwellings and dwellings associated with rural businesses

Planning Policy Statement 7 – Sustainable Development in Rural Areas – Annex A: Agricultural, Forestry and Other Occupational Dwellings

3. Planning History

NC2001/0631/O - Site for proposed dwelling and garage - Refused 25/04/01 and dismissed on appeal due to lack of need.

93/0355/N - Erection of a replacement workshop - Approved 13/08/93.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Transportation Manager - No objections subject to conditions.

4.3 Forward Planning Manager - There is insufficient/unclear supporting information to answer the functional and financial tests of PPS7 and therefore it is contrary to Policies H7 and H8 of the UDP.

5. Representations

5.1 Docklow and Hampton Wafer Parish Council - No objections.

5.2 12 letters of support have been received from a combination of local residents and customers of the applicant. In summary the points raised are as follows:

1. The applicant is a hard working member of the community.
2. A dwelling in close proximity to the business will allow it to be run more successfully.
3. It would save the applicant a lot of time and money in travelling expenses.

Agents Comments

5.3 The application is not accompanied by a detailed functional and financial appraisal as is required by PPS7. A statement submitted with the application advises that the applicant runs a 24 hour breakdown service and is on call most of the time. It states that he needs to be on site in order to respond quickly to emergencies. At present he has to travel from Pembridge to his workshop to collect tools and replacement parts, and then onto a client.

5.4 It also stated that there is a need for a permanent presence to received parts deliveries, to provide security and an on-site office, which is currently lacking.

5.5 The statement also advises that the business is financially viable. Figures have not been submitted, as is the norm, but a note that accounts can be made available is included.

5.6 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The site lies outside of a settlement boundary and is thus classed as open countryside. A fundamental aim of the Unitary Development Plan (UDP) is to protect the open countryside from unnecessary development. New build residential development in the open countryside is not permitted by the UDP, other than in the exceptional circumstances set out in Policy H8. One of those circumstances is where there is a clear need for accommodation for persons employed in agriculture, forestry, horticulture or other rural businesses.
- 6.2 This proposal for a new house in the countryside can also be assessed against PPS7. Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
- 6.3 Planning permission was refused in 2001 and dismissed on appeal due to a lack of need for a dwelling. The key to this application is whether those circumstances have changed so significantly to warrant a different decision.
- 6.4 The functional requirement for a dwelling is based on a combination of convenience and a need for security, and not on any essential requirement to be permanently on site.
- 6.5 It is accepted that a journey from Pembridge to Docklow may be inconvenient and may delay the applicants arrival at a site. However, this in itself does not demonstrate a functional requirement to live on site. It is not imperative for an agricultural engineer to be on site to respond immediately to an emergency in the same manner as a livestock farmer for example.
- 6.6 The statement accompanying the application advises of two properties sold recently in Docklow for £500,000 and £400,000 respectively. Whilst these may well be out of the price range of the applicant, no details are given as to why other properties further afield have not been considered, perhaps in Leominster or other villages in closer proximity.
- 6.7 Other matters relating to deliveries and security are not in themselves justification for a dwelling and your officers are not convinced that there is a functional need for a dwelling on the site. It will always be more convenient for an individual to live closer to their place of work and this application seems to be based on this premise.
- 6.8 The business may well be financially viable. This was not used as part of the refusal reason in 2000 and it is not intended to refer to it here. Nevertheless, the proposal does not meet the functional test of PPS7 and it is therefore concluded that it is contrary to policy. The application is therefore recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The applicant has failed to demonstrate that a functional need exists for a dwelling on the site. Without any exceptional justification the proposal is contrary to Policies H7 and H8 of the Herefordshire Unitary Development Plan and Annex A of Planning Policy Statement 7 - Sustainable Development in Rural Areas.**

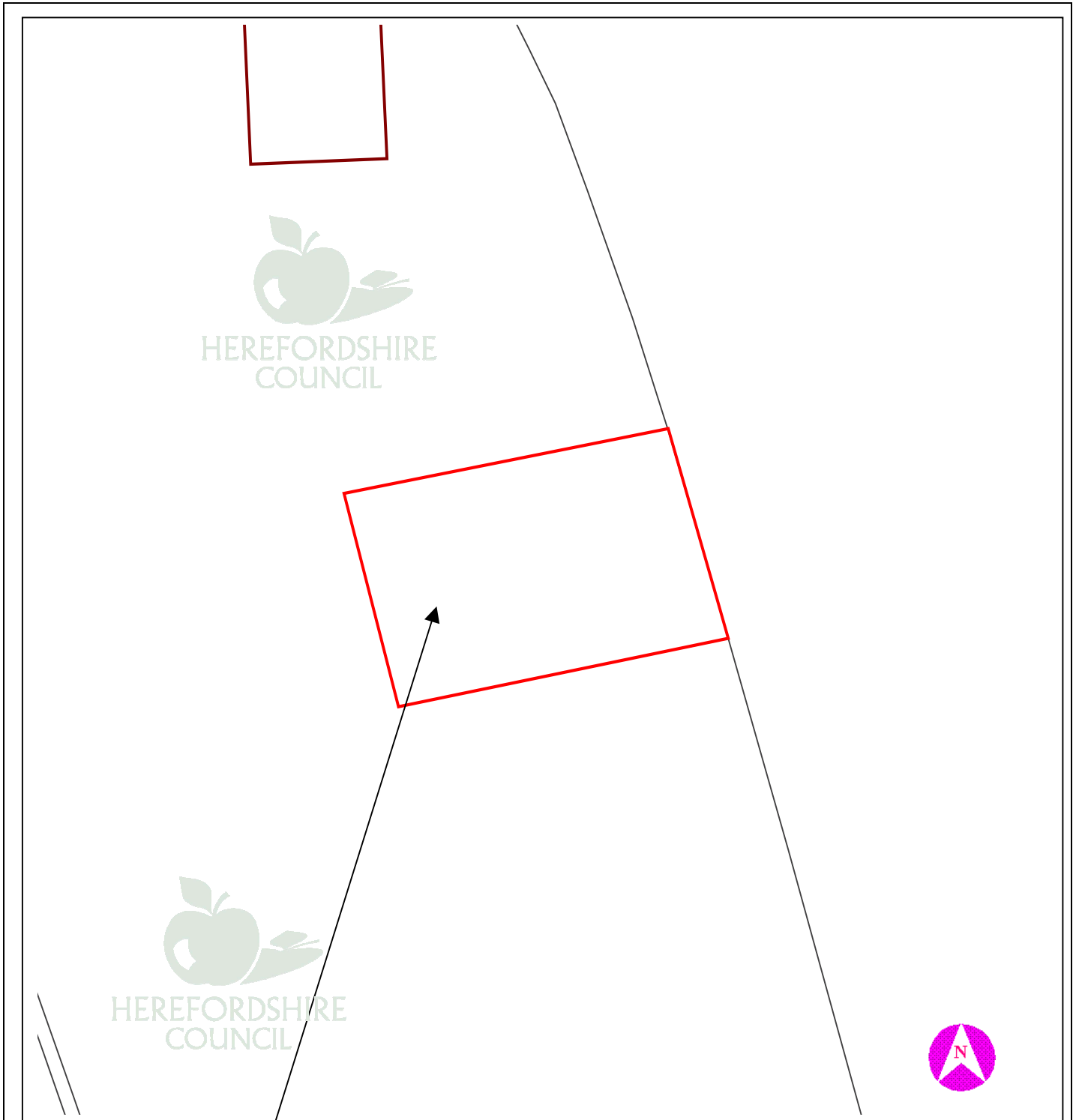
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2007/0586/O

SCALE : 1 : 391

SITE ADDRESS : The Old Blacksmith's Shop, Docklow, Leominster, Herefordshire

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**DCNC2007/0667/O - SITE FOR THE ERECTION OF AN
ADDITIONAL BUILDING FOR PROVISION OF CARE TO
THE ELDERLY MENTALLY INFIRM AT PENCOMBE
HALL, PENCOMBE, BROMYARD, HEREFORDSHIRE,
HR7 4RL**

**For: Mr N Williams per Wall, James & Davies 15-23
Hagley Road Stourbridge West Midlands DY8 1QW**

**Date Received:
2nd March 2007**

**Ward:
Bromyard**

**Grid Ref:
60224, 52072**

**Expiry Date:
27th April 2007**

Local Members: Councillor A Seldon and Councillor B Hunt

Introduction

The application was reported to the meeting of the Northern Area Planning Sub-Committee on 29th May 2007 when it was deferred for a Committee site visit. The site visit took place on 14th June 2007. The application was then reported back to the Northern Area Planning Sub-Committee on 27th June 2007. At that meeting the Sub-Committee resolved to grant planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 27th June 2007 the Northern Area Planning Sub-Committee was recommended to refuse this application for the following reason:

The proposal represents the provision of a new residential care facilities in an open countryside location outside locations where new residential development would be acceptable. Its location is unsustainable by virtue of its remoteness from public transport facilities and services and the development would thereby increase the need to travel by private transport. The applicant has failed to demonstrate that there are sufficient material planning considerations to outweigh these factors and therefore the proposal is contrary to Policies S1, DR2 and CF7 of the Herefordshire Unitary Development Plan 2007 and the guidance in Planning Policy Statement 7 – Sustainable Development in Rural Areas.

In the debate the members of the Area Sub-Committee discussed the likely future demand for accommodation for the frail elderly including "EMI" units and concluded that there was a need for this facility. They considered that policy CF7 was directed to new developments and not extensions of existing facilities. They also felt that the site was well run and that the development would not be unduly prominent in the landscape.

It was resolved to grant planning permission.

The proposal raises the following issues:

1. The site is in a highly unsustainable location, remote from services and public transport facilities. Development here was well outside any suitable location for new residential development and consequently the site failed the tests set out in policy CF7.
2. The extension of the use was to provide a new building for 40 bedrooms. The existing facility has only 30. Consequently the proposal is of a much greater scale than would normally be implied by the term "Extension". It was, in effect, a substantial new development in open countryside (for which there is no established need).
3. Whilst the Northern Area Planning Sub-Committee gave significant weight to the argument that there is an increasing need for facilities for the frail elderly, it was pointed out in the debate that there is currently no shortage of EMI beds in Herefordshire. There is a shortage in Worcestershire and Shropshire and therefore, if this scheme goes ahead, it is quite likely to serve the needs of those two counties initially. There is no proven need for such a facility in Herefordshire at the moment and, if there were, this would not be the most suitable place for it. The proposals do not relate to the needs of Pencombe and the surrounding countryside. If a need arises in the future in Herefordshire as a whole then that can be addressed through the emerging LDF and/or other policy initiatives. At present there is no need for this facility.
4. The lack of adverse impact on the wider landscape does not overcome the objection, in principle, to this type of development in a remote countryside location.
5. Given the absence of public transport links, and the absence of a sizeable local population from which to recruit staff, any additional employment will inevitably give rise to increased commuting by car. The remoteness of the site will also require visiting professional and visitors to the patients to travel by private transport – to the detriment of the Council's policies on sustainable development and sustainable transport.

In the light of the above arguments it can be seen that the proposal conflicts with the development plan policies which seek to restrict new development in the open countryside without special justification. Consequently, the application has been referred to this meeting of the Planning Committee for further consideration.

The report to the 27th June Northern Area Planning Sub-Committee follows.

1. Site Description and Proposal

- 1.1 Pencombe Hall is a large Victorian house that is currently in use as a 30 bed care home for the elderly. It is an impressive building of stone construction with a slate roof, set within landscaped grounds with a number of mature specimen trees surrounding. The land slopes down to the north-west to a tennis court and is bounded to the south west by the Little Cowarne to Pencombe road, onto which the property has two points of access. The former coach house lies to the north-east and is now occupied as an entirely independent dwelling.
- 1.2 The property occupies a raised position in the landscape with extensive views to the north towards Pencombe village.
- 1.3 The application is made in outline with all matters reserved for future consideration and is for the erection of a building for the provision of care for elderly and mentally infirm people. The application is accompanied by indicative plans which suggest the erection of a split level single/two storey building to be located to the north west of the existing building, partly on the site of the tennis court. The building will provide 40 bedroom

accommodation and also incorporates facilities such as medical areas, staff rooms and day rooms for residents.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 – Sustainable development
DR1 – Design
DR2 – Land use and activity
LA2 – Landscape character and areas least resilient to change
LA3 – Setting of settlements
LA5 – Protection of trees, woodlands and hedgerows
CF7 – Residential nursing and care homes

3. Planning History

None identified.

