

PLANNING ISSUES

Use the FARMSTEAD ASSESSMENT FRAMEWORK to demonstrate how development proposals comply with national and local planning policy. The National Planning Policy Framework stresses the importance of:

- Retaining and enhancing local character and distinctiveness.
- Conserving heritage assets in a manner appropriate to their significance and putting them to viable uses consistent with their conservation.

Local plan policy generally supports the re-use of significant historic buildings, and includes specific requirements and planning considerations, particularly in relation to residential additions and alterations, neighbourhood issues and taking account of biodiversity.

Use the FARMSTEAD ASSESSMENT FRAMEWORK's four stages to identify and consider need and potential for change, at the earliest opportunity, when considering the development or re-development of a traditional farmstead or farm building.

1 SITE SUMMARY

This comprises a brief description of the whole site and its landscape context, and identification of other key issues such as site access, services and designations. It provides the essential first step and can be easily completed by the applicant or developer without specialist knowledge.

2 ASSESS HERITAGE SIGNIFICANCE

Assess heritage significance of the building and site, from its contribution to local character to the significance of individual buildings.

3 NEED AND POTENTIAL FOR CHANGE

Use the understanding gained from Stages 1 and 2 to consider constraints and opportunities for sympathetic change and development, and the type of sustainable change most acceptable in the planning process.

4 SITING AND DESIGN ISSUES

Design issues for the site and its buildings, and the siting of new buildings.

For English Heritage research and guidance see its HELM web pages at <http://www.helm.org.uk/farmbuildings>

This guidance follows the development of an evidence base for the historic character and survival of the county's farmsteads, which has been entered on the county's Historic Environment Record at <http://www.worcestershire.gov.uk/archaeology/historicenvironmentrecord>. This was completed as part of the West Midlands Farmsteads and Landscapes Project: see www.english-heritage.org.uk/wmidlandsfarmsteads.

SUPPORTING DOCUMENTS IN THE WORCESTERSHIRE FARMSTEADS GUIDANCE

WORCESTERSHIRE FARMSTEADS CHARACTER STATEMENT provides fully-illustrated guidance on the county's traditional farmsteads and their buildings.

AREA SUMMARIES for the areas into which the county subdivides, based on analysis of its farmsteads in their landscape context.

GUIDANCE ON RECORDING AND RESEARCH for considering the most appropriate level for recording

For planning policies in Bromsgrove District see www.bromsgrove.gov.uk/cms/environment-and-planning/planning/strategic-planning.aspx

TRADITIONAL FARMSTEADS IN BROMSGROVE DISTRICT



The district has a diversity of traditional farmsteads which have changed along with their landscapes. Most are built around courtyards and are scattered in a medieval settled landscape. Photo © English Heritage NMR 2779/038



Converted, 19th century, traditional farm buildings around a central courtyard. Photo © English Heritage NMR 27701/011



Unimproved open hill pasture, scrub woodland and medieval enclosure on the Clent Hills in north east Worcestershire. Farmsteads are set on the crest of the hill amongst remnants of heathland and to the right are set within a beautiful piecemeal enclosure landscape. Photo © English Heritage NMR 27790/029

HISTORIC FARMSTEAD CHARACTER

- The district is associated with two farmstead character areas: The *Royal Forest of Feckenham* and North East and *The Wyre Forest, Northern Heathlands and Sandstone Estates*.
- A largely coherent landscape with low levels of change and high densities of small and medium scale farmsteads, many established during the medieval period. There are high concentrations of shrunken medieval settlement, including moated sites.
- The north has lower densities of farmsteads set within 18th century and later landscape re-organisation. This includes areas of 18th and 19th century rationalisation of previously unenclosed open heath mostly associated with the northern hills.
- Courtyard plan farmsteads of 18th and 19th century date are typical with notable clusters of 16th – 17th century farmsteads with timber framed buildings around the Clent Hills and east of Bromsgrove.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/ or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. **The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.**

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Worcestershire Historic Environment Record (HER).

- 63% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 15% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 50% of farmstead sites retaining working buildings have one or more converted buildings.
- 61% of listed working farm buildings have evidence for non-agricultural reuse (57% being residential and these being associated with a very high proportion of directorships).

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GUIDANCE ON RECORDING AND RESEARCH for considering the most appropriate level for recording

For planning policies in Malvern Hills District see <http://www.malvernhillsgov.uk/cms/planning/planning-policy.aspx>

TRADITIONAL FARMSTEADS IN MALVERN HILLS DISTRICT



A landscape of smallholdings including small 17th and 18th century houses typical of the northern Malverns area, at Old Storridge Common. Photo © English Heritage NMR 27700-1/003



Isolated farmstead, east of the River Severn. Historically a large scale farmstead. Less than 50% of traditional buildings remain extant, mirroring the loss of field boundaries which has also characterised the surrounding landscape over the 20th century. Photo © English Heritage NMR 27698/033