4. Consultation Summary

Statutory Consultations

4.1 None required

Internal Council Consultations

4.2 Transportation Manager – No objection subject to conditions

4.3 Environmental Health and Trading Standards Manager – No objections

4.4 Forward Planning Manager - The application should be assessed against policy CF7 of the UDP. The proposed care home is a new development and is considered to fall within the category of a residential use. Pencombe is a rural open countryside location where there are strict controls on new residential development as far as the UDP is concerned. Policy CF7 states that proposals for the provision of residential nursing and care homes will be permitted in areas where new residential development is acceptable. Therefore policy H7 is applicable and this application does not meet any of the set criteria in this policy. The proposal is contrary to policy.

Conservation Manager

4.5 Historic Buildings - This appears to be the right place to site an extension being set down at the back of the house. It is however of a significant size and its essentially linear shape makes it stretch out into the countryside, fronting onto public footways. It might have been preferable to set it round an enclosed courtyard and reduce its size so that it is clearly subservient to the main house reading more as a group of ancillary buildings rather than a major building in its own right, which competes with the main house, particularly when viewed from the north.

4.6 Landscape - None of the trees on or adjacent to the site are protected by a TPO and the proposed application would have no direct impact on trees within or adjacent to the site.

- 4.7 I am concerned that the proposed development would result in a dramatic increase in the volume of building in the area. The proposal dramatically extends the building into the lawned element of the site and would visually encroach into open countryside. The landscape character (Timbered Plateau Farmlands) surrounding the site is defined by wooded valleys and dingles and distinct boundary hedges and would generally be considered unable to accommodate significant development. The settlement pattern in this landscape is of dispersed farmsteads and hamlets and the clearly defined enclosure pattern relates to the historic integrity of this landscape.
- 4.8 Whilst not an old or listed building the historic and cultural relationship of Pencombe Hall to the village should be considered important. I consider the development overly large and intrusive in relation to the existing buildings, landscaped grounds and the relationship of the hall to the nearby village.
- 4.9 I would recommend the application be refused as contrary to policies DR1 and LA2 of the UDP.

5. Representations

- 5.1 Little Cowarne Parish Council – Raise concerns regarding poor water supply and in respect to the treatment of sewerage. Conclude that as the proposal is within the existing grounds there is no objection to the siting of the new building.
- 5.2 Three letters of objection have been received from the following:

Mr P. Mitchell, Gable Cottage, Bredenbury

Mr & Mrs Tilling, Glebe House, Pencombe

B.G. Potter, The Coach House, Pencombe

In summary the points raised are as follows:

1. A large building would detract from the setting and importance of Pencombe Hall.
 2. The property is in a rural area and is not accessible and would be better placed in a town.
 3. The increase in traffic would have an adverse impact on the road network.
 4. No access to mains sewers. The existing septic tank is inadequate and causes a nuisance.
- 5.3 One letter of support has also been received from Mrs Williams, The Finches, Wellington, whose father is presently a resident at Pencombe Hall. She is concerned that he continues to receive a high level of care and is concerned that he would have to move to another home if his condition continues to deteriorate.
- 5.4 The application is supported by a statement submitted on behalf of the applicant by his agent. This advises of the need for specialist elderly mentally infirm (EMI) in light of the fact that Herefordshire has the second oldest population in England.

- 5.5 It goes on to say that a report published by Herefordshire Council in conjunction with the NHS Primary Care Trust notes “*a shortage of beds for people with mental health problems.*” And, in addition that there appears to be a shortage of Nursing/EMI places.
- 5.6 The applicant has a particular interest in this type of care and Pencombe Hall already has a high reputation in this field. One of the advantages of locating a new specialist unit at Pencombe Hall is that residents would be able to transfer from a home providing residential care to one providing nursing care without enduring the disturbance of moving at a time of greatest need.
- 5.7 The statement concludes that the advantages of the proposal would be that it would:
- a) make a significant contribution and investment to counter the shortfall in this type of care.
 - b) Go hand in hand with the established facilities at Pencombe Hall.
 - c) Represent a sensitive addition to the existing facilities which would blend comfortably with the architectural design of Pencombe Hall.
- 5.8 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The key consideration with this proposal is whether it is acceptable as a matter of principle. Policy CF7 of the UDP refers specifically to residential nursing and care homes and states that:

Proposals for the provision of residential nursing and care homes will be permitted in areas where new residential development is acceptable or where they involve the environmentally acceptable conversion of existing buildings...”

- 6.2 The site lies in an area of open countryside where there would be a presumption against further residential development and therefore the proposal fails the policy test. Consequently it falls to be considered whether there are any other material planning considerations that outweigh the policy.
- 6.3 The applicant's agent has identified the lack of specialist EMI care and the fact that Pencombe Hall already has a background in providing it, and this forms the basis of their exceptional justification for the proposal.
- 6.4 It remains the case that Pencombe is only identified as a smaller settlement and that the application site is some way outside of the village. It does not represent a sustainable location in terms of access to services or in terms of minimising people's need to travel. Policies such as S1 and DR2 reinforce the principle of sustainable development and this is a key theme of the UDP.
- 6.5 For a site on the fringes of a larger settlement with access to services and/or public transport, there may be greater justification for setting aside the provisions of CF7. However, this application site is so remote that the issues of sustainability cannot be set aside and therefore are not outweighed by the material considerations described by the applicant's agent.
- 6.6 The indicative plans give an idea of the scale of the proposal. The Historic Buildings Officer has opined that the site is appropriate, but raises some reservations over the

form of the new building. It is considered that this could be addressed at the reserved matters stage through negotiation and an informed design. The changes in levels across the site would assist in reducing the perceived scale of any development and the siting of the proposal also takes advantage of this.

- 6.7 The Landscape Officer considers that the scheme would have an unacceptable visual impact on its surroundings. However, the site is well screened by the mature trees that surround the site and his comments acknowledge that the scheme would have no impact upon these. It is your Officer’s opinion that the proposal would have a limited visual impact. An assessment has been made of this in the wider area and the site is not at all prominent from Pencombe village. The retention of surrounding trees would help to ensure that this remains the case, as would a design that makes full use in the changes in levels across the site. The proposal could therefore be considered to be acceptable in its visual impact.
- 6.8 Matters relating to existing drainage problems and inadequacy of an existing septic tank are addressed by the submission which includes details of a replacement to serve the new development.
- 6.9 Overall, however, the proposal is contrary to the UDP policy which seeks to direct new residential development to main settlements, and avoid new housing in isolated locations such as this one. The site has no public transport links and is only accessible along small country lanes. In that regard it is highly unsustainable. Any increase in activity on the site will inevitably lead to additional journeys by private transport for visitors and staff alike. The fact that there is an existing establishment on the site, and the extent to which detailed concerns over drainage and design can be addressed do not of themselves outweigh the over-riding policy objection. The application is therefore recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

The proposal represents the provision of a new residential care facilities in an open countryside location outside locations where new residential development would be acceptable. Its location is unsustainable by virtue of its remoteness from public transport facilities and services and the development would thereby increase the need to travel by private transport. The applicant has failed to demonstrate that there are sufficient material planning considerations to outweigh these factors and therefore the proposal is contrary to Policies S1, DR2 and CF7 of the Herefordshire Unitary Development Plan 2007 and the guidance in Planning Policy Statement 7 – Sustainable Development in Rural Areas.

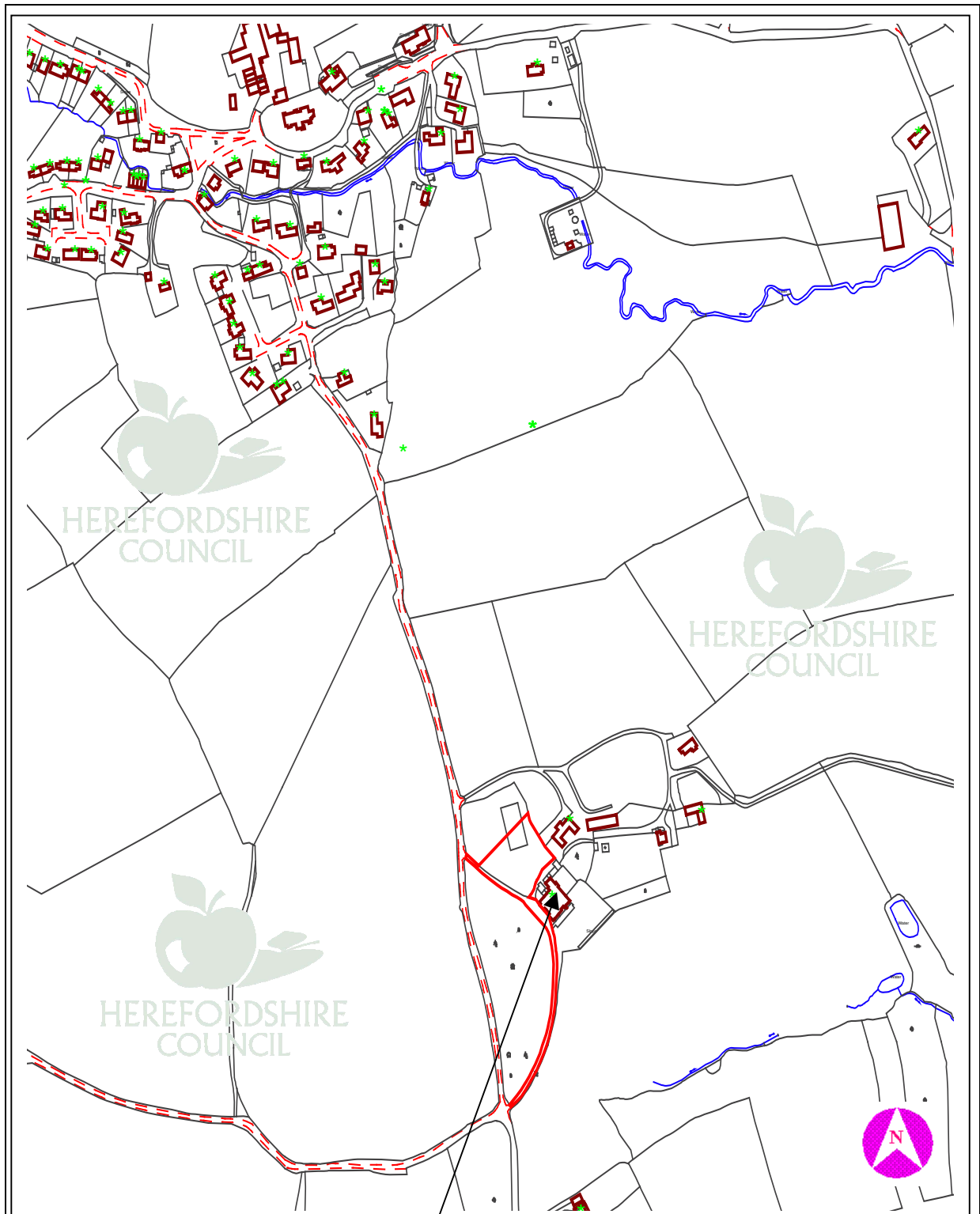
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNG2007/0667/O

SCALE : 1 : 5000

SITE ADDRESS : Pencombe Hall, Pencombe, Bromyard, Herefordshire, HR7 4RL

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DCNW2007/1271/F - PROPOSED REPLACEMENT DWELLING INCLUDING GARAGE AT SOUTHVIEW, WINFORTON, HEREFORD, HEREFORDSHIRE, HR3 6EB

For: Mr & Mrs N Cooke per Mr R L Gell, Penderw, Old Radnor, Presteigne, LD8 2RP

Date Received:
25th April 2007

Ward:
Castle

Grid Ref:
29985, 47343

Expiry Date:
20th June 2007

Local Member: Councillor J Hope

1. Site Description and Proposal

- 1.1 The application site consists of an existing two bedroomed bungalow of solid concrete blockwork construction with a footprint area of 98m². It is located in a small group of dwellings accessed via a private road north of the A438 in the small settlement of Winforton. The site also includes a large outbuilding used as a garage close to the neighbouring property of Castleton. The adjoining field is also in the applicant's ownership.
- 1.2 The proposal is to demolish the existing bungalow and replace it with a new three-bedroomed dwelling, having a footprint area of 111m². The replacement dwelling proposed has an additional 1.1m in height allowing for accommodation in the roof space. The proposed dwelling will also include a bed sitting ground floor accommodation for the applicant's mother who needs to share their home.
- 1.3 The application proposes to remove the existing garage building and replace it with a two bay timber framed building with a lockable store. The proposed building has a slightly smaller footprint than the existing and is proposed to be of different orientation to allow for a non-restricted access to the property.

2. Policies

- 2.1 Herefordshire Unitary Development Plan
 S1 - Sustainable development
 S2 - Development requirements
 S7 - Natural and historic heritage
 DR1 - Design
 H7 - Housing in the countryside outside settlements
 H13 - Sustainable residential design

3. Planning History

3.1 None

4. Consultation Summary

Internal Council Advice

4.1 Traffic Manager : No objection.

5. Representations

5.1 Willersley and Winforton Parish Council has no objection.

5.2 Two letters have been received in response to the statutory consultation period from Miss Susette Allin, Fairlands, Winforton and Kirstin Hart, Kelpie, Winforton, Hereford. Both have concerns regarding the west facing first floor window overlooking their properties.

5.3 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The site lies in open countryside, in planning policy terms. With regards to proposals for new residential development policy H.7 of the Herefordshire Unitary Development Plan is applicable. The policy allows for the replacement of an existing building with established residential use rights with a new building of comparable size and scale.

6.2 The principle of a replacement dwelling on this site is considered acceptable in the light of it clearly having established residential use rights and the generally poor state of repair that the existing property is now in.

6.3 The main issue is whether the replacement is comparable in size and scale to the existing. The design and access statement submitted states that the existing dwelling has a floor area of approximately 98m². It is 3m to the eaves and 5.2m high to the ridge of the roof. The building currently used as a garage on site has a floor area of 92m². The floor area of the proposed dwelling is approximately 111m². The proposed dwelling will be 3.2m to the eaves and 6.2m to the ridge of the roof. The replacement dwelling will be on the footprint of the existing bungalow. The replacement garage will have a floor area of 88m² and will be in the same position but of different orientation as the existing.

6.4 The proposal does represent a small increase in floor area and height. However it is considered that the scale and mass of the replacement dwelling, along with the floor area are all comparable in size with the existing. As such the proposal accords with the relevant policies.

6.5 The proposed dwelling and garage are both of a modest scale and design, which will not appear discordant within the existing pattern of mixed residential development in the locality. Although neighbours' concerns regarding overlooking from the first floor window in the west elevation have been noted, it is considered that given the elevation overlooks agricultural land and not the neighbours gardens and, the boundary

consisting of high mature trees on the boundary, there will be no issue of overlooking. Overall it is not considered that the proposed dwelling will give rise to any harm to either the residential or visual amenity of the wider locality

- 6.6 It is therefore concluded that the development is acceptable in all aspects and accords with the relevant Development Plan Policies. Accordingly it is recommended that planning permission be approved.

RECOMMENDATION

That planning permission be granted subject to the following conditions:-

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3 - E16 (Removal of permitted development rights)**

Reason: In order to clarify the terms under which this permission is granted.

- 4 - G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 5 - G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 6 - G09 (Retention of trees/hedgerows)**

Reason: To safeguard the amenity of the area.

- 7 - No demolition works shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by Herefordshire Council. Prior to demolition works, a report detailing an assessment of and mitigation measures for nesting birds present shall be submitted to and approved in writing by Herefordshire Council. Works should avoid disturbance to the nests, young, eggs, adults and nesting area.”**

Reason:

To comply with Herefordshire Council’s Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation.

- 8 - A watching brief should be kept during the works for the presence of bats. If found to be present during the work, operations should cease, Herefordshire Council and Natural England informed, and an ecologist licensed by Natural England for bat surveys should be engaged to determine the species,**

populations and impact of the works together with mitigation and compensation measures.”

Reason

To ensure the law is not breached with regard to nesting birds which are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies NC1, NC5, NC6 and NC7 within the UDP.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

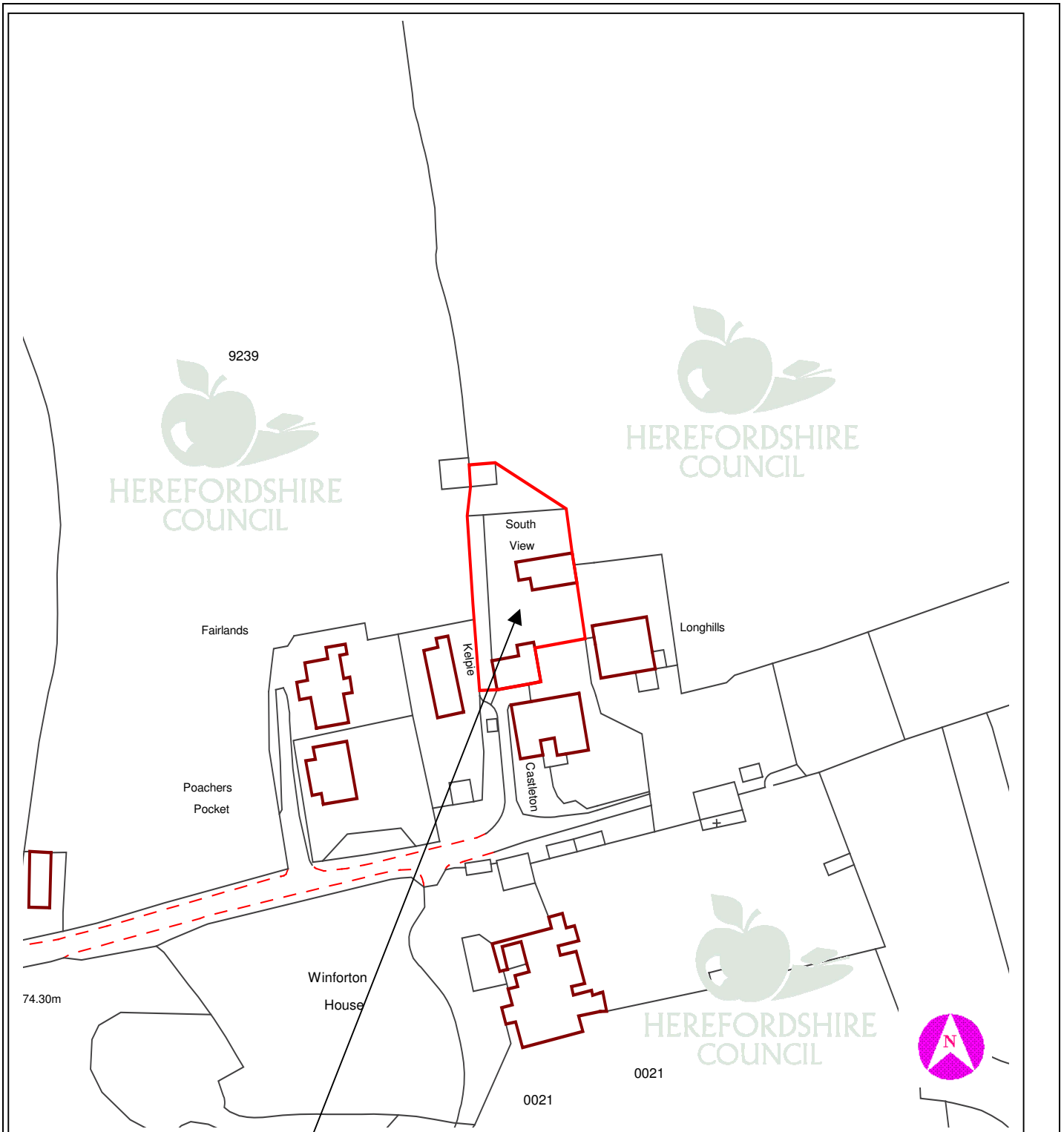
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/1271/F

SCALE : 1 : 1250

SITE ADDRESS : Southview, Winforton, Hereford, Herefordshire, HR3 6EB

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DCNE2006/3998/F - RECONFIGURATION OF EXISTING DWELLING INTO 3 UNITS AND ASSOCIATED WORKS TO INCLUDE A NEW VEHICULAR ACCESS AT STANLEY HILL COURT, BOSBURY, LEDBURY, HEREFORDSHIRE HR8 1HE

For: Dr. G & K Swinburne Gibson Associates Bank House Bank Crescent Ledbury Herefordshire HR8 1AA

Date Received:
18th December 2006

Ward: Hope End

Grid Ref:
67644, 43951

Expiry Date:
12th February 2007

Local Members: Councillor R Stockton & Councillor R Mills

1. Site Description and Proposal

- 1.1 The application seeks planning permission for the sub-division of the existing single dwelling into three residential properties at Stanley Hill Court, near Bosbury. The site is found at the junction of the B4124 and C1152 (Canon Frome Road) in open countryside.
- 1.2 The main frontage to the original house (unit 1) faces southeast, towards the main road. There are attached two-storey buildings to the side and rear, including a substantial slate covered building (unit 3) and a timber framed building, forming part of unit 2. A single storey building to the north and a further building against the roadside complete the courtyard. The plans do not indicate any proposal for the former, whilst the latter has been adapted to provide for storage and bat loft accommodation. A requirement for bat habitat enhancement was identified by the ecological survey commissioned by the applicants.
- 1.3 Two vehicular accesses are intended to serve the development. Unit 1 would be served by the upgraded existing field gate access direct from the B4214, whereas the remaining two units would be served via a new access taken from the Canon Frome Road between the existing junction and a large mature oak tree. It is largely the negotiation of safe vehicular accesses that has held up determination of this application.
- 1.4 Garden areas to the 3 units would be created from the subdivision of the land falling away to the southwest of the courtyard, parallel to the main road. Amended plans have been received in this regard, demonstrating a more generous apportionment of space to unit 3 and a simplification of the parking area dedicated to unit 1.
- 1.5 Units 1 and 3 would contain 3 bedrooms, whereas the larger unit 2 would provide 5 bedrooms.

2. Policies

2.1 Herefordshire Unitary Development Plan

- S1 – Sustainable development
- S2 – Development requirements
- DR1 – Design
- DR3 – Movement
- H14 – Re-using previously developed land and buildings
- H17 – Sub-division of existing housing

3. Planning History

- 3.1 DCNE2005/1719/F - Conversion of existing house and buildings to form six units of accommodation: Refused 6th July 2005

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.1 Traffic Manager – Has no objection to the revised access proposals, subject to the imposition of conditions relating to maintenance of visibility over the splay, positioning of access gates and the consolidation, surfacing and drainage of access, turning and parking areas.
- 4.2 Conservation Manager (Landscapes) – No objection providing conditions be imposed requiring details of driveway construction around the root area of the mature oak and boundary treatments/hedgerow planting.

5. Representations

- 5.1 Bosbury Parish Council – No objection is made to the reconfiguration of the dwelling and sub-division into 3 units. Concern is voiced, however, at the potential danger of the access onto the main road and particularly the prospect of lorries attending to the bio-disc. The parish asks that this access be used for maintenance and emptying of the bio-disc only and not for residential access and parking. Members will note, however, that this access is intended to serve unit 1.
- 5.2 Two letters of objection have been received from Mr B. Clutterbuck, 'Clissetts', Stanley Hill, Bosbury, Ledbury, Herefordshire HR8 1HE. One letter was received in response to the original submission and one in response to plans detailing amendments to the vehicular access arrangement.
- 5.3 The comments can be summarised as follows:

- The applicants have continued with development at the site irrespective of the refusal of application NE05/1719/F. This includes the enlargement of certain aspects, such as the replacement of a flat roof with a slate covered gable roof to allow for a second floor;
- The development should be considered as development in the open countryside and not the re-use of rural buildings;
- If considered against conversions policy the buildings would fail the test of worthiness;
- The visibility from both access points will be inadequate.

5.4 The full text of these letters can be inspected at Northern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

6.1 The key issues in the determination of this application are as follows:

- The principle of sub-division of a property in open countryside;
- The adequacy of the proposed vehicular accesses;
- The treatment of the external open spaces;

The principle of development

6.2 Policy H17 of the Unitary Development Plan (UDP) promotes the sub-division of suitable residential buildings provided that adequate parking, access and residential amenity can be achieved. Development must neither harm the character of the property, its curtilage and the wider area or the privacy of neighbouring dwellings. The preamble to the policy recognises that sub-division will take place pre-dominantly in the urban areas, but does not preclude sub-division in the open countryside.

6.3 In this instance it is proposed to create 3 dwellings utilising the existing buildings and notwithstanding the fact that the site is in open countryside, this is considered an acceptable form of development in this context. The scheme affords each dwelling appropriate standards of living accommodation and concern at the provision of garden area for unit 3 has been addressed through the submission of amended plans with the effect that the garden size is now commensurate to the size of the dwelling and not disproportionately small. The levels of amenity currently enjoyed by neighbouring development would remain unaffected.

Vehicular Access

6.4 The development proposes that unit 1 will be served via an access taken from the B4214. Subject to the imposition of conditions the traffic manager has no objection to this arrangement. The provision of an access to serve the remaining two units has been more problematic. The existing access is located right upon the junction between the B and C roads and is not considered suitable for intensified use.