Large scale farmstead, re-modelled in the 18th century. Distinctive features include terraces surrounded by a retaining wall, an 18th century dovecote and two square hop kilns. Photo © English Heritage NMR 27764/029

HISTORIC FARMSTEAD CHARACTER

- The district is associated with four farmstead character areas: Wyre Forest, the Northern Heathlands and Sandstone Estates; The Teme Valley and The Malverns; The Central Worcestershire Plain and Severn Estate Farmlands
- The west of the district has high densities of very small-scale farmsteads and smallholdings, associated with small scale enclosure that dominates the hills of the Teme Valley, commons and the Malvern fringe. Concentrations of small to medium scale farmsteads, associated with early post-medieval piecemeal enclosure, are found throughout
- The east of the district is characterised by dispersed settlements that have large-scale farmsteads which developed on enlarged plots with medieval origins.
- Areas with lower densities typically result from the amalgamation of farms and activities of estates, this being reflected in larger scale farmsteads and fields with scattered outfarms and 19th century farm workers' cottages.

- Many farmsteads were remodelled for estates in the 18th – 19th centuries, in association with significant re-organisation of the landscape and the remodelling of manorial sites into large country houses with landscaped parks.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/ or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. **The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.**

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Worcestershire Historic Environment Record (HER).

- 67% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.

- 19% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 82% of farmstead sites retaining working buildings have one or more converted buildings.
- 38% of listed working farm buildings have evidence for non-agricultural reuse (36% being residential and these being associated with a very high proportion of directorships).

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GUIDANCE ON RECORDING AND RESEARCH for considering the most appropriate level for recording

For planning policies in Redditch Borough see <http://redditch.whub.org.uk/cms/environment-and-planning/planning-services/planning-policy.aspx>

TRADITIONAL FARMSTEADS IN REDDITCH DISTRICT



Rural areas of the borough are characterised by interrupted row settlement with small to medium scale farmsteads, surrounded by an amalgamated piecemeal enclosure landscape, such as this example in Feckenham. Photo © English Heritage NMR 27701/016



This is a medieval farmstead site, with fragments of a moat and a 16th century timber-framed house, which developed by the end of the 19th century into a loose courtyard plan with late 18th – 19th century working buildings to three sides of the yard and additional detached buildings including a Dutch barn of c. 1900 to the top left. Photo © English Heritage NMR 27701/018



A large scale, regular farmstead on the outskirts of Redditch, with an early 19th century barn and other buildings built of brick. Photo © Worcestershire County Council

HISTORIC FARMSTEAD CHARACTER

- The district is associated with the Royal Forest of Feckenham and North East farmstead character area
- An area of great contrast with low levels of change and high densities of small to medium scale farmsteads associated with early post medieval, piecemeal enclosure in rural areas. Compared with only isolated survival within the suburban/urban areas.
- High numbers of 18th century and earlier timber framed houses and working buildings, relating to medieval and later patterns of dispersed settlement which mostly relate to intricate networks of lanes. These include moated sites of the 14th century and earlier.
- A significant concentration of shrunken medieval village sites and extensive evidence for post-medieval dispersed settlement relating to the piecemeal enclosure of former open fields.
- A significantly lower proportion of listed farmsteads in the borough compared with the wider county.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Worcestershire Historic Environment Record (HER).

- 52% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 10% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 50% of farmstead sites retaining working buildings have one or more converted buildings
- 40% of listed working farm buildings have evidence for non-agricultural reuse (37.1% being residential and these being associated with a very high proportion of directorships).

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For planning policies in Wyre Forest Borough see <http://www.wyreforestdc.gov.uk/cms/planning-and-buildings/planning-policy.aspx>

TRADITIONAL FARMSTEADS IN WYRE FOREST DISTRICT



Wyre Forest district has a diverse range of traditional farmsteads which have changed along with their landscapes. Smallholdings and wayside cottages associated with traditional orchard production on the fringes of Wyre Forest. Photo © English Heritage NMR 27765/00



Small scale, isolated farmsteads associated with fields enclosed from Wyre Forest. The modern farm to the bottom right most likely occupies the site of a late medieval farm. The farmhouse is the only surviving traditional building. Photo © English Heritage NMR 27765/027



Large-scale regular courtyard plans are typical of the home farms on estates across England, and this assemblage of surviving traditional farm buildings (the home farm of the Arley Castle estate) is a good example of its type. Photo © English Heritage NMR 27766/014

HISTORIC FARMSTEAD CHARACTER

- The district is almost entirely associated with the Wyre Forest, Northern Heathlands and Sandstone Estates character area.
- Much of the historic farmstead and landscape character of the district results from 18th century and later change, including the taking in of commons and woodland. It has the lowest percentage of farmsteads (9%, as opposed to a county average of 22%) with recorded 17th century or earlier buildings.
- There are fragmentary remains of small-scale farmsteads and smallholdings which developed around the Wyre Forest, spurred by the development of rural industries (especially coal mining) from the 17th century and fruit growing, which boomed during the 19th century.
- Elsewhere, there is a contrast with mixed regular and loose courtyard farms with larger estate farms scattered throughout.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Worcestershire Historic Environment Record (HER).