6.5 Originally it was intended to create a new access from the Canon Frome road, through the cutting that flanks this highway. However, this was discounted owing largely to the negative impact that this would have upon the character of the lane and quality of the landscape. An alternative is the creation of an access point nearer to the junction. Subject to a condition requiring the maintenance of lines of sight across the visibility splay this is an acceptable means of securing vehicular access to units 2 and 3.

6.6 The existing access will be permanently closed off.

Treatment of external areas

6.7 The scheme has been subject to amendment in terms of the treatment of external areas, particularly the parking areas, gardens and boundary treatments. The parking area to unit 1 has been redesigned and scaled down so that it now sits within the curtilage to that property. Additional planting is proposed in order to soften the impact of the necessary engineering works.

6.8 The creation of a vehicular access through the cutting (as originally proposed) would have had major implications for the rural character of the lane. The removal of this element of the scheme is considered to represent a major improvement in terms of preservation of the rural landscape. Careful consideration has been given as to how the closure of existing accesses and provision of appropriate boundary treatments can be achieved. Where possible native species planting would be undertaken, although this is not desired against the B4214 (garden to unit 3), where a high quality 1.3m brick wall is the only viable option owing to a lack of width and the future difficulty of maintaining a hedge at this location.

6.9 To conclude, the development is considered to accord with the requirements of policy H17 – Sub-division of existing housing. Negotiations have resulted in the agreement of adequate vehicular access arrangements and the development would not have any demonstrable adverse impact upon neighbours or the quality of the rural landscape. The development is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

3 - E16 (Removal of permitted development rights)

Reason: [Special Reason].

4 - H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

5 - H01 (Single access - not footway)

Reason: In the interests of highway safety.

6 - H04 (Visibility over frontage)

Reason: In the interests of highway safety.

7 - H03 (Visibility splays) (B road 2.4 x 60 to north and 2.4 x 90 to south)

Reason: In the interests of highway safety.

8 - H05 (Access gates)

Reason: In the interests of highway safety.

9 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

10 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

11 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

12 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

13 - Prior to the commencement of development details of a non-invasive method of driveway construction within the Root Protection Area of the oak tree adjacent to the vehicular access from the C1152 shall be submitted to and approved in writing by the local planning authority.

Reason: In order to protect this important specimen in the wider interests of visual amenity.

Informatives:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

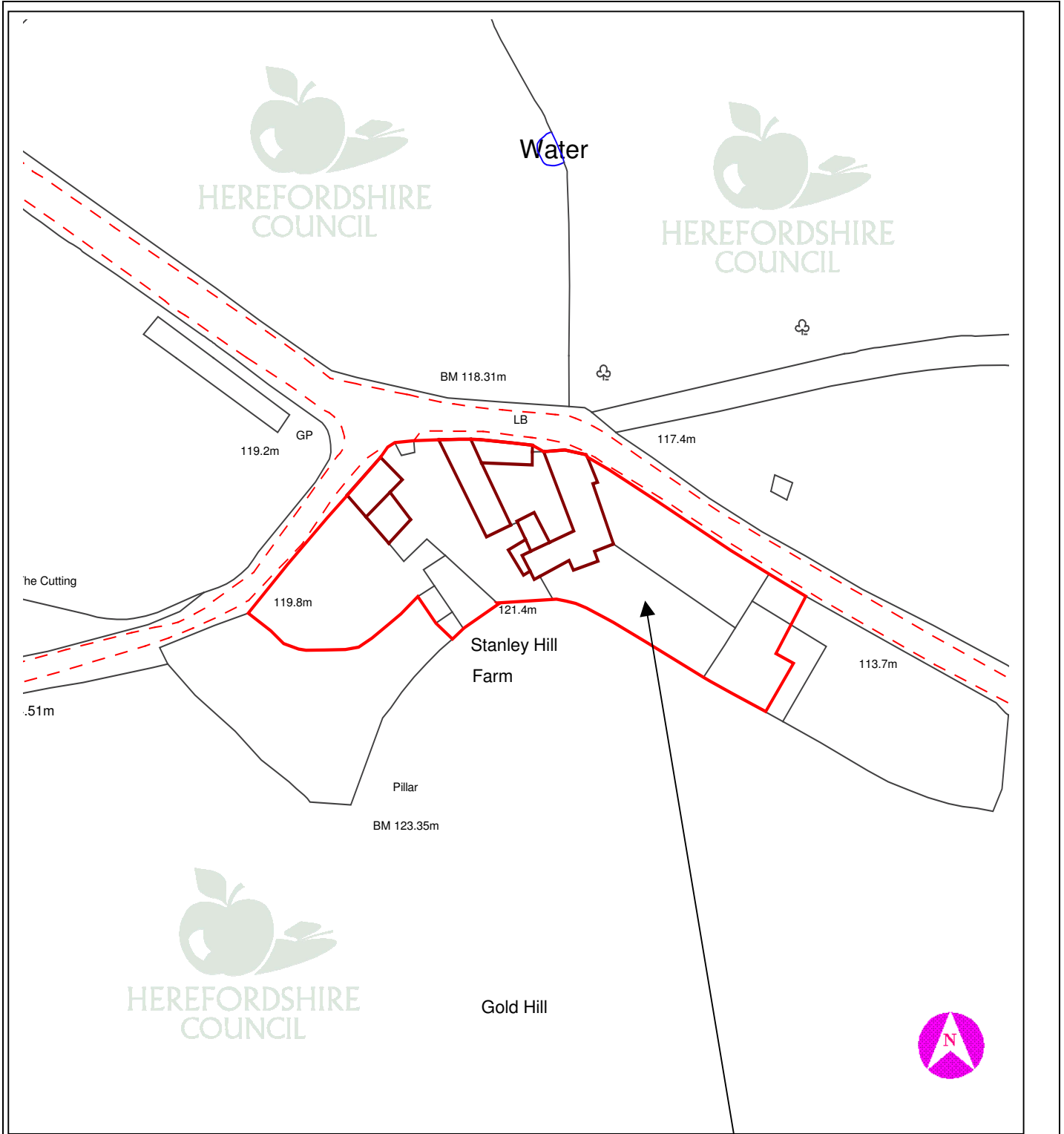
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNE2006/3998/F

SCALE : 1 : 1250

SITE ADDRESS : Stanley Hill Court, Bosbury, Ledbury, Herefordshire HR8 1HE

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DCSE2007/0852/F - CHANGE OF USE OF FARM BUILDING TO B1 USE WITH TREATMENT PLANT AND ANCILLARY WORKS AT EVERSTONE FARM, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LH

For: F. M. Green per Brian Griffin P&CC Ltd, The Cottage, Green Bottom, Littledean, Glos. GL14 3LH

Date Received: 21st March 2007 Ward: Llangarron Grid Ref: 55246, 25003

Expiry Date: 16th May 2007

Local Member: Councillor Mrs J A Hyde

Introduction

This application was considered by the Southern Area Planning Sub-Committee at its meeting on the 29th May 2007 when Members resolved to refuse permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 29th May 2007 the Southern Area Planning Sub-Committee was recommended to approve this application for the following reasons:

1. This range of former agricultural buildings are located in open countryside where UDP and national planning policies encourage use for economic development as a strong preference to residential uses. In particular the proposals complied with UDP policies E12, HBA12 and E11.
2. There is a significant recent appeal history: in 2006 an appeal was lodged against a refusal of permission to convert the buildings to holiday lets. The appeal was dismissed with the Inspector being particularly concerned with the degree of alteration required to convert them to a residential use and the impact that the domestication of the building would have on the rural character of the site and its setting. He did, however, find the buildings to be structurally adequate for conversion for some use.
3. Access problems had been overcome to the satisfaction of the Highways Agency (access is taken from the A49 trunk road)
4. The proposed Use Class B1 use would, by definition, not have an adverse effect on the amenities of nearby dwellings (formed from barn conversions on other parts of the same farm complex)

In the debate the members of the Area Sub-Committee gave weight to the objections from residents of the nearby barn conversions, especially their concerns over traffic likely to be generated by the use. They considered that the proposal was unacceptable on highway safety grounds. They also considered that residential conversion was preferable, notwithstanding the policy objection to such use and the recent appeal history. They also considered that any form of "Industrial" use would have an adverse impact on residential amenities, notwithstanding the definition of B1 use. In particular they felt that a mixed use of residential on one part of the farm complex and B1 use on another part would be

inappropriate. They also noted the objections of the Traffic Manager who felt that there was inadequate car parking for the proposed use within the site.

It was resolved to refuse permission on the grounds of highway safety and residential amenity.

A refusal of permission would be both difficult to sustain in the event of an appeal, and the Sub-Committee's preferred use, residential, would be inappropriate for the following reasons:

1. A highway safety objection could not be defended on appeal given the acceptance of the Highways Agency for the access arrangements. The access to the A49 already exists and is acceptable for the proposed use. The Traffic Manager's concerns about car parking provision can be easily satisfied by providing more on-site parking within the site.
2. The residential amenity objection would not be possible to sustain on appeal because the proposed use, use class B1, is by definition compatible with residential use. In any event, the nearest residential dwellings are approximately 45 metres away from the building and there would be no direct adverse effect.
3. The suggestion of the Area Sub-Committee that a residential use should be preferred would be directly contrary to Herefordshire Council's own policies for the re-use of rural buildings and would also fail to take account of the recent appeal decision to dismiss a proposal for the use of these same buildings for residential holiday lets.

In the light of the above the application as been referred to this Committee for further consideration.

The original report to the Southern Area Planning Sub-Committee follows.

1. Site Description and Proposal

- 1.1 The application building is a sizeable pre-fabricated concrete structure. It is sited within a field to the south of the A49(T) about 250m to the west of the Red Lion Inn at Winter's Cross and about 50m to the east of a complex of converted barns and former farmhouse (Everstone House). The building is set back from the highway by about 25m with a hedgerow along the field boundary. It is of concrete construction: the frame, roof structure, wall and roofing panels all being made of reinforced pre-cast concrete. Beneath the windows blockwork has apparently replaced wooden doors (a few of which remain). The building is sub-divided internally for the accommodation of livestock (pigs).
- 1.2 The current application is for conversion of this building into 5 small commercial/industrial units (within Class B1 of the Town and Country Planning (Use Classes) Order) of about 350m² gross external floor area. Externally no significant changes are proposed. Internally the sub-divisions would be cleared and partition installed to form the five units, each of which would be provided with a wc/washroom.
- 1.3 A new access off the A49(T) was formed as part of the conversion of Everstone Farm Barns. The access drive would be extended to the appeal building and a parking and turning area of about 300m² would be formed to the west of the building.
- 1.4 This application follows refusal of planning permission for conversion into holiday units (SE2005/4154/F). The subsequent appeal was dismissed and a copy of the Inspector's reasoning is included as an appendix to this report. As noted above,

Everstone Farm Barns have been converted into dwellings. Planning permission (SE2000/2693/F) for conversion of farm buildings to form 7 dwellings was granted on 30th April, 2002 and for conversion of a barn to form a single dwelling (SE2003/1147/F) on 29th July 2003.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

Policy HBA12	-	Re-use of Rural Buildings
Policy E8	-	Development of Redundant Rural Buildings
Policy E11	-	Employment in the Countryside
Policy E12	-	Farm Diversification

3. Planning History

3.1	DCSE2005/4154/F	Conversion of building to three holiday units. Access track, car park, turning area and treatment plant.	-	Appeal dismissed 30.8.06
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4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency advises that the increase in trip generation from the site can be accommodated by the existing access which is of a suitable standard. Therefore, the Highways Agency considers that the proposals will have no impact on the A49. The Agency does not therefore propose to give a direction restricting the grant of planning permission.

Internal Council Advice

- 4.2 The Traffic Manager expresses concerns that parking provision is not to recommended standard for B1 use (14 spaces and one lorry space) plus secure cycle store for two cycles or one within each unit. Recommends refusal.

5. Representations

- 5.1 A supporting statement has been submitted by the applicant's agent. The key points made are:

- (1) The proposal is to diversify the farming business as another income stream is essential to maintain the level of profitability of a family farm. The building is near other protected property with good access on to a Trunk Road.
- (2) An economic tourism use was previously proposed, but was refused by the Council and latterly on appeal.
- (3) Discussions were held to discuss finding a suitable use and it was concluded that an employment use, i.e. B1 (light industry) rather than B8 (storage and distribution) could be acceptable. Use of the units will be first offered to the occupiers of the nearby seven converted barns for use as their workshops and ancillary storage purposes.

- (4) A new short hard cored access track will be provided from the former farmstead to the building with a suitable turning and parking area for vehicles (crushed local stone).
- (5) Reference is made to Government guidance in PPS7 in particular paragraphs 15-17 and 30 and to UDP policies HBA12 and E12.
- (6) The UDP policies list criteria that must be satisfied if planning permission is to be granted. These could be met as:
 - development is appropriate in scale in this rural location and would retain the open character of the countryside
 - building is of permanent and substantial construction
 - would not be substantially altered or extended
 - would not prejudice farm and village vitality
 - B1 use sought so HGVs and noisy activities do not affect nearby residents' amenities.
- (7) It is concluded that with appropriate conditions on hours of working this proposal overcomes the concerns of the appeal Inspector about introducing a new residential type of use into the open countryside by converting a non-traditional building with the addition of some cladding.
- (8) In a separate letter the applicant's agent confirms that the applicant has a right of way to his building and is not required to contribute towards maintenance of the access road.

5.2 7 letters have been received from nearby residents objecting to the proposal. In summary, their concerns are:

- (1) The access to the A49(T) is hazardous despite being improved and there have been major incidents nearby in the past year – the additional traffic would increase the probability of further accidents; has a traffic impact assessment been undertaken? Large vehicles would not be able to enter or leave the site.
- (2) There would be a major adverse environmental impact on this small residential community in relation to:
 - Safety – children live in 4 of the 7 houses and not being able to safely access the road would change the community nature of the area – there is no street lighting.
 - Noise, which would destroy tranquillity of community as a whole; has a noise assessment been carried out?
 - Pollution – would toxic and hazardous substances be involved? Could result in health problems.
 - Loss of privacy
 - Proposals at the Everstone Barns have been turned down as within a Conservation Area – statement in application that not within such an area is therefore incorrect.
- (3) The access drive is a right of way for all residents and not reasonable that they should bear maintenance cost from industrial user; questioned whether industrial use is allowed; neither the surface of this road nor its scale is suitable for industrial traffic.

- (4) Llangarron Ward has about 2000 residents and little or no employment – given available units in Ross and on Duchy Estate (62 units within 2 miles in fact) the need for these units is questioned; where is evidence of demand? Little public transport links and no facilities nearby.
- (5) No residents have been consulted by developer or offered one of the units.
- (6) Structural soundness of building is questioned – has there been a survey? Also what are the ancillary works?
- (7) Would reduce the value and saleability of the nearby residential properties.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 Proposals which support farm diversification are encouraged by Policy E12 of the UDP and re-use of rural buildings for business purposes is encouraged by Policies HBA12 and E11. This accords with advice in PPS7 which states that "The Government's policy is to support the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable" (paragraph 17). Although not within a village the building would have access onto a trunk road with an hourly bus service (38 Ross – Hereford). Compared to most farms therefore the proposed diversification scheme would be less reliant on private cars for travel to work, even if there is no demand from current occupiers of the adjacent dwellings. In principle therefore this proposal would comply with the above policies.
- 6.2 Key issues raised by local residents include the effect on their amenities and road safety within the Everstone Barns complex and at the access to the A49(T). On the first issue it is important to note that the use is for purposes within Class B1 only. This is defined in the Town and Country Planning (Use Classes) Order as:
 - (a) an office other than financial and professional services,
 - (b) for research and development of products or processes, or
 - (c) any industrial process

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Consequently any process carried out on the land and in the buildings or other activity which would harm residential amenity would not be lawful (assuming planning permission is granted). Thus noisy machinery or frequent deliveries resulting in noise and disturbance or processes giving rise to unacceptable fumes and smells would be precluded. Furthermore the building is about 47m from the nearest dwelling which I consider would be adequate separation between the residential and commercial/industrial uses. Hours of work could be controlled by planning condition, as suggested by the applicant's agent, to ensure no deliveries or activity during unsocial hours. Small units are less likely than general industrial or storage uses to require frequent deliveries and collections by large lorries, which is of particular importance in view of the access drive passing the rear gardens of the barns and the

front entrances of unit 6 and the former farmhouse. A programme of refurbishment would be necessary which may improve somewhat the building's appearance and planting would help screen the parking area.

- 6.3 The proposal has been considered by both the Highways Agency and the Council's Traffic Manager with regard to road safety at the A49(T) access and within the site, respectively. Neither has objected on safety grounds. The residential units each have private gardens and the main parking area for residents is at the front of the former barns, separate from the access to the proposed B1 units. The main access to the A49(T) was formed on the advice of the Highways Agency and replaced accesses that had more limited visibility. In these circumstances I do not consider that the increased risks to the safety of residents is sufficient to justify refusal of planning permission. Additional parking and cycle storage to meet the Council's standard can be required by a planning condition.
- 6.4 With regard to other matters raised by objectors, there is no direct evidence of demand for these proposed units. In general however the Council's Economic Development Officer considers that there is a need for 'high'tech' premises, particularly 'live-work' units and is seeking to encourage their provision. The structural stability of the building was considered by the Planning Inspector who concluded that conversion would not require significant re-building or structural repair work.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

3 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

5 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

6 E06 (Restriction on Use)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

7 E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

8 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

9 No process shall be carried out and no goods, equipment or material shall be stored except within the units hereby permitted.

Reason: To protect the visual amenities of the area.

10 F14 (Time restriction on music)

Reason: In order to protect the amenity of occupiers of nearby properties.

11 H15 (Turning and parking: change of use – commercial)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

12 H29 (Secure parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission

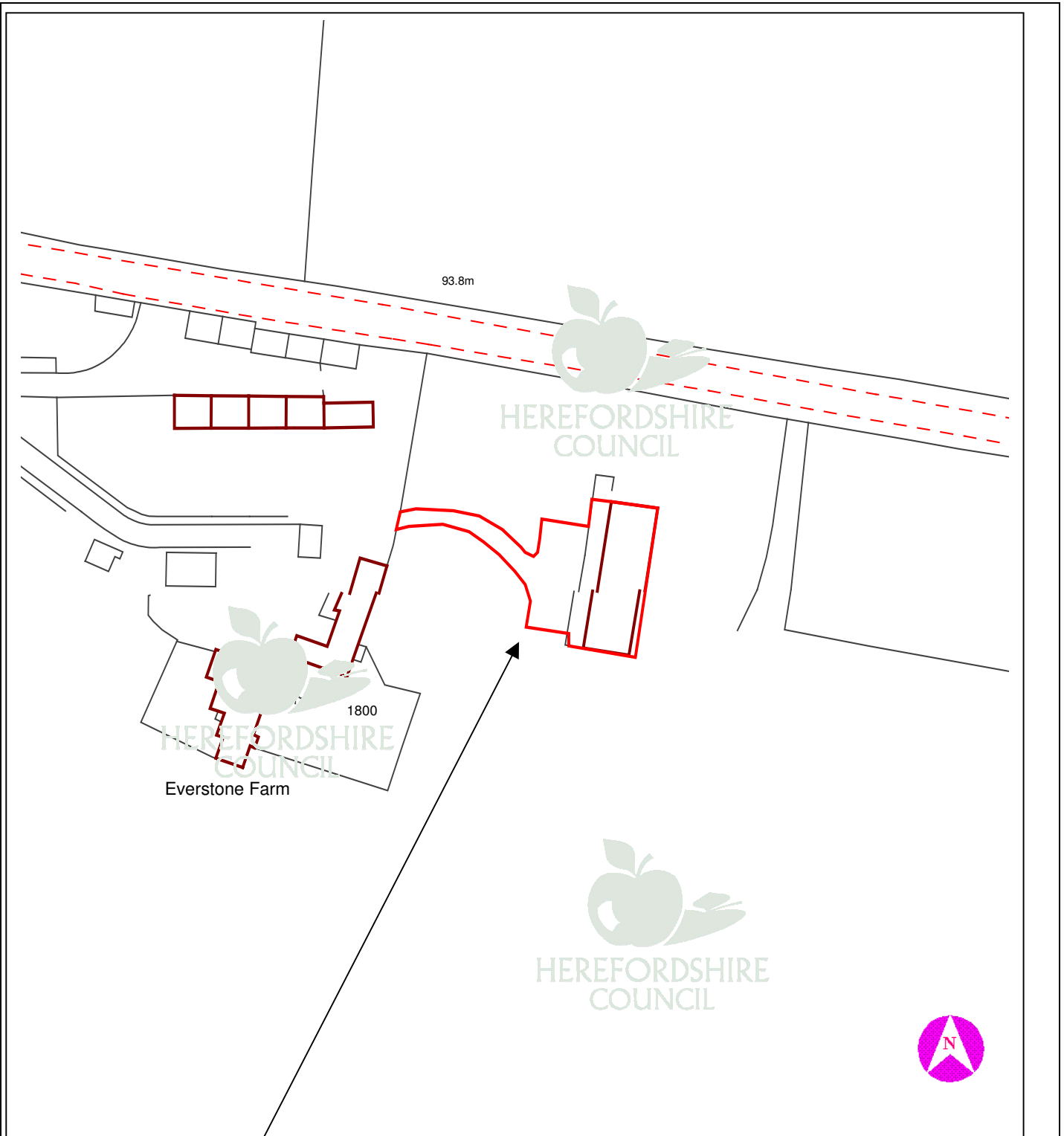
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0852/F

SCALE : 1 : 1250

SITE ADDRESS : Everstone Farm, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LH

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Appeal Decision

Site visit made on 30 August 2006

by **Clive Kirkbride** BA(Hons) DipTP MSc

an Inspector appointed by the Secretary of State for
Communities and Local Government

DCSE2007/0852/F

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 25 October 2006

Appeal Ref: APP/W1850/A/06/2016383

Everstone Farm, Peterstow, Ross-onoWye, HR9 6LH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by FM Green against the decision of Herefordshire Council.
- The application Ref DCSE2005/4154/F, dated 23 December 2005, was refused by notice dated 22 February 2006.
- The development proposed is the conversion of a building to 3 holiday units; access track, car park, turning area and treatment plant.

Decision

1. The appeal is dismissed for the reasons set out below.

Reasons

2. The appeal building consists of a disused agricultural building constructed in pre-fabricated concrete and is of little architectural merit. It is located some 50m east of a complex of mainly stone barns converted for residential purposes and the former farmhouse at Everstone Farm in an area of open countryside where policies of development restraint apply.
3. The Government's Planning Policy Statement 7 *Sustainable Development in Rural Areas* (PPS7) generally encourages the re-use of appropriately located and suitably constructed rural buildings for uses which benefit the local economy and farm diversification, subject to certain criteria being met.
4. I note that current and emerging development plan policies generally reflect the advice set out in PPS7. They require, amongst other matters, that existing buildings should be in keeping with their surroundings and capable of conversion without substantial alteration and that proposals should not have a detrimental impact upon the countryside.
5. The existing building has a non-traditional, utilitarian appearance which is not in keeping with its surroundings. The building would appear to be capable of conversion without the need for significant re-building, structural repair work or extensions. However, the suggested use of timber cladding and roof slates to improve its appearance would amount to major external alterations.
6. I also consider that the development would be similar to houses in permanent occupation in terms of access, parking and turning arrangements; enclosed rear gardens, and likely

domestic paraphernalia. The imposition of a condition removing certain permitted development rights would not, in my opinion, overcome the fundamental policy objections to a proposal which would erode the character and appearance of the open countryside.

7. Therefore, and even though the proposed development would not be conspicuous from the adjoining highway, I conclude that it would harm the character and appearance of the open countryside and fail to comply with both national planning policy advice and guidance and the relevant provisions of policies CTC.14, TSM.1 and TSM.5 of the Hereford and Worcester County Structure Plan; policies C.36, TM.1 and TM.5 of the South Herefordshire District Local Plan, and emerging policies HBA12, RST1 and RST12 of the Herefordshire Unitary Development Plan: Revised Deposit Draft regarding the conversion and re-use of existing rural buildings, including for tourism purposes.
8. I have also had regard to all the other matters raised, including the potential economic benefits of the proposed development and the proximity of other residential properties. However, none of these matters outweighs the harm the proposal would cause for the reasons identified.

C.S.Kirkbride

INSPECTOR

**DCSE2007/0995/F - PROPOSED 4 NO. FOUR
BEDROOM DETACHED DWELLINGS, LONG
ORCHARD, THE LEA, ROSS-ON-WYE, HR9 7JY**

**For: Mr S Townsend per Mr C Goldsworthy, 85
St Owens Street, Hereford, HR1 2JW**

Date Received: 2nd April 2007

Ward: Penyard

Grid Ref: 65555, 21715

Expiry Date: 28th May 2007

Local Member: Councillor H. Bramer

Introduction

This application was considered by the Southern Area Planning Sub-Committee at its meeting on the 29th May 2007 when Members resolved to refuse permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 29th May 2007 the Southern Area Planning Sub-Committee was recommended to approve this application for the following reasons:

1. The site is within the settlement boundary and, in principle, complies with Unitary Development Plan policies for residential development.
2. There has been a series of refusals of permission on highway grounds, most recently in 2006. These refusals have been at the direction of the Highways Agency (the site takes access directly on the A40 trunk road). The most recent refusal was solely on highways grounds. Following that refusal the applicant has negotiated revised arrangements with the Highways Agency who are now satisfied that the scheme now does not present a danger to highway safety. There are no other grounds for refusal.
3. The officer's report confirmed that the new scheme provides visibility splays of 4.5 by 90 metres which meets the published standard for this type of access to a road such as this which is subject to a 30 mph speed limit.