- 65% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 14% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 50% of farmstead sites retaining working buildings have one or more converted buildings.
- 54% of listed working farm buildings have evidence for non-agricultural reuse (50% being residential and these being associated with a very high proportion of directorships).

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GUIDANCE ON RECORDING AND RESEARCH for considering the most appropriate level for recording

For planning policies in Wychavon District see <http://www.wychavon.gov.uk/cms/planning/planning-policy.aspx>

TRADITIONAL FARMSTEADS IN WYCHAVON DISTRICT



The district is associated with many examples of courtyard plan farmsteads associated with medieval settlement, such as the example above: a late 16th century timber-framed farmhouse on the site of a 13th century settlement. Photo © English Heritage NMR 27792/019



A mid-18th century regular courtyard L-plan farmstead located on the slopes of Bredon Hill. The farmstead comprises a threshing barn, with its large central doorway, attached to single-storey cattle housing. Photo © English Heritage NMR 27761/031



An isolated outfarm built of Cotswold stone in Kemerton. Photo © English Heritage NMR 27761/022

HISTORIC FARMSTEAD CHARACTER

- Wychavon District is associated with four farmstead character areas: Royal Forest of Feckenham and North East; The Central Worcestershire Plain; South Eastern Farmlands and Severn Estate Farmland
- Character is varied reflecting the District's association with village landscapes in the south and dispersed settlement in the north. The line of transition is between The Lenches and north of Throckmorton.
- In the village landscapes, farmsteads were established within (sometimes shrunken) medieval settlements. These are predominantly larger regular courtyard farmsteads. Outside the villages, farmsteads are mainly in wayside settings.
- In the dispersed settlement areas farmsteads are located in wayside settings; they are often associated with medieval moats and timber frame construction.
- Many apparent 19th century examples are rebuilt 17th and 18th century structures. The highest concentrations of pre-19th century farmsteads survive in areas of dispersed settlement.

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/ or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

The heritage potential of traditional farmsteads, based on the survival of their historic form from Ordnance Survey maps of c. 1900, has been entered onto the Worcestershire Historic Environment Record (HER).

- 60.5% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 22% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

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- 50% of farmstead sites retaining working buildings have one or more converted buildings.
- 40% of listed working farm buildings have evidence for non-agricultural reuse (37% being residential and these being associated with a very high proportion of directorships).

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For planning policies in Worcester City see <http://www.worcester.gov.uk/index.php?id=1105>

TRADITIONAL FARMSTEADS IN WORCESTER CITY



A very large scale, regular farmstead with multiple yards and a significant assemblage of designated, 16th century farm buildings on the site of an earlier Manor House and which incorporate the remains of a 12th century chapel. Part of the farmstead has been sold and is now a public house. This farmstead is situated on the edge of the flood plain of the River Teme, approximately 270 metres to its south. A series of fishponds which survive to the south are thought to be part of a former meander. Photo © Blom



A large scale, regular farmstead on the urban fringe of Worcester. This once isolated farmstead includes a significant assemblage of designated, 17th century buildings, including a timber-framed cow house. The 17th century farmhouse is attached to the eastern range and faces north. The enclosed fields around the farmstead overlie medieval ridge and furrow within the former monastic park attached to Middle Battenhall Grange (the grange and associated fishponds are a scheduled monument). Photo © Blom



A large scale, regular farmstead in Claines, on the urban fringe of Worcester City. The earliest dated farm building is the, designated, 17th century timber-framed cottage, adjacent to the road, while the farmhouse is a substantial 18th century brick building, also designated. Photo © Blom

HISTORIC FARMSTEAD CHARACTER

- Worcester City is associated with three farmstead character areas: Royal Forest of Feckenham and North East; The Central Worcestershire Plain and Severn Estate Farmlands although the urban/suburban environment and high incidents of loss and conversion sets it apart from other districts.
- The majority of farmsteads are or were of regular or loose courtyard form, typical of the wider character areas that remain rural
- Materials are brick with examples of timber framing with brick or plasterwork and slate or tile roofing
- The majority of farmsteads date to the 19th century, although some may have been remodelled earlier examples associated with now subsumed hamlets. A few pre-19th century examples survive in areas of rural/urban fringe

SIGNIFICANCE

Farmsteads which have retained traditional buildings and/ or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

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- 31% of recorded farmsteads have high heritage potential as traditional farmsteads, because they have retained more than 50% of their historic form.
- 21% have some heritage potential because they have retained some of their historic form.

The remainder may have retained a house (which may be a listed building) or have lost all of their buildings. These may still retain archaeological deposits which can be revealed through development.

PRESENT AND FUTURE ISSUES

Research led by English Heritage (see text box on first page) has shown that historic farm buildings have been more prone to both neglect and development than any other historic building type. They are also associated with high levels of home-based business use.

- 54% of farmsteads recorded in 1900 survive although the incidents of alteration is high with only two extant examples remaining