In the debate the members of the Area Sub-Committee gave weight to the objections from Lea Parish Council and local residents who are still concerned about highway safety, notwithstanding the support of the Highways Agency for the scheme. The proximity of the primary school was also noted.

It was resolved to refuse permission on the grounds of highway safety.

Notwithstanding the views of the Southern Area Planning Sub-Committee a highway safety objection could not be defended on appeal given the support of the Highways Agency for the access arrangements. Furthermore, the scheme as now proposed meets published standards for visibility splays in full.

In conclusion, the proposal complies with the development plan and the objections raised by Members would not be tenable as reasons for refusal in the event of an appeal. Consequently, the application is referred to this Committee for further consideration.

The original report to the Southern Area Planning Sub-Committee follows:

1. Site Description and Proposal

- 1.1 Long Orchard is on the southwest side of the A40 trunk road, within the 30mph speed restriction. The application site is the former long narrow garden to Long Orchard. A tree-lined hedge defines the roadside boundary. The Brambles is opposite. The site is located in the main village of Lea as shown in Inset Map 22 in The Herefordshire Unitary Development Plan 2007.
- 1.2 This application proposes the erection of 4 houses, and construction of an access with 4.5 metre x 90 metres visibility splays in both directions onto the A40. A 2metre section of footpath is proposed either side of the access, and part of the A40 is to be resurfaced with an anti skid surface.

2. Policies

2.1 Planning Policy Statements

PPS1	-	Delivering Sustainable Development
PPS3	-	Housing
PPS13	-	Transport

2.2 Herefordshire Unitary Development Plan 2007

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR3	-	Movement
Policy H4	-	Main Villages: Settlement Boundaries
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings

3. Planning History

3.1	SH941101PO	2 dwellings	-	Refused 05.10.94
	SH950240PO	3 dwellings	-	Refused 03.05.95
	DCSE2005/2669/F	4 dwellings	-	Refused 06.10.05
	DCSE2006/0076/F	4 dwellings	-	Refused 10.02.06

4. Consultation Summary

Statutory Consultations

- 4.1 Highways Agency - Directs that any permission be subject to condition.

Internal Council Advice

- 4.2 Public Rights of Way Officer - "The development would not appear to affect public footpath LE8 which runs outside the development site, and we have no comments to make."

5. Representations

- 5.1 The applicant has submitted a Design and Access Statement, and a Road Safety Audit.

- 5.2 The Design and Access Statement comments:

- The existing site is a small paddock and part existing garden at Long Orchard;
- The new dwellings are 4-bedroom detached set within their own grounds, with their own parking;
- The size and height of the new dwellings reflect old and new properties in the surrounding vicinity;
- The development is of traditional vernacular design;
- Each property is set within its own private garden with lawns to the front and rear;
- A new hedge will be planted at the back of the visibility splays preserving the character of the road frontage.

- 5.3 The Road Safety Audit comments:

- The Terms of reference of the audit examined and reported only on the road safety implications of the scheme;
- The approach to the proposed access from the north is on a slight down hill gradient. In severe wet weather conditions, this could result in rear end shunt conditions;
- The risk of accidents could be reduced with the introduction of high friction surfacing;
- There are no facilities for pedestrians within the site access. This could result in an increase in vehicle/pedestrian conflict as pedestrians may have to stand in an unsafe location to cross the busy trunk road;
- A kerbed footway at the entrance to the access to allow pedestrians a safe area to wait and cross the road;
- The proposed access is to be situated in a 30 mph zone with a number of closely situated accesses nearby. There is currently no street lighting on this section of the A40. The introduction of this new access and the limited night time visibility, could result in an increased number of night time accidents. The provision of street lighting will improve night time visibility.

- 5.4 Lea Parish Council - Does not support this application. This application does not seem any more appropriate than the previous one. The road safety audit acknowledges that there would be problems with access onto the A40 as follows; 2.2 acknowledges the possibility of "shunt accidents" and recommends that the road be resurfaced with high friction surfacing; 2.4 suggests that the busy trunk road would be unsafe for pedestrians and recommends a kerbed footway and pedestrian refuge; and 2.6 says there is insufficient lighting and that it would be necessary to provide street lights. Also, there is strong reservations over this application particularly in relation to the road access directly onto the A40 on what is an ever increasingly busy junction with the Mitcheldean Road and the extra traffic out of The Brambles with the new houses there, plus the size of the house is inappropriate and not what is required in the village of Lea.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford, and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The previous application for housing on this site was refused solely on the direction of the Secretary of State for Transport under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 in that:

"The proposed development and new access onto the A40 trunk road (T) is likely to be of detriment to highway safety and free flow of traffic on the A40 (T).

To ensure that the A40 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of highway safety."

- 6.2 Subsequent to these decisions the applicant has negotiated this proposal with the Highways Agency. While the number of dwellings remains as previous, this application proposes the construction of a new entrance onto the A40 that will be provided with a 4.5 metres x 90 metres visibility splay in both directions. The submitted plan also shows resurfacing the A40 with a high friction surface, and a 2-metre section of footpath either side of the proposed entrance as recommended by the Road Safety Audit. The Highways Agency has confirmed these works are acceptable in terms of highway safety and accordingly raise no objection and directs that any planning permission be subject to condition.
- 6.3 Given this application resolves the sole reason for refusal of the previous applications, it is not considered there is a substantive reason to refuse this application.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 3. H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 4. H11 (Parking - estate development (more than one house))**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 5. No development within the application site shall be undertaken until the proposed site access shown on drawing number 21829 _ 1A May 2007, including any subsequent revisions resulting from the implementation of the Road safety Audit, has been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.

Reason: As directed by the Highways Agency and in the interests of highway safety.

Informative(s):

- 1. The highway proposals associated with this permission involve works within the public highway, which is land over which you have no control. The Highways Agency therefore requires you to enter into suitable legal agreement to cover the design and construction of the works. The applicant should contact Mr Jon McCarthy of the Highways Agency's Area 9 S278 team, at an early stage to discuss details of the highways agreement, his contact details are as follows, telephone number 0121 678 8742 or C4/5 Broadway, Broad Street, Birmingham, B15 1BL
- 2. N19 - Avoidance of doubt
- 3. N15 - Reason(s) for the Grant of Planning Permission

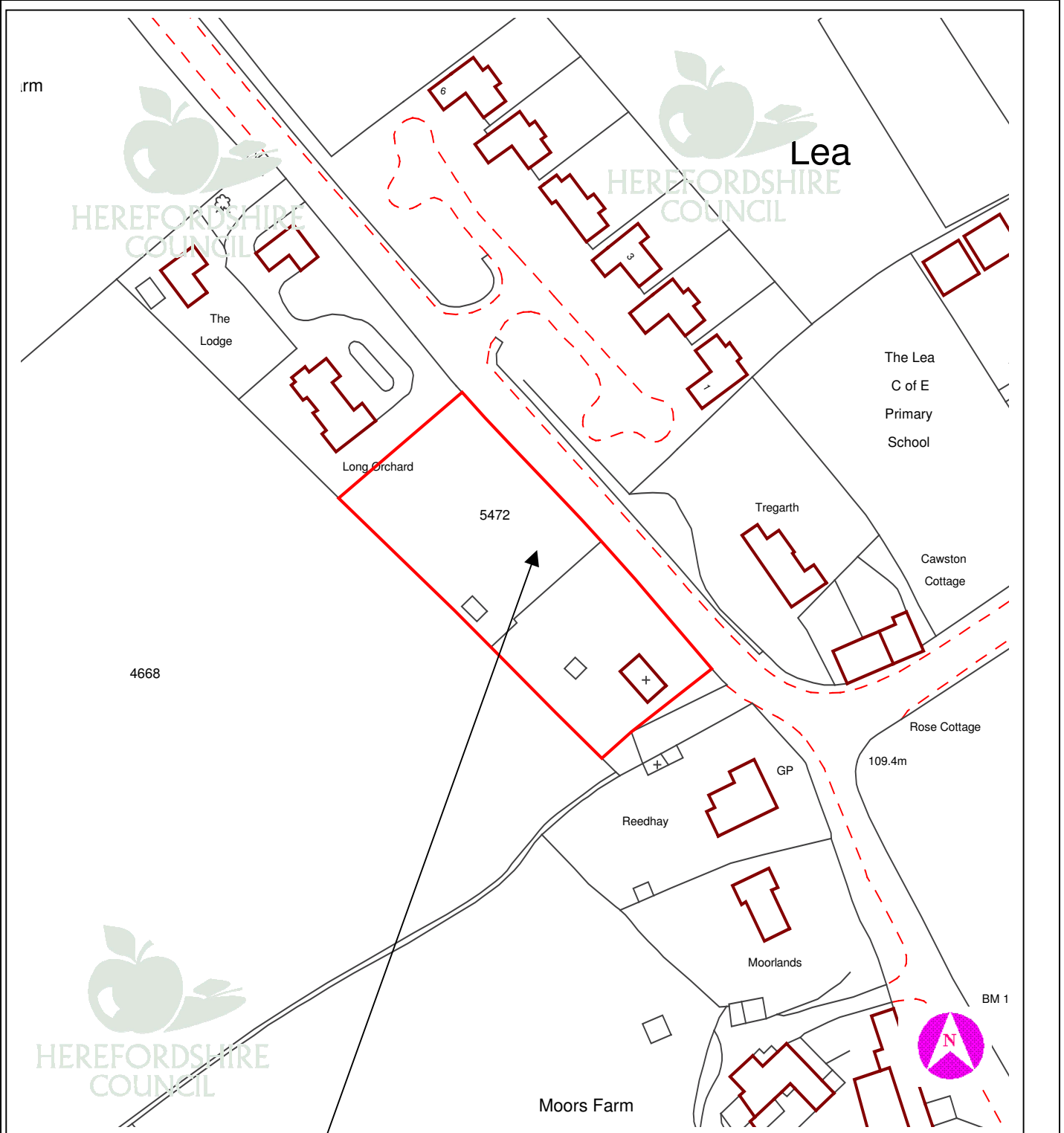
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/0995/F

SCALE : 1 : 1250

SITE ADDRESS : Long Orchard, The Lea, Ross-on-Wye, Herefordshire, HR9 7JY

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DCSE2007/1018/F - CONVERSION OF LEISURE BUILDINGS TO A RETIREMENT DWELLING WITH GARAGING AND ANNEX AND WITH NEW ACESSES TO THE HIGHWAY, WYE LEA COUNTRY MANOR, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6PZ

For: Mr C Bateman per M E Thorne & Co, The Ridge, Buckcastle Hill, Bridstow, Ross on Wye

Date Received: 10th April 2007

Ward: Llangarron

Grid Ref: 58170, 25729

Expiry Date: 5th June 2007

Local Member: Councillor Mrs. J. Hyde

Introduction

This application was considered by the Southern Area Planning Sub-Committee at its meeting on the 29th May 2007 when Members resolved to grant planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 29th May 2007 the Southern Area Planning Sub-Committee was recommended to refuse this application for the following reasons:

1. The Council is not satisfied that these modern buildings are worthy of retention or that there are acknowledged benefits of retaining the building or that they would meet local housing needs. In view of the isolated location of these buildings it is considered that the new dwellings would not be sustainable. As a consequence the proposal would not comply with Policies HBA.12, HBA.13, LA.1, S.1, S.6 and DR.2 of the Herefordshire Unitary Development Plan 2007.
2. The buildings have not been marketed for commercial use other than as part of the former holiday centre and the Council is not satisfied that every reasonable attempt has been made to secure an alternative business, recreational and community use or that such development uses are not acceptable, practical or beneficial. The proposal conflicts therefore with Policy HBA.13 of the Herefordshire Unitary Development Plan 2007.
3. The proposed access drives and associated engineering works would be likely to cause significant damage requiring the removal of a number of mature trees within Wye Lea which would detract from the visual amenity of the area which is within the Wye Valley Area of Outstanding Natural Beauty and conflict with Policies LA.1 and LA.5 of the Herefordshire Unitary Development Plan 2007.

In the debate the members of the Area Sub-Committee took the view that the re-use of the building for commercial purposes would be unlikely to be viable and, given the residential accommodation nearby, a residential use would be compatible with the main use of this former leisure and holiday complex. In these circumstances they felt that a marketing

exercise, as required by UDP policy, is not required in this case. Furthermore, they felt that traffic conditions would be improved rather than made worse by the proposals and that satisfactory measures could be taken to protect the trees.

It was resolved to grant planning permission.

In assessing the merits of the application against policies in the Unitary Development Plan the following factors are relevant:

1. The other buildings in this holiday complex which now benefit from residential approvals were originally constructed for holiday let purposes and hence were already residential in character. No significant works of adaptation were required.
2. The buildings the subject of this application have never been residential and, therefore, a proposal to adapt and re-use them for residential purposes falls to be considered against policy HBA12 and HBA13 of the UDP. The proposed conversion fails to meet these policies principally by virtue of the degree of alteration required, the lack of marketing (other than as part of a leisure complex), the lack of architectural merits of the building and the lack of identified need for the proposed dwelling and annex.
3. There is an unresolved objection to the impact of the new roadway and access on trees of significance in the local landscape.

In the light of the above comments it can be seen that the proposal conflicts with the development plan policies which seek to restrict new housing in the open countryside without special justification. There is also the unresolved issue concerning the protection of trees on the site. Consequently, the application is referred to this Committee for further consideration.

1. Site Description and Proposal

- 1.1 The application premises comprise a swimming pool and restaurant and a separate leisure building built during the 1990s as part of the Wye Lea holiday complex. These buildings are located between the main residential accommodation and the house at Wye Lea. In addition to serving the holiday centre the leisure complex is a private members' club.
- 1.2 Planning permission (SE2005/1374/F) for a conversion of the holiday centre (other than Wye Lea) to a retirement centre was granted in June 2006. A subsequent application (SE2006/2284/F) to convert the swimming pool/restaurant and leisure buildings into a private dwelling and staff accommodation was refused (September 2006) for the following reasons:

- "1. The Council is not satisfied that these modern buildings are worthy of retention or that there are acknowledged benefits of retaining the building or that they would meet local housing or rural business needs. In view of the isolated location of these buildings it is considered that the new dwellings would not be sustainable. As a consequence the proposal would not comply with the following Council Policies: CTC1, CTC14 and H20 of Hereford and Worcester County Structure Plan, C1, C5, SH24, T1A and GD1 of South Herefordshire District Local Plan and HBA12, HBA13, LA1 and S1, S6 and DR2 of Herefordshire Unitary Development Plan (Revised Deposit Draft).

2. The buildings have not been marketed for commercial use other than as part of the former holiday centre and the Council is not satisfied that every reasonable attempt has been made to secure an alternative business, recreational and community use or that such development uses are not acceptable, practical or beneficial. The proposal conflicts therefore with Policies C37, SH1A and SH24 of South Herefordshire District Local Plan and HBA13 of Herefordshire Unitary Development Plan (Revised Deposit Draft)."
- 1.3 The current proposal is a re-application with a similar scheme. The swimming pool restaurant would be converted into a substantial house (about 430 m internal floor area) mainly at ground level but with some accommodation in the roof space lit by new rooflights and French windows opening onto a balcony formed at the south-east end of the building. An extension would be constructed along the north-west section of the building to form a music/games room and a new link would connect to garaging to be formed in the adjoining leisure building. The remaining half of the leisure building would be converted into a two bedroom annex to the main dwelling. Elevational changes are proposed including new hipped roofs over the garage and an extension to the main bedroom.
- 1.4 A new vehicular entrance and drive would be formed to serve the new dwellings and the existing property to the north (The Lodge) and a further access and drive to serve Wye Lea. The existing access would be closed and some of the existing driveways and parking areas removed.

2. Policies

2.1 Planning Policy Statement

- PPS.3 - Housing
 PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

- Policy HBA.12 - Re-use of Traditional Rural Buildings
 Policy HBA.13 - Re-use of Traditional Rural Buildings for Residential Purposes
 Policy LA.1 - Areas of Outstanding Natural Beauty
 Policy LA5 - Protection of Trees, Woodlands and Hedgerows
 Policy S.1 - Sustainable Development
 Policy S.6 - Transport
 Policy DR.2 - Land Use and Activity

3. Planning History

- 3.1 SH850877PF Conversion to form 3 holiday cottages, erection of covered swimming pool - Approved 25.10.86
- SH871407PF Family leisure building including swimming pool, Jacuzzi, solarium, table tennis and snooker room - Approved 25.11.87
- SH880057PF Alterations and extensions to cottage - Approved 08.02.88

SH910236PF	Removal of Condition 2 (SH871407PF)	-	Approved 01.05.91
SH910958PF	Squash court and tennis court	-	Approved 11.10.91
SH921435PF	Removal of Condition 2 (SH910236PF)	-	Approved 13.01.93
SH941107PF	New entrance, drive and car parking for 57 cars	-	Approved 19.10.94
SH941108PF	Leisure building	-	Approved 19.10.94
SH950662PF	Conservatory extension to restaurant	-	Approved 27.07.95
SE2005/1374/F	Change of use of 9 holiday cottages to retirement centre	-	Approved 12.06.06
SE2006/2284/F	Conversion of leisure buildings to private dwelling with garage and staff accommodation with new accesses	-	Refused 11.09.06 Subject of appeal
SE2007/0052/F	Conversion of leisure buildings to a retirement dwelling with garaging and staff accommodation with new accesses to the highway	-	Withdrawn 21.02.07

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager points out that the new accesses would not achieve the recommended standards with regards to visibility splays; nevertheless they do represent a considerable improvement in visibility over the existing access. Recommend conditions regarding access and parking.

4.3 The Conservation Manager comments:

“The arboriculturalist's report assessed that two of the trees, (T2 - Lime and T5 - Oak) are of a high retention value, two of the trees (T1 - Oak and T3 - Yew) are of a moderate retention value and that one of the trees (Weymouth Pine - T4), is of a moderate/minor retention value.

It is stated in Jerry Ross's report that the proposed new driveway to the leisure building passes directly through the nominal root protection zones of all of the five trees. This

is highly undesirable. Best practice, as stated in British Standard BS5837: 2005, is always to site new structures, such as driveways, and allow for construction working space, outside root protection areas. Section 5.2.1 of BS5837: 2005 states that: 'In order to avoid damage to the roots or rooting environment of retained trees, the RPA should be plotted around each of the category A, B and C trees. This is a minimum area in m² which should be left undisturbed around each retained tree'. The section in Jerry Ross's report entitled 'The treatment of Roads, Paths & Driveways near Trees' states that 'Wherever possible paths etc. should be routed well outside the Root Protection Area (RPA), where problems should not arise'

Furthermore, Jerry Ross identifies that the some of the works that would be required to the trees, in order to achieve the necessary clearance, would be damaging. With regard to T1, the Oak, he states that the necessary crown raising could be achieved but that it would 'significantly affect its appearance' and that it may leave the tree 'unacceptably unbalanced' to such a degree that the removal of the Oak may be the best option. Jerry Ross also identifies that however the route of the driveway is adjusted, either the Yew (T3) or the Weymouth Pine (T4) would be damaged through the very extensive pruning works that would be required in order to achieve the necessary clearance.

I do not, therefore, agree with the assertion in the 'Statement in favour of the proposed conversion' by the agent, that the proposed new driveway to the leisure building would be acceptable because it would not have an adverse impact on the mature trees. While I agree that that it is possible to employ specialist construction techniques, such as the 'no-dig' technique and the use of a cellular geotextile, described in Jerry Ross's report, in order to reduce the possibility of damage to the root system of the trees, such techniques should only be employed as a last resort, if there is no alternative other than for a roadway to impinge upon the Root Protection Area of a tree. I do not see that there is any need for the new driveway to the leisure building. The access to the leisure building could be taken off the existing drive to Wye Lea House.

Even if specialist construction techniques were used, these would not overcome the problem of works being required to the mature trees that are detrimental to the trees. Again, I do not see that these damaging works are justified, given that there is no need for the new section of driveway to the leisure building. It has been identified that four of the five trees are of significant amenity value and they are key features in the setting of Wye Lea House. I maintain my objection to the proposed new driveway, because it would be damaging to the trees and indeed, may lead to the loss of two of the trees

I could not support the application as it stands. Should the development be acceptable in principle, then I recommend that the proposal to construct a new, separate driveway to the leisure building should be omitted, and instead, the access to this building should be off the drive to Wye Lea House.

This application turns, amongst other things, on the issue of the intrinsic quality of the existing buildings, which justifies their retention at all costs. It has been demonstrated that they are the product of specific circumstances and given their location in the Wye Valley AONB, they are not on balance of sufficient architectural merit to be worthy of retention."

5. Representations

- 5.1 The applicant's agent has submitted a letter in support of the proposal which in summary makes the following points:

1. Worthy of retention: The issue is fundamental to any consideration of this application. We have submitted that they are so worthy and have cited the preamble to Policy HBA.12 which gives weight to the positive effects of re-using a rural building in order to 'make use of an existing resource and to avoid leaving existing buildings vacant and prone to dereliction and vandalism' and Policy LA1 which requires that any development should be small in scale and should not 'adversely affect the intrinsic natural beauty of the landscape'. Clearly the existing buildings are 'small in scale' and do not 'adversely affect the landscape'. To leave these buildings without valid use and 'prone to dereliction and vandalism' is the worst possible scenario, particularly in an AONB. Officers have rejected these arguments as being 'negative' and have, by implication, decided that these well designed and attractive existing buildings should be demolished. Such an attitude takes no account of planning policy support for the re-use of an 'existing resource', and the only real issue is how they should be used in accordance with planning policy.
2. The proposed use as a Retirement Dwelling: The former holiday letting units have been approved for use as Retirement Dwellings and the first pre-requisite is to ensure that any future use of the Leisure Buildings is compatible with these retirement dwellings, as now proposed.
3. Consistency of Planning Decisions: It would be inconsistent not to approve the use of the Leisure Buildings as a Retirement Dwelling. The change of use to retirement dwellings involved more than a change of occupancy condition which would not apply to the change of use of the Leisure Buildings. Planning permission was originally approved for all the holiday letting units as 'Holiday Cottages' with the relevant condition only spelling out what was meant by this definition.
4. Alternative uses of the existing Leisure Buildings: We have provided full information with the previous applications as to why the recreational use of the existing Leisure Buildings was unsustainable. We have also considered but rejected (i) Commercial Use, since such use would be incompatible with the retirement dwellings and residential use of Wye Lea House and Wye Lea Lodge; (ii) Community Use, since this would be unviable unless use was extended to the wider community, thus increasing traffic movements and adversely affecting the viability of the village hall, and (iii) Use as a Nursing or Residential Home, which would be unviable unless the buildings were to be significantly increased in size. In addition, John Goodwin of Ledbury has been marketing the former holiday letting units for more than a year but has received no enquiries for the Leisure Buildings and we submit 'that every reasonable effort has been made to secure an alternative business, recreational or community use' in accordance with Policy HBA.13.
5. Sustainability: Policy S1 lists 15 criteria which will promote sustainability and minimise 'adverse affects on the environment'. Of these, clause 2 emphasises the importance of 'safeguarding landscape quality and visual amenity; while clause 4 emphasises the importance of 'recycling previously used resources - including previously developed... buildings' with which the proposed development complies fully. Clause 13 emphasises the importance of 'reducing the need to travel' while Policy S6 seeks to locate new development in urban areas where car journeys can be minimised but this application is not for new development. Thus the central issue is the need to minimise journeys to and from the site and we

submit that no viable re-use of the existing Leisure Buildings at Wye Lea would generate less traffic than that proposed.

6. The proposed accesses: The Traffic Manager regards the proposed new accesses as 'a considerable improvement but the Conservation Manager opined
 - (a) that care would be needed when removing the existing drives, and
 - (b) that the existing trees could not successfully be retained over the proposed new drives.

As regards the first concern, we invite you to condition in any new planning permission that the existing drives be removed by hand so as not to damage the existing tree roots under them. With regard to the second concern, we have sought the advice of an Arboricultural Consultant who advises that these drives can be provided as proposed without damaging the existing trees, with only minor lopping of low lying branches, and subject to minor realignment of the sweep round to the existing Leisure Buildings. We have declined to follow his advice in respect of the removal of the pine as we believe that every effort should be made to retain this tree, regardless of it being in poor condition. Consequently, we also invite you to condition the creation of the proposed drives in accordance with the recommendations of BS 5837:2005.

7. The proposed annex: Although no objection was raised to the 'staff flat' included in the first application, objection was made to the withdrawn application on the grounds that a 'staff flat' as such could not be justified on this site, since one free dwelling already exists. Designation as a 'staff flat' was simply making good use of the available space, however, we have re-designated this accommodation as an Annex to the Retirement Dwelling.

In addition, a detailed response to the reasons for refusal of the first application (DCSE2006/2284/F) has been submitted, together with a Design and Access Statement and an arboriculturalist's report. In summary, the latter finds:

1. 5 trees are identified as having high or moderate retention value and which would be affected by the new roadway
2. 'no dig' techniques would be the only way of successfully routing the new road close to the trees without causing serious harm
3. all operations near the trees must be carried out with great care: no heavy machinery or operations resulting in soil compaction, contamination or other disturbance; the trees must be protected from direct physical damage
4. the issue of low clearance under the trees must be addressed and could be more problematic than protecting the underground parts of the trees. One of the oaks would require crown-raising which would significantly affect its appearance and its removal and replacement should be considered if it proves unacceptable; recommend swinging drive further north to lessen need for extensive pruning of the yew; latter would take drive even closer to the Weymouth Pine (a somewhat poor example of an uncommon species - susceptible to disease) and whilst it could be retained, quite extensive pruning would further reduce its sparse canopy and on balance suggest removal preferable, with the benefit of relieving pressure on the yew.

5.2 Bridstow Parish Council have no objection.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The key policies relating to conversion of rural buildings are HBA12 and HBA13. The former seeks to ensure that only permanent and substantial buildings, capable of accommodating the new use without substantial alteration or extension are converted and that the new activities are of appropriate scale and compatible with neighbouring uses. Policy HBA13 relates specifically to conversion for residential use. This states that "in open countryside and beyond reasonable access of urban areas, main villages and smaller settlements, residential proposals will only be supported" where at least one of 4 criteria would be met. The nearest such settlement to Wye Lea (viz Ross on Wye) is about 2 km. away as Bridstow is not a smaller settlement (Policy H6). Wye Lea is not on a bus route. I consider therefore that the proposal must meet one of these criteria in order to comply with Policy HBA13.
- 6.2 Criterion no. 1 requires that "there are acknowledged historical, architectural, local landscape or amenity benefits of retaining the building". Part of the rationale of this criterion is to preserve traditional farm buildings which no longer meet the needs of agricultural enterprises. The loss of such buildings which is often of great historical and architectural interest would be harmful to the character of the countryside. The only way to secure the long term future of such buildings is to secure alternative uses and in Herefordshire the demand is predominantly for residential re-use. The benefits of retaining these buildings can be held to outweigh the disbenefits of allowing new dwellings in the open countryside. Following a change in Government guidance on this issue there was encouragement for conversion of rural buildings in general for uses that benefited the rural economy. The presumption in favour of conversion did not however apply to re-use for residential purposes. The core principle underpinning current Government planning policy is "sustainable development" (paragraph 2 of PPS1). This adds emphasis to the Government's aim that new housing in the countryside away from established settlements should be strictly controlled (paragraph 9 (ii) of PPS7). The preamble to Policy HBA13 (Paragraph 9.6.43) stresses that the Plan is not seeking to encourage new residential development in the open countryside. Residential re-use is however encouraged in defined settlements with the benefits of reducing the demand for new building, making use of an existing resource and avoid leaving existing buildings vacant and prone to dereliction and vandalism (Paragraph 9.6.39). The latter benefits are not mentioned however in connexion with buildings in the open countryside. In my opinion criterion 1 of HBA13 requires that there be some positive benefits from the proposed residential conversion. However the application buildings are not of architectural or historical interest that make their retention visually important. In this connexion the views of the Council's Conservation Officer on the architecture of these buildings is relevant. The main thrust of the applicant's case is that there would be negative consequences from not allowing conversion. I do not think that this would constitute an acknowledged local landscape or amenity benefit.
- 6.3 Criterion 2 requires that the accommodation would be of a type to satisfy a demonstrated local housing need. No survey has been carried out recently within the parish of Bridstow and it is not known therefore whether there are unmet housing needs or what housing would meet these needs. The swimming pool/restaurant building would be converted into a large house (about 430² internal floor area) and it is unlikely that this would meet a local housing need. No evidence has been submitted by the appellant with regard to this criterion. Criteria 3 & 4 would not seem to be relevant as the proposal results from the closure of a rural business rather than being

necessary to a new or expanding business or part of a wider business use. As the proposal does not meet one of the 4 criteria it would not comply with Policy HBA.13.

- 6.4 The appellant's agent considers that the strongest argument in favour of granting planning permission is that refusal would be inconsistent with the approvals already given for the same use of the former holiday letting units (paragraphs 4 and 14 of his letter of application). The former holiday units are either purpose-built holiday units or were converted for this purpose. Their occupation was controlled by planning conditions to use for holiday purposes. The grant of permission referred to by the agent was therefore in effect for variation of these conditions. Furthermore Annex A of PPS7 points out that dwellings "in the countryside with an occupancy condition attached should not be kept vacant...by virtue of planning conditions restricting occupancy which have outlived their usefulness". No comparable advice is given regarding non-residential rural buildings. An analogous case to Wye Lea would be a redundant farm complex comprising a farmhouse with an agricultural occupancy condition and range of farm buildings. Removing the occupancy condition would not prejudice the Council's decision on conversion of the farm buildings to dwellings. The refusal of permission for conversion of leisure buildings is not therefore inconsistent with permission for the retirement dwellings.
- 6.5 In a sustainable location (such as one of the larger settlements) it may be preferable to re-use an existing building rather than build a new one and this is acknowledged in paragraph 9.6.39 (preamble to Policy HBA13). In other locations where new house building is strongly resisted, residential conversion would not outweigh the disbenefits arising from limited public transport and the likelihood that the private car would be used for almost all journeys. The site is "brownfield land" according to the Government's definition in Annex B of PPG3. Nevertheless "there is no presumption that land that is previously developed is necessarily suitable for housing development". UDP Policy H14 encourages the re-use of previously developed land and buildings for residential purposes but this will be strictly controlled in the open countryside under the terms of Policy H7 (and hence of HBA13) (paragraph 5.6.9).
- 6.6 The Council's current policy (HBA13 and Supplementary Planning Guidance: Re-use and Adaptation of Rural Buildings (July 2004) paragraphs 4.22-4.25) requires market testing for all potential residential conversions. The advice of the applicant's estate agents is appreciated nevertheless these buildings have not been marketed in their own right, only as part of a much larger package (a retirement centre).
- 6.7 The second aspect of the appeal proposal is the formation of new accesses and the closure of the existing access by The Lodge. It is accepted that although the proposed accesses would not fully meet visibility standards they would be a considerable improvement in this regard compared to the existing access which would be closed. The Council's Landscape Officer expressed concerns (in relation to the withdrawn application) with regard to the effect of the new drives and removal of existing drives on a number of trees within the grounds of Wye Lea. In response the appellant has submitted an Arboriculturist's report. This recommends a minor re-routing of the drive, and the use of no-dig techniques, "three-dimensional cellular confinement system" and other measures to protect 4 of the 5 significant trees to be adopted. The change to the route of the drive is included in the current proposal. Nevertheless as the advice from the arboriculturist points out 'no dig' techniques and use of cellular geotextile are only appropriate where there is no alternative. Furthermore 4 of the 5 trees are of significant amenity value and are key features in the setting of Wye Lea House and works would be necessary which would damage these trees. As there are alternative means of access to the various dwellings at Wye Lea this harm is not justified.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The Council is not satisfied that these modern buildings are worthy of retention or that there are acknowledged benefits of retaining the building or that they would meet local housing needs. In view of the isolated location of these buildings it is considered that the new dwellings would not be sustainable. As a consequence the proposal would not comply with Policies HBA.12, HBA.13, LA.1, S.1, S.6 and DR.2 of the Herefordshire Unitary Development Plan 2007.
2. The buildings have not been marketed for commercial use other than as part of the former holiday centre and the Council is not satisfied that every reasonable attempt has been made to secure an alternative business, recreational and community use or that such development uses are not acceptable, practical or beneficial. The proposal conflicts therefore with Policy HBA.13 of the Herefordshire Unitary Development Plan 2007.
3. The proposed access drives and associated engineering works would be likely to cause significant damage requiring the removal of a number of mature trees within Wye Lea which would detract from the visual amenity of the area which is within the Wye Valley Area of Outstanding Natural Beauty and conflict with Policies LA.1 and LA.5 of the Herefordshire Unitary Development Plan 2007.

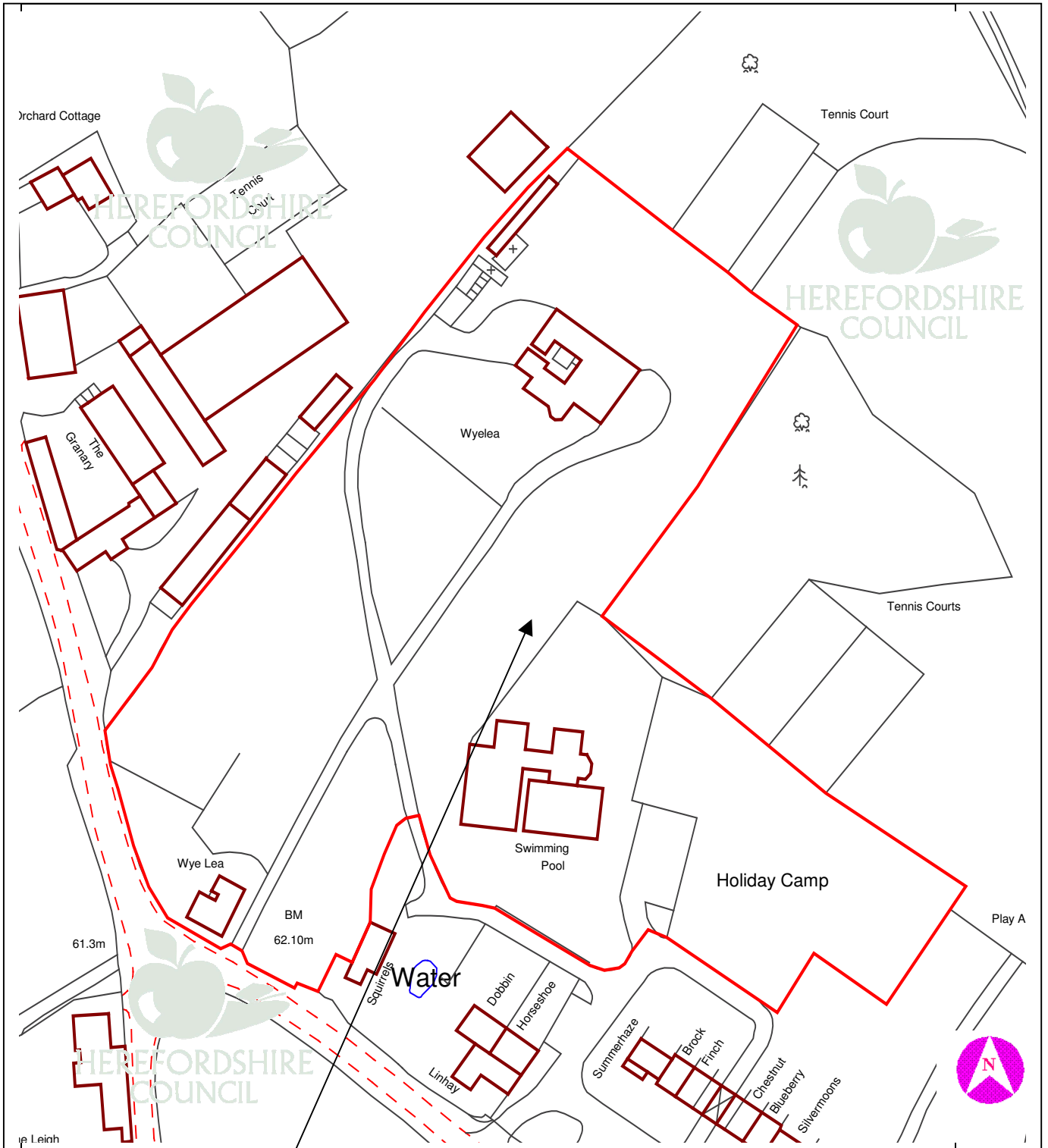
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2007/1018/F **SCALE :** 1 : 1250

SITE ADDRESS : Wye Lea Country Manor, Bridstow, Ross-on-Wye, Herefordshire, HR9 6PZ

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Further information on the subject of this report is available from Mr. S. Holder on 01432 260479

